

Delegated Report

Householder Planning Application

Planning Application No: 20240875

Location: 109 Portland Avenue Gravesend Kent DA12 5HF

Description: Erection of a Veranda.

Applicant: Mrs Caroline Hills

Site Visit Date: 19th November 2024

Submitted Documents/Plans

Application Form Dated 25/09/2024;
Drawing Number CH06 (Rear Elevation – Proposed);
Drawing Number CH07 (Side Elevation – Proposed);
Drawing Number CH08 (Side Elevation – Proposed);
Drawing Number CH02 (OS Plan);
Drawing Number CH03 (Block Plan – Existing and Proposed);
Drawing Number CH04 (Ground Floor Plan and Elevations – Existing); and
Drawing Number CH05 (Part Ground Floor Plan – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors - no comments received

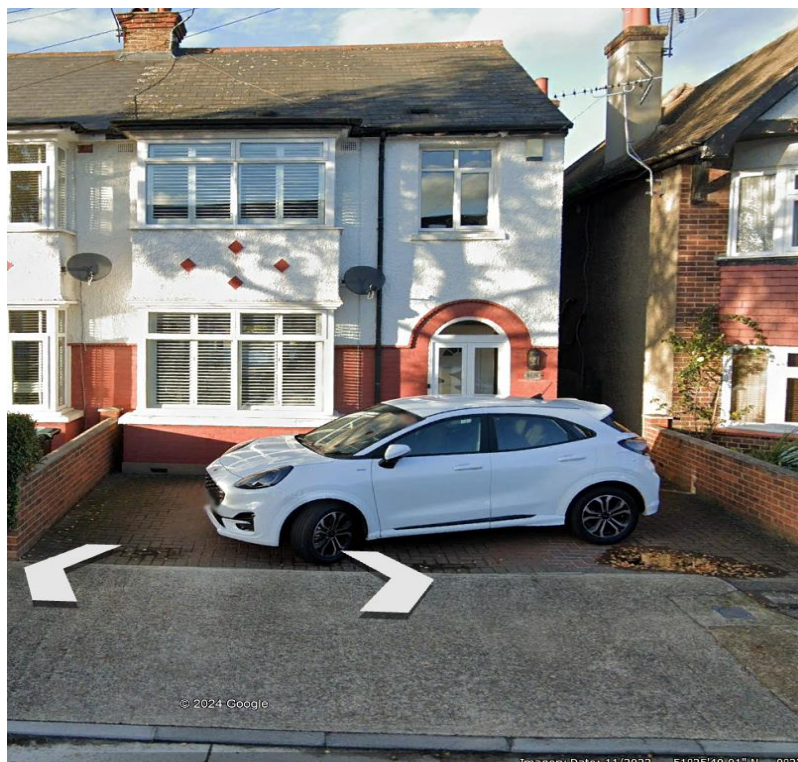
Neighbouring properties

4 surrounding properties were consulted and no responses were received. The consultation period ended on 30th October 2024.

Officer's Analysis

Design, Character and Appearance

109 Portland Avenue is a two storey semi detached dwellinghouse located on the Northern side of the highway. The property is hard standing with vehicular crossover to the frontage for off road parking with garage to the rear.



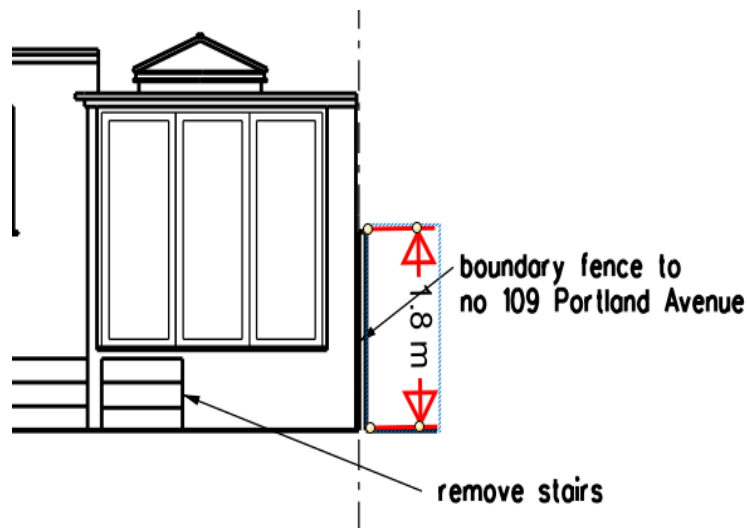
The application proposes the erection of a veranda to the rear garden.

The veranda will have a proposed width of 2.7m and a height of 0.79m with a 1.15m balustrade above. It will project 3.08m from the existing conservatory to the rear elevation with stairs leading to the rear garden at ground level.

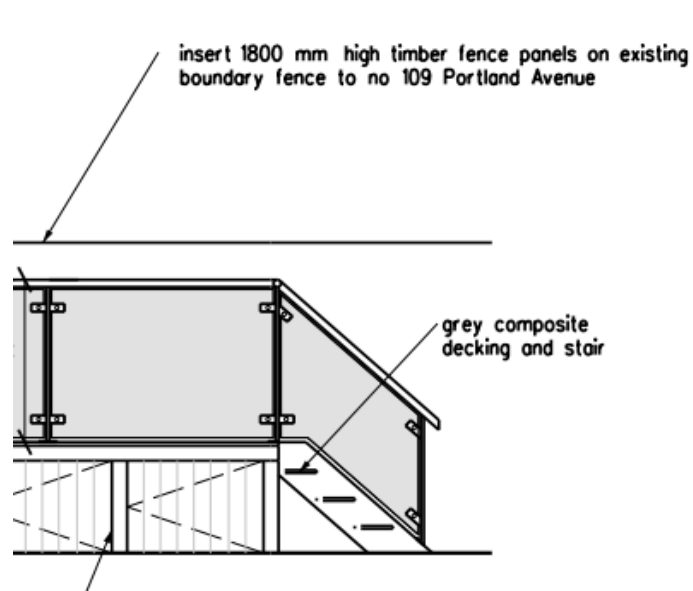
The proposed veranda will be grey composite to the flank with grey composite decking and stairs and stainless steel balustrade to surround.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposal looks to increase the height of the existing 1.8m boundary fence to neighbouring property 110 Portland Road:



The application proposes the installation of a second 1.8m fence on top of the existing fence which would result in a boundary fence with a total height of 3.6m.



Whilst the increase in height of the proposed fence is necessary to protect neighbouring privacy, it is considered that the proposed fence is of poor design. The increase in height is excessive and as a result would create an overbearing boundary treatment which is harmful to the surrounding properties and as such is contrary to Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021).

As such, the proposed boundary fence is considered to be excessive in height which would resultantly have an overbearing impact on neighbouring properties. Therefore, the application is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application does not propose any changes to the size of the amenity area and no concerns are raised. As such, the proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The Key Principles for new development as stated in Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) 9.6 details:

Privacy

9.6: It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies.

A private garden area is considered to be the first 5m from the rear elevation.

The proposed veranda would not have a detrimental impact on neighbouring privacy by way of the proposed increase in the height of the boundary fence. However, the proposed increase in the height of the boundary fence would create an unacceptable impact on the outlook of neighbouring property known as 110 Portland Avenue.

As such it is considered that the increase in the height of the boundary treatment is necessary to protect neighbouring privacy. However, the proposed height of the boundary treatment creates an overbearing and unacceptable outlook for neighbouring properties and therefore the proposal cannot be in accordance with current policies.

As such, due to the detrimental impact on neighbouring outlook, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

The proposed boundary fence is considered to be excessive in height which would resultantly have an overbearing impact on neighbouring properties. Therefore, the application is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

By way of the excessive height of the boundary fence, the proposal is considered to have a detrimental impact on neighbouring outlook and as such, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	26 th November 2024	Dated:	2nd December 2024