



Delegated Report

Householder Planning Application

Planning Application No: 20240138

Location: 9 St James's Place, Lennox Road Gravesend Kent

Description: Installation of ramped access from the rear elevation to the rear patio for wheelchair use with alterations to fenestration.

Applicant: Mr D Thomas

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 01/03/2024;
Drawing Number (02) 001 (Site Location and Block Plan – Existing);
Drawing Number (07) 002 (Site Location and Block Plan – Proposed);
Drawing Number (07) 001 (Layout Plan – Existing and Proposed); and
Drawing Number (07) 003 (Elevations – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20231198	Application for a Lawful Development Certificate for a proposed formation of ramped access from the rear elevation to the rear patio for wheelchair use.	Certificate Refused	05.02.2024
20060857	Demolition of existing dwelling and erection of a two storey building with habitable roofspace to provide five two bedroom self contained flats with associated parking and amenity space.	Permitted	04.12.2006

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No response received

Neighbouring properties

13 surrounding properties were consulted and a site notice was displayed on 12th March 2024. No responses were received and the consultation period expired on 5th April 2024.

Officer's Analysis

Design, Character and Appearance

St James's Place is a three storey flatted block located on the Western side of the highway. 9 St James's Place is a self-contained unit located to the ground floor with existing private amenity space.



The application proposes the installation of ramped access from the rear elevation to the rear patio for wheelchair use with associated railing and replacement external access door.

The ramp will have a proposed height of 0.22m and a maximum height of 1.33m inclusive of handrail. It will be constructed in a L shape with a maximum width of 4.14m and maximum depth of 2.92m. The proposed ramp will be constructed with metal and the replacement rear access door will be Upvc to match existing.

Due to the orientation of the building and location of the main entrance, the front elevation is located away from the highway and as such the rear elevation is positioned to front Lennox Road. The proposed ramp will be constructed to the rear elevation, however, due to the modest height of the proposal and the existing boundary treatment in place, it is not considered to detrimentally affect the host dwelling or the wider street scene.

As such it is considered that the ramped access would be a modest addition which will be constructed with appropriate materials and is in keeping with the scale and character of the host dwelling and would subsequently protect the character and appearance of the streetscene. The proposal is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposal would result in a remaining amenity area of 13.07m² and is therefore not considered to detrimentally affect the existing private rear garden.

Therefore, in respect of the amenity of occupiers the proposal is compliant with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

Due to the modest height of the ramp and the existing boundary treatments in place, it is not considered that the proposal would have a detrimental effect on neighbouring properties in terms of outlook, privacy or sense of enclosure.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

Permission

Recommendation

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	15th April 2024	Dated:	18 April 2024