

Delegated Report

Householder Planning Application

Planning Application No: 20211145

Location: 3 Constitution Hill Gravesend Kent DA12 1JT

Description: Demolition of the existing single storey rear coal hole structure located in the basement and erection of a replacement single storey rear extension to create a wet room and toilet facility. Creation of a new rear patio and installation of safety railings to the stairs leading from the basement to the patio area.

Applicant: Ms Amanda Dean

Site Visit Date: Desk top with including photographs from applicant

Submitted Documents/Plans

Application form;
Drawing no. 2021/PA/01/AD – P.App;
OS Plan;
Photograph; and
Heritage Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the

NPPF (2021), the Council will also seek to replace these.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Windmill Hill Conservation Area Character Appraisal (2009)
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

KCC Heritage

No objections.

Environment Agency

No specific comment.

Conservation Architect

No comment received.

Neighbouring properties

5 surrounding properties were consulted plus site and press notices. The overall expiry date was 5 November 2021 and no representations have been received.

Officer's Analysis

The application site consists of a two storey plus basement terrace dwelling. The site is located in the Windmill Hill Conservation Area. It has a coal vault at the rear with steps leading up to the terrace with access to the back door. It is proposed to remove this structure and build a new single storey rear extension at basement level to form a shower room, with terrace above with railings surrounding it.

The principle considerations in the assessment of this application are:

- Character and appearance including Heritage
- Amenity of occupiers
- Amenity of neighbouring properties
- Parking and highways

Character and Appearance including Heritage

The extension would replace an existing basement structure, it would be only slightly larger in footprint and

given this and its location at basement level it would appear in keeping with the scale and character of the host dwelling. There is an existing access terrace on top and one is proposed on the replacement extension with surrounding railings for safety (1m in height) and new steps up. Overall the new extension in terms of its size is considered a subservient addition and its design including that of the terrace and railings would be in keeping with its character. Due to its siting at the basement level at back of house there would be no impact on the character and appearance of the Windmill Hill Conservation Area, its character and appearance would therefore be preserved. In respect of character and appearance and heritage the proposal is considered compliant with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (LPCS) and saved Policy TC3 of the Gravesham Local Plan First Review (PLFR).

Amenity of occupiers

The garden area would be 84 sq.m and depth would be 16.7m which exceed the minimum garden area and depth set out in SPG2. As such in respect of occupiers the proposal is considered compliant with Policy CS19 (LPCS). The proposed rooms are adequately sized.

Neighbouring amenity

Due to the siting and scale of the proposed extension it would cause no impact on either neighbouring property with regards overshadowing or loss of outlook. There would be a terrace on top but there is already one on top of the existing coal hole structure and this would be only slightly larger footprint there is therefore no issue with any increased overlooking compared to existing situation to any neighbouring window. As such in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS). No representations have been received.

Parking and highways

There are no parking or highway safety issues with this application and the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Subject to planning conditions, the proposal is compliant with local and national planning policy.

Recommendation – Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	10th January 2022	Dated:	11 January 2022