



Delegated Report

Householder Planning Application

Planning Application No: 20230439

Location: 18 Hill Close Istead Rise Gravesend Kent

Description: Retention of front porch.

Applicant: Mr & Mrs Chahill

Site Visit Date: 13th June 2023

Submitted Documents/Plans

Application Form Dated 27/04/2023;
Site Location Plan Received 28/04/2023 and
Drawing Number CH/18-A (Elevations, Floor Plan and Block Plan).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230217	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.45 metres and eaves height of 2.75 metres.	Prior Approval not Required	05.04.2023

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received.

Neighbouring properties

Five surrounding properties were consulted and no responses were received. The consultation period ended on 24th May 2023.

Officer's Analysis

Design, Character and Appearance

18 Hill Close is a semi-detached bungalow located on the southern side of the highway. The property is soft landscaped to the front with a large side garden. There is a driveway for off road parking, leading to side garage.



The application looks to gain retrospective planning permission for a front porch as the porch exceeds the parameters to be constructed under permitted development.

The porch has a width of 2.25m and a projection of 2.2m. It is constructed with a pitched roof which measures a maximum height of 3.97m. The entrance door is located to the front elevation and will be constructed with a rendered finish and tiles to match the original dwelling.

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with 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) (2021).

Amenity of Future Occupiers

The construction of the front porch does not detrimentally effect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The porch is located to the front of the property away from any neighbouring dwelling and therefore has no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy.

No neighbour representations have been received.

The application therefore complies with the objectives of Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

The proposals does not increase the number of bedrooms at the property and there is sufficient off-road parking; therefore no objections are raised on highways grounds.

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The erection of the front porch is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within the settlement area of Istead Rise.

Conclusion

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with 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) (2021).

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20th June 2023	Dated:	20 June 2023