



Delegated Report

Householder Planning Application

Planning Application No: 20230455

Location: 4 Buttercup Walk Gravesend Kent DA11 7GB

Description: Erection of a rear conservatory.

Applicant: Mr Connell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02/05/2023;
OS Plan received 03/05/2023;
Block Plan received 03/05/2023;
Elevations and Floor Plans – Existing received 03/05/2023; and
Elevations and Floor Plans – Proposed received 03/05/2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180041	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20141214 for residential development for up to 400 new homes, including details pursuant to conditions 4, 6, 7, 8, 10, 11, 14, 27, 28, 31, 32, 33, 35, 39, 44 and 45.	Approval of Details	23.07.2018
20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road.	Permitted	10.01.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No response received.

Neighbouring properties

4 surrounding properties were consulted, and no representations were received. The consultation period ended on 12th June 2023.

Officer's Analysis

Design, Character and Appearance

4 Buttercup Walk is a two storey semi detached dwellinghouse located on the southern side of the highway. The property has a modest frontage and rear pedestrian access leading to an allocated parking space.



The application proposes the erection of a rear conservatory.

The conservatory will have a shallow pitch roof at the height of 3.27m and an eaves height of 2.3m. It will extend beyond the rear wall by 2.7m and have a width of 3.69m.

The proposal will create space for an additional living area. It will be glazed with brickwork to damp proof course to match the existing dwelling and grey Upvc windows.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have 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 development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) for a 2-bedroom property, with a depth ranging from 7.84m to 8.9m and a useable area of 41.7m². The minimum garden depth required for a two bedroom property is 7.6m and an area of 37.2m². As such, the conservatory is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).



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

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. Although there are properties being constructed to the rear, a conservatory is not considered habitable space, and as such there is satisfactory distance between the properties.

In terms of loss of light, the proposal is not excessive in size and is not considered to result in any significant overshadowing for the neighbouring properties.

No neighbour representations have been received.

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

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

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