



Delegated Report

Householder Planning Application

Planning Application No: 20250126

Location: 17 Greenlands Cobham Gravesend Kent

Description: Erection of pitched roof front porch.

Applicant: Mrs Alison May

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing AM/09 (Existing and Proposed Block Plans)
- Drawing AM/08 (Site Location Map)
- Drawing AM/06 (Proposed Side Elevation and Section AA)
- Drawing AM/05 (Proposed Front Elevation)
- Drawing AM/04 (Proposed Ground Floor Plans)
- Drawing AM/03 (Existing Side Elevation and Section AA)
- Drawing AM/02 (Existing Front Elevation)
- Drawing AM/01 (Existing Ground Floor Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19800884	Erection of single storey extension at the side to form a double garage and erection of a front porch	Permitted	02.02.1981

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places
- Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs National Landscape Management Plan (2021-2026)

As the site lies within the Kent Downs National Landscape (KDNL), the adopted Kent Downs National Landscape Management Plan is also relevant, particularly;

- *The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.*
- *New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.*
- *Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.*

Consultations, Publicity and Representations

Local Ward Councillors

No comments received

Cobham Parish Council

No comments received.

Neighbouring properties

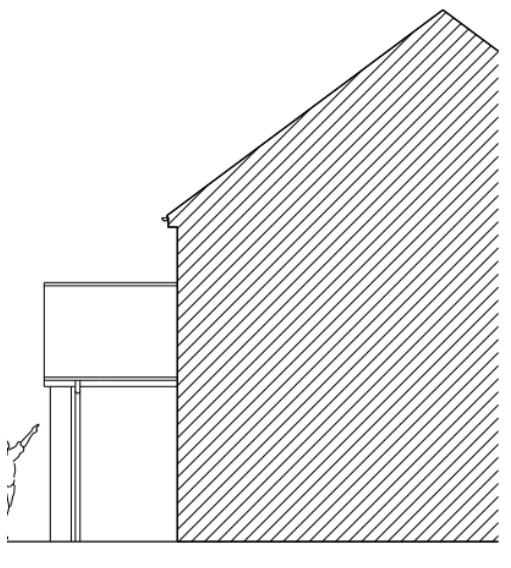
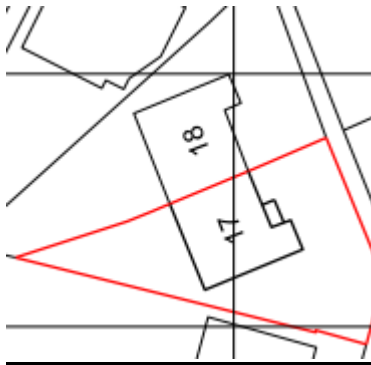
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 13.03.2025 and no comments were received.

Analysis

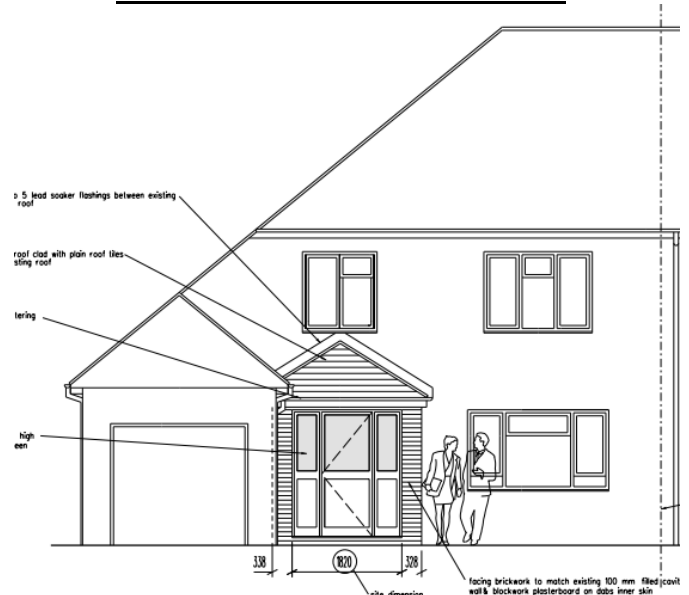
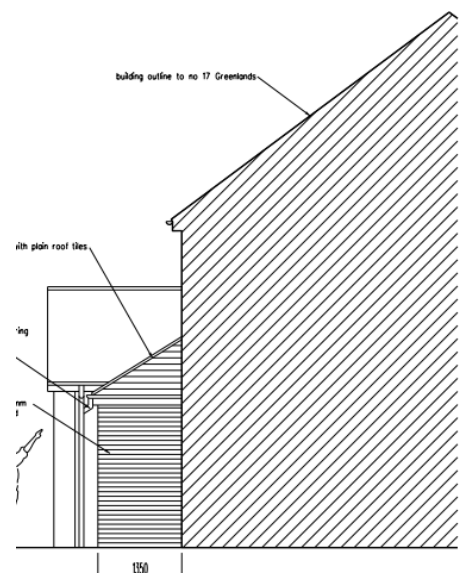
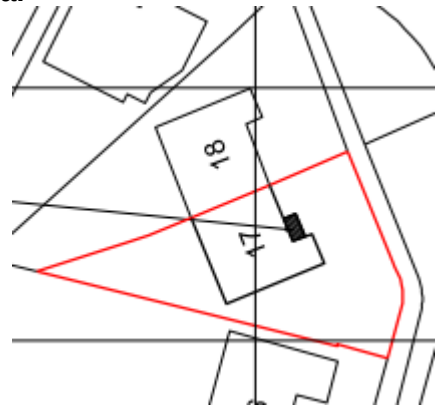
Proposal

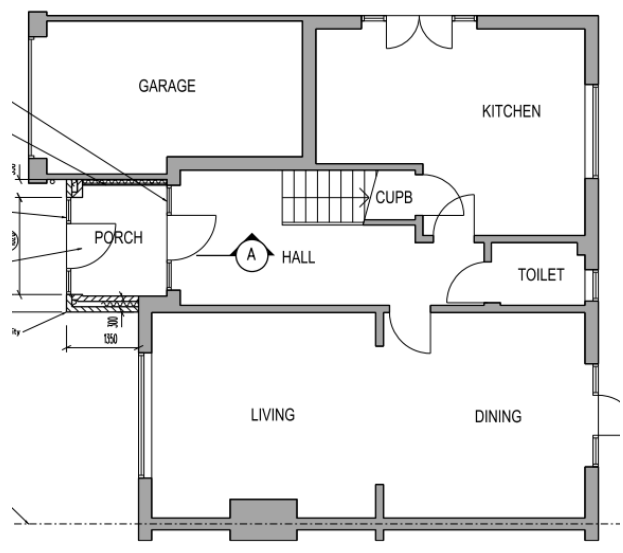
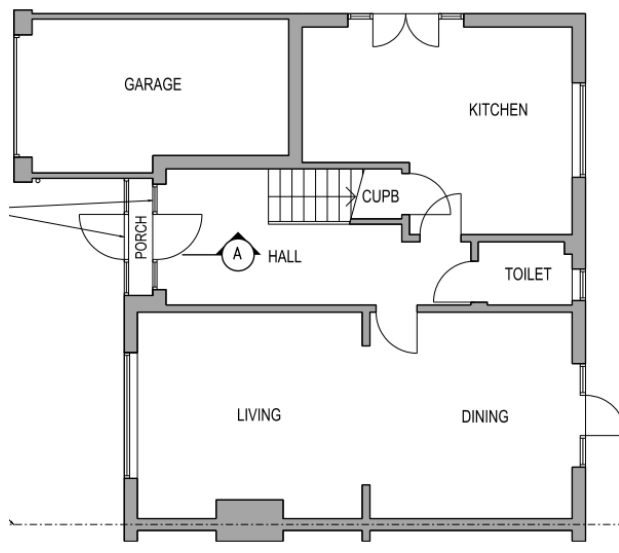
The proposal seeks to erect a front porch with a pitched roof.

Existing



Proposal





Background

Planning consent was obtained for a front porch in 1980 under reference 19800884. However this does not appear to have been implemented.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The site is situated within a rural settlement which is inset from the greenbelt and within a National Landscape site.

The proposed development is a modest addition to the property frontage. There are other examples of similar development within the vicinity and so the proposed is not considered to be an out of character addition.

In terms of design the proposal will not result in any harm to the wider character and appearance of the area and the porch is designed with materials to match the existing.

The proposed development is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will not impact any existing amenity and is therefore compliant with SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Due to the scale, siting and type of development there is no concern regarding impact on neighbouring amenity and therefore the proposal safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020. No neighbour representations have been received.

Parking and Highways

There is adequate parking to the property frontage. The porch will not impact this and so the proposal complies with KCC Parking Standards 2006.

Any Other Material Planning Considerations

The application site is situated within a rural settlement which is inset from the greenbelt and within a landscape character area. The proposed development will be located within an established built cul de sac and due to its modest scale would not impact the openness of the landscape area.

The site is also located within the Kent Downs National Landscape, given that the proposal is considered acceptable in design terms the extension to an existing dwelling in this existing cul de sac would not in itself have any greater impact on the natural beauty of the national landscape.

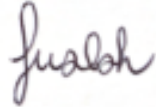
Conclusion

The proposed development is recommended for permission.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	08.04.2025	Dated:	08 April 2025