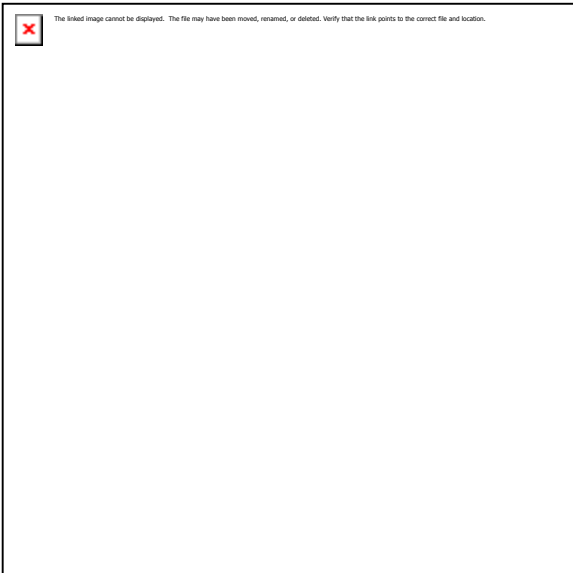




Delegated Report

Householder Planning Application

Planning Application No: 20220386

Location: 6 The Avenue Gravesend Kent DA11 0NA

Description: Amendment to the previously approved application 20210743 to allow an extension of a further 1.5 metres at the rear, changes to the rear elevation and the addition of solar panels.

Applicant: Mr & Mrs Luckhurst

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 001 (Proposed Block Plan & Site Location Map);
- Drawing No: 002 (Existing Floor Plans & Site Location Map);
- Drawing No: 003 (Existing Elevations);
- Drawing No: 004 (Proposed Floor Plans);
- Drawing No: 005 (Proposed Elevations);
- Drawing No: 006 (Proposed Sections);
- Drawing No: 007 (Existing Block Plan & Site Location Map);
- Drawing No: 008 (Approved Floor Plans under application 20210743);
- Drawing No: 009 (Approved Elevations under application 20210743);
- Drawing No: 010 (Approved Block Plan under application 20210743);

Relevant Planning History

Reference	Description	Decision	Decision Date
20210743	Demolition of existing garage and erection of part three and part single storey rear extension.	Permitted	26/11/2021

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

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

- TC3 – Development Affecting Conservation Areas

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Pelham Road/ The Avenue Conservation Area Character Appraisal
- Management Plan Gravesend's 19th Century Suburban Conservation Areas
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

GBC Conservation Officer

No comments received.

Natural England

"I have no comments to make on this application."

Neighbouring properties

The application was advertised by way of site notice, press notice and letters to 6 surrounding properties. One supporting comment was received. The consultation period expired on 13th May 2022.

The extension will retain its flat roof with a maximum height of 3.5m and will have one uniform rear elevation, as opposed to the staggered arrangement in the previous application

Analysis

Proposal

The proposal seeks an amendment to the previously approved application 20210743 to allow an extension of a further 1.5 metres at the rear, changes to the rear elevation and the addition of solar panels.

Application approved under 20210743



Proposed Plans



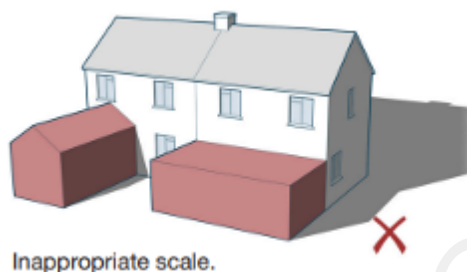
Character and Appearance

The site is located within Pelham Road and The Avenue Conservation Area. The principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Pelham Road Conservation Area.

6 The Avenue is a two storey semi-detached property with a habitable room in the loft space. The property has a shared access way to the side and has a two storey outrigger at the rear. This application proposes an additional 1.5m extension to the already permitted 4.9m single storey rear extension, resulting in a total of 6.4m projection at ground floor level. The proposed extension will add a total of 49sqm to the original

house which measures 75.9sqm. The Council's SPD4 - Householder Extensions/Alterations Design Guide (2021) states:

- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.

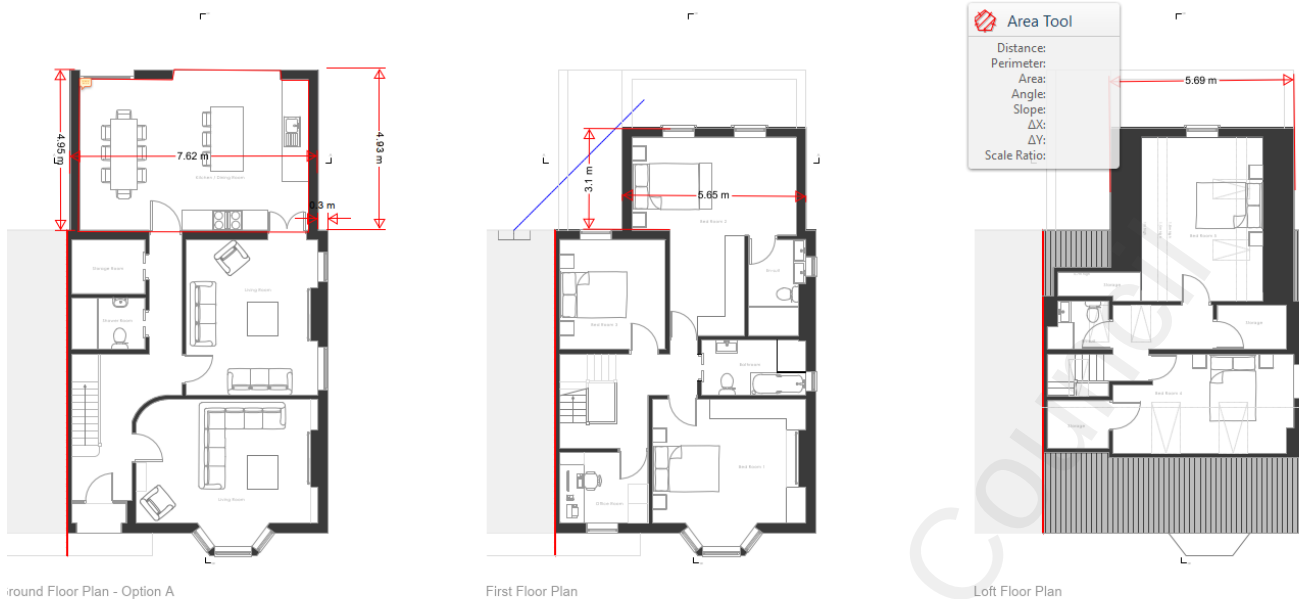


It should be noted that the original proposal under 20210743 proposed an 8m rear extension (see below). After working with the applicant the proposal was reduced to what was agreed as the maximum depth for a single storey rear extension at the above site.

Original Plans



Previous Revised Plans under 20210743



The previously permitted proposal allowed for a more subservient and acceptable development. The current proposal reverts back into the overdevelopment category. It is understood that there are other single storey rear extensions within the vicinity, however these extensions are balanced and do not overwhelm the main house.

The addition of solar panels is an acceptable addition as this is not visible from the main streetscape and does not harm the character of the conservation area.

The proposed development is an incongruous addition to the host dwelling and is contrary to SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 of The Local Plan Corr Strategy 2014.

Amenity of Future Occupiers

Post development there will be sufficient amenity space and so the proposal is considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

The ground floor extension is not liable to cause material harm in terms of loss of light outlook or privacy to the adjoining occupier.

The neighbouring property known as 4 The Avenue is situated away from the application property and it is not considered that the proposal would impact outlook or light in a detrimental way.

Therefore, the application is considered to adequately safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Parking and Highways

The proposal will not impact on any existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposed rear extension by virtue of its size and design would be an incongruous addition which would not respect the scale of the host dwelling and would therefore be harmful to the character and appearance. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and SPD4 - Householder Extensions/Alterations Design Guide

(2021).

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25/05/2022	Dated:	25 th May 2022