

Delegated Report

Householder Planning Application

Planning Application No: 20230868

Location: 24 Jellicoe Avenue Gravesend Kent DA12 5HT

Description: Retention of pergola attached to the rear elevation of the dwellinghouse.

Applicant: Mr Vasco Piai

Site Visit Date: 12.10.23

Submitted Documents/Plans

Application Form;
Supplementary Information – Picture 1 of Pergola;
Supplementary Information – Picture 2 of Pergola;
Supplementary Information – Picture 3 of Pergola;
Site Location Plan (received on 15.08.23);
Drawing No. 101 – Floor Plan and Roof Plan – Pre Existing;
Drawing No. 102 – Elevations – Pre- Existing;
Drawing No. 103 – Floor Plan and Roof Plan – As Built;
Drawing No. 104 – Elevations – As Built;
Drawing No. 105 – Block Plan – Pre Existing; and
Drawing No. 106 – Block Plan – As Built.

Relevant Planning History

No relevant history.

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

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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted and representations from 1 property were received. The overall consultation period expired on 26.09.23.

The comments are summarised below. Please note, only the comments relating to the pergola have been included here:

- The pergola is now detached from the second large building, it has been raised by approximately 8-10 inches.
- The roof is flat with water run off within the application site or 26 Jellicoe Avenue with no guttering or water collection for the roof.
- My worry is not the pergola.

The design, character and appearance of the development is a material planning consideration and shall be assessed within the relevant section of this report. Other matters, such as rainwater goods may fall under other legislation such as Building Regulations.

The application assessment shall be made below.

Officer's Analysis

24 Jellicoe Avenue is a two storey end terraced property located on the corner of Jellicoe Avenue and Cornwell Avenue.



This application proposed the retention of the pergola attached to the rear elevation of the dwellinghouse.

Proposed Development (and as carried out)

The existing structure is described as a, 'wood framed, open structure, with a shallow pitched flat roof, finished with polycarbonate plastic sheeting', on the Application Form.



The dimensions of the development are as follows:

- Height 2.65m
- Depth 3.82m
- Width 2.97m

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling, and that it has no adverse impact on

neighbouring properties or the character and appearance of the local area.

The pergola is located within the rear garden of 24 Jellicoe Avenue. Although it can be seen from Cornwell Avenue, this is not considered to be significant enough to detrimentally impact the street scene.

Google Image showing the view from Cornwell Avenue



The pergola has been constructed using a wooden frame and polycarbonate plastic sheeting. As aforementioned above, it is attached to the rear wall of the existing dwelling. This constitutes an unsuitable extension to the dwelling in terms of materials and poor design and is considered to be detrimental to the appearance and character of the dwelling.

Therefore, the development is considered to be contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The plans do not show the existing shed/outbuilding, as noted on site. Nonetheless, post construction, the development is considered to provide acceptable garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

Neighbouring amenity in terms of impact on light, privacy, outlook and sense of enclosure shall be considered below.

In situ, it is considered that that would not be a detrimental impact on neighbouring amenity as a result of the development. There is an existing high level boundary treatment between No.s 26 and 24 Jellicoe Avenue, and the overall height of the pergola is 2.65m. Furthermore, the pergola is not excessive in depth.

Applicant Photo showing side wall of pergola and adjacent boundary treatment



Additionally, the pergola does not impact the amenity of No. 21 Cornwell Avenue. There is an existing high level boundary treatment/vegetation between the properties.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns in terms of highways and parking that arise as a result of this development.

Conclusion

The application has been fully considered and fails to accord with local and national planning policy.

The pergola constitutes an unsuitable extension to the dwelling in terms of materials and poor design and is considered to be detrimental to the appearance and character of the dwelling. Therefore, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	23 rd October 2023	Dated:	24th October 2023