

Delegated Report

Householder Planning Application

Planning Application No: 20230057

Location: 55 Mitchell Avenue Northfleet Gravesend Kent

Description: Proposal for retention of the porch at the front

Applicant: Eftiola & Elidon Bashllari

Site Visit Date: 03 February 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 22156 (03) 001 Location and block plan;
Drawing no. 22156 (03) 002 Ground floor layout;
Drawing no. 22156 (03) 003 Roof plan;
Drawing no. 22156 (03) 010 Front elevation;
Drawing no. 22156 (03) 011 North western side elevation;
Drawing no. 22156 (03) 012 South eastern side elevation; and
Planning Statement dated 23 January 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220948	Demolition of existing conservatory and erection of a single storey rear extension.	Permitted	25.11.2022

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Highways Officer

No highway implications, no objections.

Neighbouring properties

The application was publicised by a site notice and to five neighbouring properties by letter. No representations have been received and the overall consultation period expired on 06 March 2023.

Officer's Analysis

Background

The porch at the application site has a height of 3.4 metres and an external floor area of 4.6 square metres and as such, does not meet the criteria set out in Class D of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Therefore planning permission was required for its construction. This application is an attempt to regularise the unauthorised development.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings.

The Householder Extensions/Alterations Design Guide (2021) states that front extensions can change the character of the original building and where poorly designed can have a negative impact on the appearance of the street scene.

There are a number of existing porches in Mitchell Avenue but all are smaller and less visually intrusive than the proposed development.

The proposal is relatively large for a porch but the general design would appear subservient to the existing building. The facing bricks are yellow and do not match with the external facing materials of the dwelling (painted render and pebble dash), which leads to the porch being a relatively prominent feature in the surrounding street scene. It is noted that there are two porches opposite the application site which are of red brick construction and located on painted pebble dashed properties. Therefore the proposed development would not appear completely out of place.

Overall, the proposed development would be acceptable in terms of design and would not have a significantly adverse impact on the character or appearance of existing building or the surrounding area. Therefore the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 53 and 57 Mitchell Avenue (located to the south east and north west respectively). Nos. 23 to 27 Mitchell Avenue are located to the north east, across the roadway and Wombwell Park is located to the south west.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within the buffer zone of the South of Springhead Historic Landfill Site and a watching brief condition would usually be attached to any planning permission granted to ensure that there would be no adverse ground contamination impacts. In this instance, as the porch has already been constructed, there is no requirement for any condition.

The application site is also located within Groundwater Source Protection Zone 1, in an area of multi-period archaeological potential, a smoke control area and is in close proximity to a gas pipeline (along the site frontage). However, as the works were relatively minor and located within the confines of an existing residential garden, it is considered that there would have been no adverse impacts to groundwater, archaeology or gas infrastructure. Advice regarding smokeless fuels/appliances can be given to the applicants in an informative attached to any planning permission granted.

Suggested conditions

Development in accordance with the approved plans

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th March 2023	Dated:	15 March 2023