

Delegated Report

Householder Planning Application

Planning Application No: 20240477

Location: 8 Marling Way Gravesend Kent DA12 4DN

Description: Demolition of existing conservatory and erection of single storey rear extension.

Applicant: Janet Foster

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 202404-HB07 (Existing Block Plan)
- Drawing No: 202404-HB05 (Proposed Block Plan)
- Drawing No: 202404-HB01 (Existing and Proposed Floor Plans)
- Drawing No: 202404-HB02 (Existing Elevations)
- Drawing No: 202404-HB03 (Proposed Elevations)
- Drawing No: 202404-HB04 (Existing and Proposed Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20020878	Construction of dormer extension in rear roof slope and conversion of roof space into a bedroom with en-suite shower room/wc.	Permitted	17.12.2002
19760437	Erection of a front porch	Permitted	02.08.1976

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal.

The application property is a detached L-shaped bungalow with a rear flat roof dormer and small added porch at the front. The proposal replaces an existing Conservatory, which has one rounded corner, with a square ended structure that is otherwise the same size. The new structure will have a flat roof with a single lantern opening. The design of the junction of the flat roof with the existing tiled roof may need modification.

Neighbouring properties

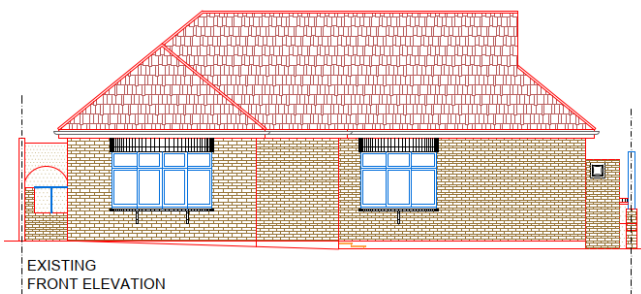
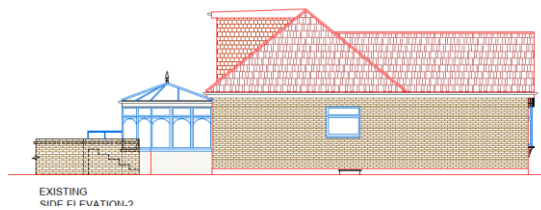
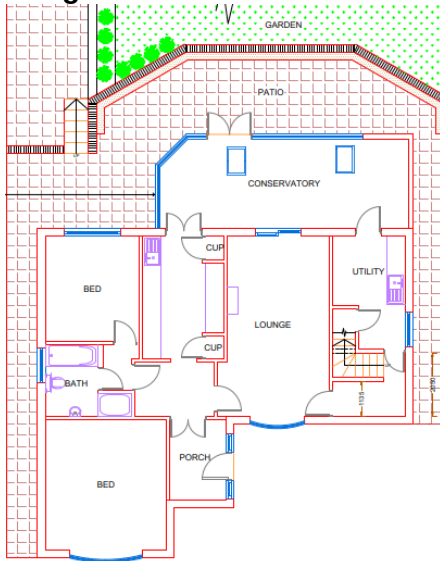
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 21.06.2024 and no comments were received.

Analysis

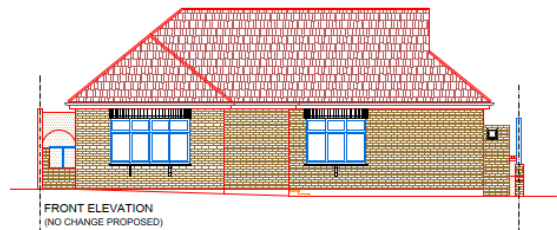
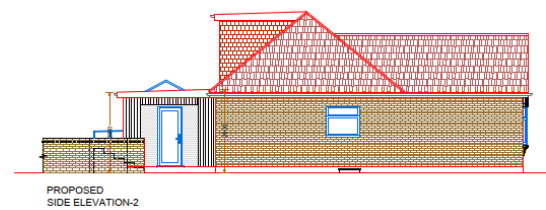
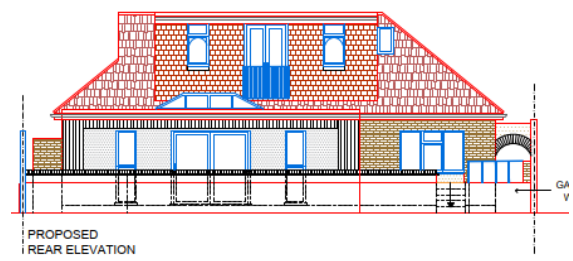
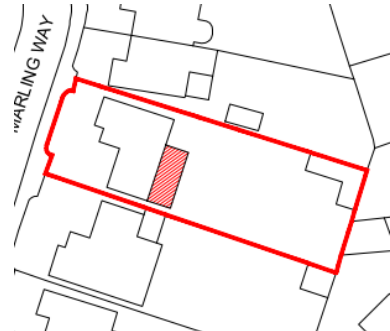
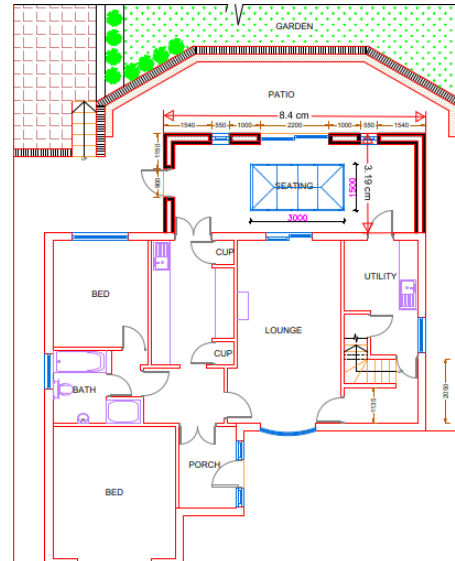
Proposal

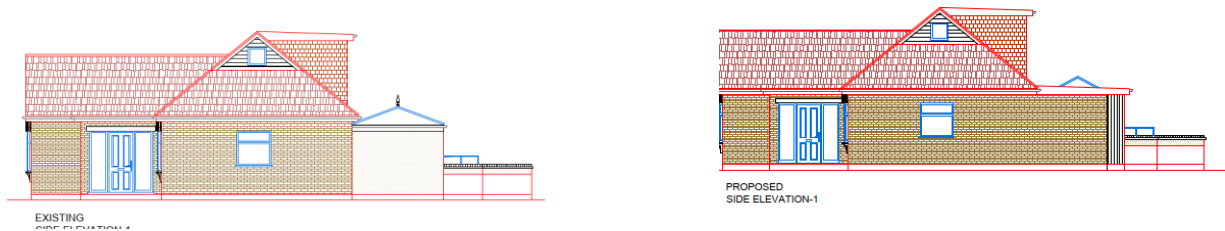
The proposal seeks to demolish and replace an existing single storey rear conservatory with a brick built extension which will include a flat roof with a roof lantern.

Existing



Proposed





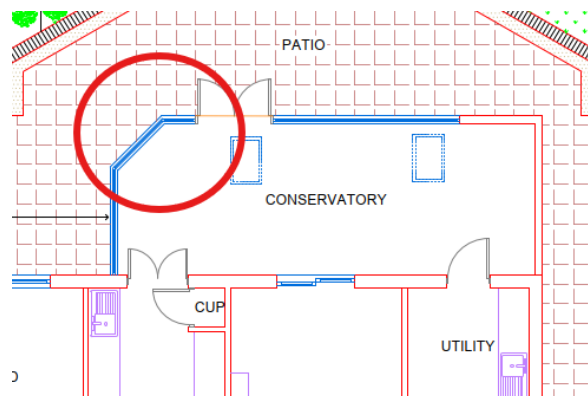
Background

The application site has been previously extended by way of a rear dormer and a porch to the front. The existing conservatory is something which has been built under permitted development and has been in place for some time.

Character and Appearance

Number 8 Marling Way is a detached bungalow situated within Riverview Park which is a large housing estate which was constructed in the late 1950s. The application property currently benefits a generous rear garden.

There are many examples of similar rear extensions within the vicinity and the proposed extension will simply replace the existing glazed structure with one of permanence. The increase to the existing footprint is minimal and is caused by the “squaring off” of the existing footprint.



The extension will be constructed using appropriate materials and is well designed. There will be no impact on the streetscene as the extension will not be visible from a public vantage point.

The extension is therefore considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed extension will adequately safeguard the amenity of future occupiers as it will largely retain the existing footprint, creating a more usual structure than a conservatory. The extension is therefore considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed extension will reduce any potential overlooking compared to the existing glazed conservatory due to the replacement of the glazing with brick and block.

There will be a door opening in the northern elevation as well as windows in the eastern elevation which will face the garden. The proposed door opening – whilst facing the direction of number 10 Marling Way is not considered to harm the privacy enjoyed by this property due to the gap between the properties.

In order to further preserve neighbouring amenities a condition will be imposed which will prevent any further window or door openings from being created other than those which have been granted permission under this application.

The extension is therefore considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidance 2020.

Parking and Highways

The proposal will not impact any existing parking arrangements.

Conclusion & Recommendation

The proposed development has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12/07/2024	Dated:	12 July 2024