



Delegated Report

Householder Planning Application

Planning Application No: 20231315

Location: 61 Boucher Drive Northfleet Gravesend Kent

Description: Retrospective application for the erection of a front porch with a double pitched roof.

Applicant: Rebaz Abdullah

Site Visit Date: 31 January 2024

Submitted Documents/Plans

Application for Planning Permission form;
Drawing no. 00 Proposed block plan and site plan;
Drawing no. A101 Existing and proposed 3D views;
Drawing no. A102 Existing and proposed ground floor layout and roof plan;
Drawing no. A103 Existing and proposed elevations;
Location plan; and
Fire Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230825	Erection of part two storey side and rear extension; part first floor side extension; and part first floor rear extension.	Refused	19.10.2023
20220666	Application for a Lawful Development Certificate in respect of the proposed erection of a dormer in the rear roof slope, installation of 3 rooflights in the front elevation and conversion of the roofspace to form habitable rooms.	Certificate Granted	04.07.2022

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

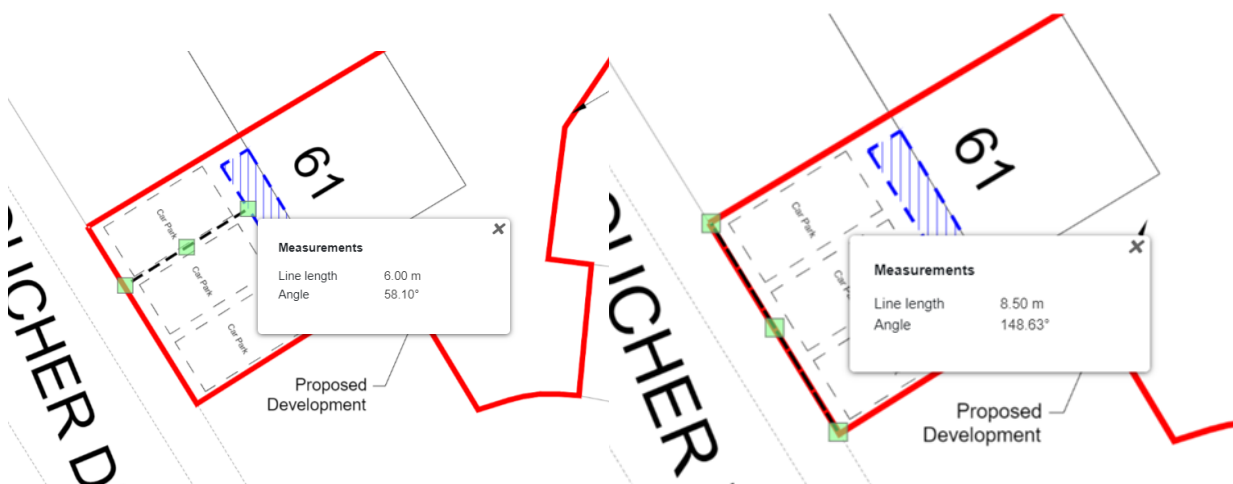
- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – nationally described space standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Highways Officer

It is noted that the carriage crossover was constructed post the building of the porch, therefore it has to be assumed, that Kent County Council as Highway Authority were fully aware of the size of the drive.

I measure the driveway as some 6 metres which conforms to the County Council as Highway Authority requirements for a parking space in front of a door to a property.



Kent County Council guidance is complex in that two different sets of guidance have been issued, and they do not agree with one another. Considering the carriage crossover teams guidance for an existing property rather than new development which is covered by the Kent Design Guide.

The proposal in terms of layout is acceptable. In terms of the Kent Design guide the garden would require a minimum area for parking of 7.7 metres by 5 metres deep with the pedestrian access outside this. have no objections. This can be achieved so again I have no objections.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received. The overall consultation date expired on 23 February 2024.

Officer's Analysis

Background

Works to erect a front porch extension (amongst other things) at the application site were ongoing in November 2022 but no planning permission had been granted. This application has been submitted in an attempt to regularise the unauthorised porch development.

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building. The extension, although relatively large for a front addition, would extend across the roof of an existing bay window and would be subservient to the size of the existing building.

Overall, the proposed development would be appropriate in terms of design and would not have an 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) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and would not result in the loss of any private garden space. As such, the proposal would not be detrimental to the amenity of future occupiers 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. 59 Boucher Drive and 72 Packham Road (located to the north west and south east respectively).

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 surrounding 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).

Parking and Highways

The proposed development would have no adverse impacts on the frontage parking area at the application site. It is noted that the GBC Highways Officer considers that the parking layout is acceptable.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Development in accordance with the approved plans
Retention of parking area

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:	13th March 2024	Dated:	14 March 2024