



Delegated Report

Householder Planning Application

Planning Application No: 20220925

Location: 83 The Avenue Gravesend Kent DA11 0LX

Description: Erection of a single storey side and rear extension

Applicant: Mr & Mrs Okuta

Site Visit Date: 27 September 2022

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 203_PP-001-3 Rev. P1 Red line site boundary plan;
Drawing no. 209_PP-100-3 Rev. P1 Existing ground and first floor layouts;
Drawing no. 209_PP-101-3 Rev. P1 Existing second floor layout and roof plan;
Drawing no. 209_PP-200-3 Rev. P1 Existing front and rear elevations;
Drawing no. 209_PP-201-3 Rev. P1 Existing northern and southern elevations;
Drawing no. 209_PP-110-3 Rev. P1 Proposed ground and first floor layouts;
Drawing no. 209_PP-111-3 Rev. P2 Proposed second floor layout and roof plan;
Drawing no. 209_PP-210-3 Rev. P2 Proposed front and rear elevations;
Drawing no. 209_PP-211-3 Rev. P2 Proposed northern and southern elevations;
Drawing no. 209_PP-002-3 Rev. P1 Proposed block plan; and
Drawing no. 209_PP-304-3 Rev. P1 Proposed 3D visuals.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220658	Erection of a single storey side and rear extension with a loft conversion and two rooflights in the front roof slope.	Refused	08.08.2022

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
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 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)
- Technical Housing Standards – nationally described space standard (2015)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Conservation Officer

The proposals for a single storey rear extension are concealed from the frontage and will not impact on the conservation area. No adverse comments.

KCC – Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

Neighbouring properties

The application was publicised by a press notice, a site notice and to 16 neighbouring properties by letter. No representations have been received. The overall consultation period expired on 3 September 2022.

Analysis

Background

Planning permission was refused in August 2022 for the erection of a single storey side and rear extension with a loft conversion and two roof lights in the front roof slope (reference 20220658) at the application site, on the following ground;

1. *The proposed dormers by virtue of their size, design and appearance would result in an incongruous addition which would overwhelm and dominate the roof space and resulting in detrimental harm to the character and appearance of the property. As such, the proposal is*

contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), the Householder Extensions/Alterations Design Guide (2021) and Section 12 of the National Planning Policy Framework 2021.

The current proposal includes the same ground floor extension as that proposed under application 20220658 but with the loft conversion element omitted.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located within the 50m buffer zone of the Darnley Road Conservation Area, which adjoins the application site at the rear garden. As such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

No. 83 The Avenue is a two storey semi-detached property with a part two storey and part single storey rear outrigger. This application proposes the erection of a single storey rear and side extension which would wrap around the rear outrigger.

No objection has been raised by the GBC Conservation Officer and the proposed development would not be widely visible in the surrounding area. The proposed facing materials would match with the existing building and the extension would be subservient in size to 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 Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 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 sufficient rear garden area and depth would be retained. 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. 81 and 85 The Avenue (located to the north and south respectively). Nos. 152 and 154 Darnley Road are located to the east and Nos. 116 and 118 Old Road West are located to the south east.

Due to the design of the proposed development, to the screening provided by boundary treatments 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 surroundings dwellings.

The proposed development would result in the removal of existing windows in the side elevation facing no. 85 The Avenue but would include a new kitchen window located closer to the boundary. The proposed window would be obscure glazed and top opening and as such, there would be no adverse privacy impacts. To ensure no future detriment to privacy, any planning permission granted would be subject to a condition precluding the insertion of new windows in the side elevation and to make the obscure glazing and top opening arrangement for the kitchen window permanent.

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 3, an area of multi-period archaeological potential and a Site of Special Scientific Interest (SSSI) impact zone. KCC Heritage have not raised an objection to the proposal. Therefore, as the proposed development would be within an urban area and the confines of an existing residential garden with relatively few groundworks, then it is considered that there would be no adverse impacts to any sensitive habitats/species, groundwater or archaeology.

The application site is also located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further windows in the side elevations/facing no. 85 The Avenue

Obscure glazing and non-opening kitchen window

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:	11 October 2022	Dated:	11 October 2022