

Delegated Report

Householder Planning Application

Planning Application No:	20231335
Location:	7B Parrock Road Gravesend Kent DA12 1PY
Description:	Alterations to existing bungalow to include replacement doors and windows, addition of roof light and solar panels and internal layout remodelling.
Applicant:	Mr Raymond Cheung
Site Visit Date:	17 January 2024

Submitted Documents/Plans

Application form
Design and Access Statement
Heritage Statement
Drawing List
Location Plan
01-01-000 Rev. A (Site Location Plan)
01-01-001 Rev. A (Site Location Plan - Conservation)
01-02-001 Rev. A (Existing Ground Floor Plan)
01-02-002 Rev. A (Existing Roof Plan)
01-02-003 Rev. A (Block Floor Plans)
01-02-010 Rev. A (Existing External Elevations)
01-03-001 Rev. A (Demolition Ground Floor Plan)
01-04-001 Rev. A (Proposed Ground Floor Plan)
01-04-002 Rev. A (Proposed Roof Plan)
01-05-001 Rev. A (Proposed External Elevations)

Relevant Planning History

There is no relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

The Council has a statutory requirement under 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.

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)
- Windmill Hill Conservation Area Character Appraisal (2007)
- Management Plan Gravesend 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

GBC Conservation

No comments received.

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties, on site and in the press. The overall consultation period expired on 9 February 2024.

Two letters of representation were received, both in support. One commented that it is positive to see the use of solar panels generally and that it would be deemed to have a neutral impact on the character and appearance of the Windmill Hill Conservation Area.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application is for alterations to the existing bungalow to include replacement doors and windows, the

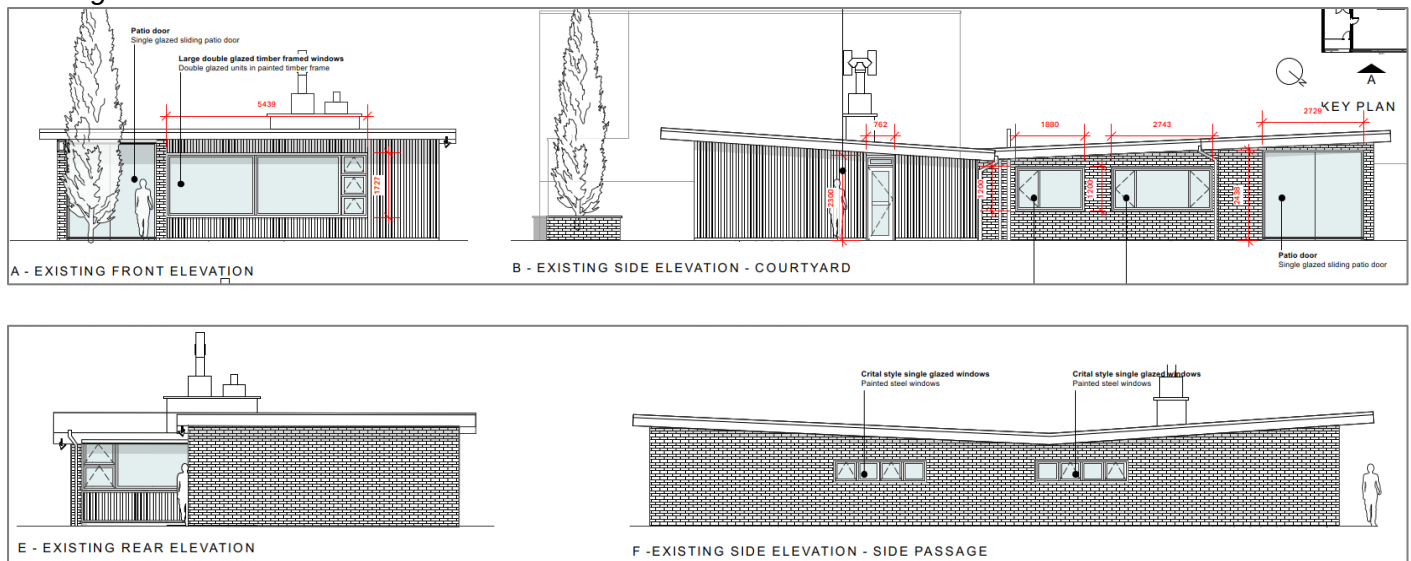
addition of a roof light and solar panels and internal layout remodelling.

The purpose of the proposal is to improve the circulation, the interior layout and upgrade the performance of the building. The existing footprint and size of accommodation will be maintained.

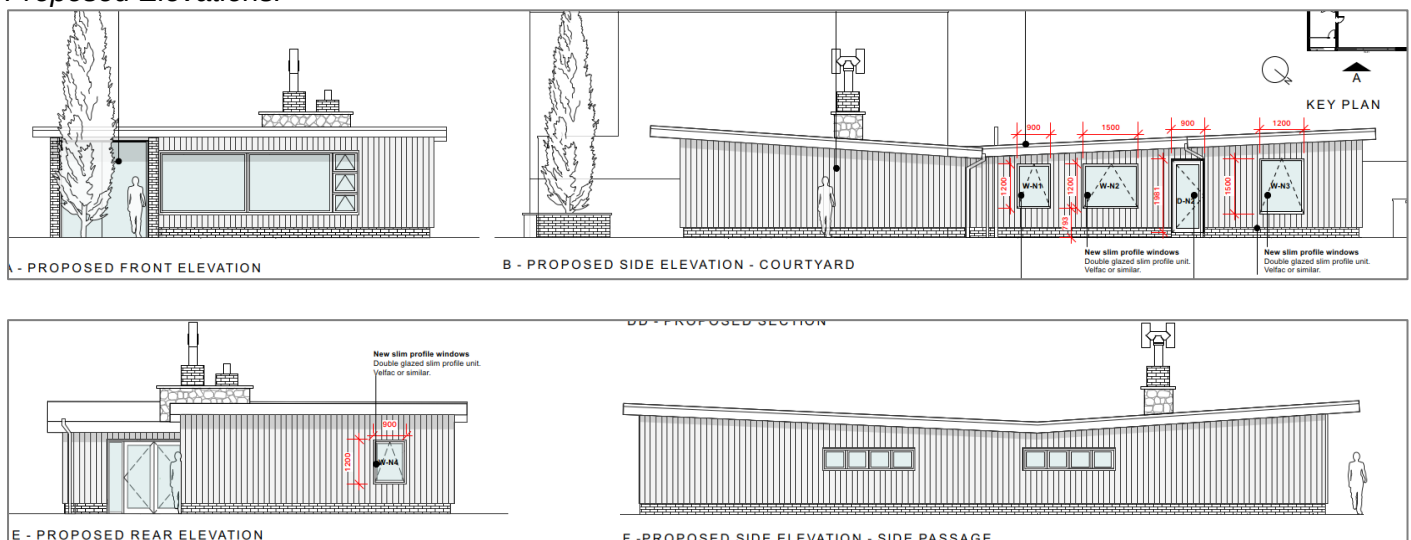
The existing windows are either Crittall style and secondary glazed or timber and single glazed. The external walls are largely brick with areas of painted timber cladding.

The solar panels and rooflight will be installed on the 'v' shaped roof and will not be seen from street level. The proposal seeks to replace the existing windows/doors with modern slim profile metal and timber framed double glazing units (Velfac or similar). New/infilled openings are proposed to the side and rear of the property. The materials for infilled openings will match the existing.

Existing Elevations:



Proposed Elevations:



Principle Issues

There would be no impact on residential amenities or on parking or highway safety from the proposal. Therefore, the main issue to consider in the determination of this application is the design of the proposed external alterations and the impact on the character and appearance of the existing property and surrounding Conservation Area.

Design and Character and Appearance of Surrounding Area

The site is located within the Windmill Hill Conservation Area and is subject to an Article 4 Direction. The principal issue in determining this application is whether the proposed development will preserve and enhance the character and appearance of the Windmill Hill Conservation Area.

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 135 of the NPPF 2023 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF 2023 also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraphs 196 and 203). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved and enhanced. Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area.

The property comprises a mid-20th century 3 bedroom bungalow set back from Parrock Road, and positioned above the road. There is parking provision to the front at road level and steps up to the property:



The upgraded windows and doors would be similar to those existing in terms of materials, as the

replacement openings will be metal/timber frames, and would not significantly alter the appearance of the property. Indeed, the window and door replacements would create an improved uniform external appearance. The rooflight and solar panels will not be visible from a public vantage point and would improve the sustainability of the property. It would be worth conditioning the materials to be carried out as approved to ensure their quality. The proposals will be in keeping with the appearance of the existing building and surrounding area, and the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023.

Conclusion and Recommendation

The proposed external alterations to the property would be in keeping with the character and appearance of the existing dwelling and the surrounding Windmill Hill Conservation Area. The proposal therefore complies with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 135, 196 and 203 of the National Planning Policy Framework 2023. The application is accordingly recommended for approval with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	21 February 2024	Dated:	22 February 2024