

Delegated Report

Householder Planning Application

Planning Application No: 20240222

Location: 109 Glen View Gravesend Kent DA12 1LS

Description: Replacement of existing boundary fence with a wall, along with the relocation and extension of the existing boundary fence

Applicant: Mr Harminder Dhanda

Site Visit Date: 26.03.24

Preliminary Matters

The agent was contacted on 01.05.24, as clarification and additional information was required for the proposal. As such, revised plans were provided and accepted by the Local Planning Authority on 10.05.24. Reconsultation was not required.

Submitted Documents/Plans

Application Form;

Drawing No. 001 – OS Plan and Block Plans – Existing and Proposed;
Drawing No. 002 – REVISED Floor Plans – Existing and Proposed;
Drawing No. 003 – REVISED East Elevation – Existing and Proposed;
Drawing No. 004 – REVISED North Elevations – Existing and Proposed;
Drawing No. 005 – REVISED South Elevations - Existing and Proposed;
Drawing No. 006 – REVISED West Elevations – Existing and Proposed; and
Drawing No. 007 – REVISED Sections – Existing and Proposed.

Superseded Documents/Plans

Drawing No. 002 – Floor Plan – Existing and Proposed;
Drawing No. 002 – Front Elevations – Existing;
Drawing No. 003 – Front (East) Elevations – Existing and Proposed;
Drawing No. 003 – Front Elevation – Proposed;
Drawing No. 004 – North Elevations – Existing and Proposed;
Drawing No. 005 – South Elevations – Existing and Proposed; and
Drawing No. 006 – West Elevations – Existing and Proposed.

Plan Note

The proposed new 'lower' wall boundary treatment is not shown on the floor plan, however sufficient information has been provided to determine the application. If permission were forthcoming then the decision notice can include conditions and informatives, as appropriate.

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 (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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020; and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 26.03.24 and no responses were received.

Site Description

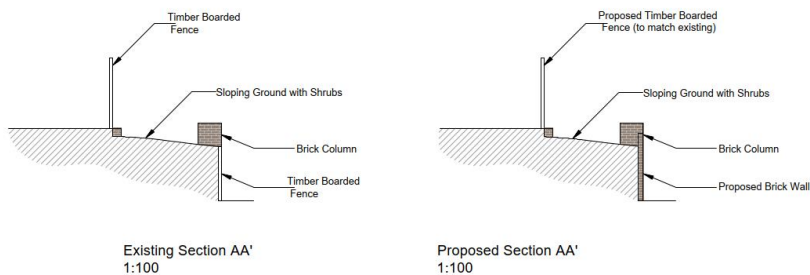
109 Glen View is a two storey semi-detached property located to the west of Parrock Road.



This application proposes boundary treatment works. Part of the site is covered by a Tree Preservation Order, listed as TPO_1970_002 under G1 (group of trees). The plans confirm the existing vegetation would be retained and replanted where needed. In addition, the existing tree would be retained.

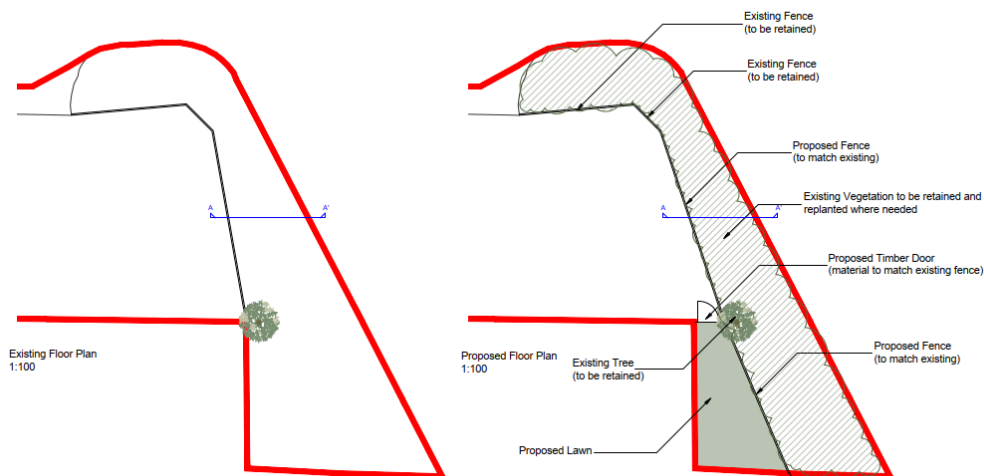
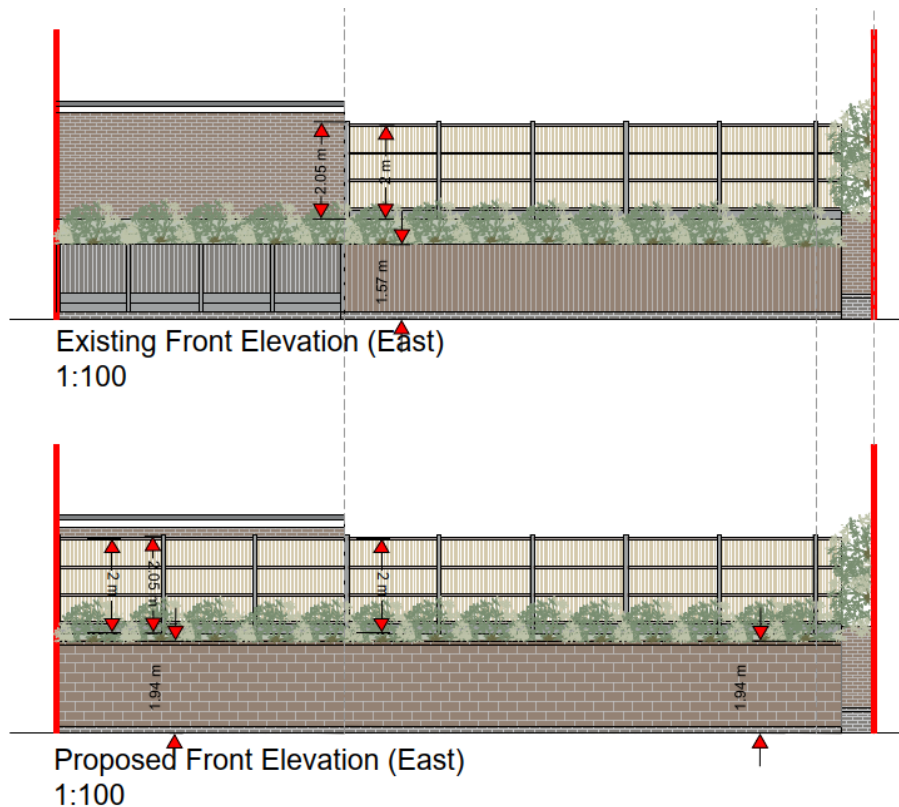
Proposed Development

The proposed development would include the relocation and installation of new boundary treatments, and would create an additional garden lawn area, accessed by a gate. The works would not include any land level changes or changes to the existing vegetation and, according to the plans, the new lawn area would be open along the southern boundary.



Site Photo





Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) 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. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) sets out the design expectations for the borough.

The development site itself is on sloping ground, and the land slopes downwards towards Parrock Road. As such, the design has to be carefully considered as two levels of boundary treatments are proposed; a lower

(wall) and higher (fence). Due to the site topography, this could result in the combined boundary treatments having an elongated, dominant and stark appearance. However, as indicated by the plans, the proposed boundary treatments would be sufficiently separated, with proposed planting areas and different external materials; which would serve to interrupt and soften the overall appearance of the development.

The 'higher' level boundary treatment (fence) would result in part of the existing fence being relocated closer to the highway (approximately 1.00m). In addition, it would be extended southwards, alongside the existing neighbouring garage, at an angle. A new access gate would be installed to match the fencing.

The new, 'lower' boundary treatment (wall), directly adjacent to Parrock Road would be 0.37m higher than the existing, according to the plans. The height of the development is not ideal, however, the proposal would result in an overall improvement of the appearance of the existing boundary treatment, and it is noted that the wall would not be out of character for the immediate area. As such it is considered that it would result in no greater material harm to the existing street scene.

Overall, the proposed development is considered to be acceptable in scale and design and proposed external materials. A sample of the brick can be secured by condition if permission were to be forthcoming, to ensure the brickwork would be an appropriate match to the existing brickwork. The fencing would match the fencing in situ and is therefore acceptable. The soft landscaping can also be secured by condition in order to positively contribute to the visual amenity of the area.

Overall, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity

The development would not harm the amenity of future occupiers or neighbours and is in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Biodiversity

The plans show existing vegetation is to be retained and replanted where needed. In addition, the existing tree is to be retained. This information is highlighted on Drawing No. 002, Rev B (Existing and Proposed Floor Plans). As aforementioned above, a condition can be added, as necessary to ensure the appropriate planting is carried out and retained. An informative can also be added to clarify that no works or removal of trees can be carried out. Therefore, overall, there are no concerns regarding biodiversity that arise as a result of this proposal and the development is considered to comply with Policy CS12 of Gravesham's Local Plan Core Strategy (LPCS) (2014).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development would not detrimentally impact the character of the area, will be constructed using acceptable external materials and does not harm the amenity of neighbouring properties or future occupiers.

Recommendation

Permission

(For detailed conditions, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	12.06.2024	Dated:	12th June 2024