

Delegated Report

Householder Planning Application

Planning Application No: 20240354

Location: 28 South Hill Road Gravesend Kent DA12 1LA

Description: Removal of conservatory and replace with ground floor extension.

Applicant: Mr Martyn Young

Site Visit Date: 10/05/2024

Submitted Documents/Plans

Application form;
Drawing no. MY/12 – Proposed Ground Floor Plan;
Drawing no. MY/13 – Proposed Rear Elevation;
Drawing no. MY/14 – Proposed Side Elevation to no. 27 South Hill Road;
Drawing no. MY/15 – Proposed Side Elevation to No. 29 South Hill Road;
Drawing no. MY/16 – Proposed Side Elevation to No. 27 South Hill Road;
Drawing no. MY/17 – Existing Ground Floor Plan and Elevations;
Drawing no. MY/18 – Existing & Proposed Site Location & Block Plans;
Heritage Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20200499	Erection of a two storey side extension and single storey rear extensions	Permitted	19.08.2020
20191207	Erection of a two storey side extension and part two storey and part single storey rear extension.	Refused	09.01.2020
20030408	Erection of a conservatory at the rear.	Permitted	23.06.2003
19960211	Erection of single storey rear extension to form dining room.	Refused	07.10.1996

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 & the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 - Development Affecting Conservation Areas

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.

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 (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 - Conserving & enhancing the historic environment

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);
- Windmill Hill Conservation Area Character Appraisal (2007);
- Gravesend's 19th Century Suburban Conservation Areas Management Plan (2009)

Consultations, Publicity and Representations

Consultees

No response from:
KCC Heritage

Neighbouring properties

6 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 31.05.2024 – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated in the Windmill Hill Conservation Area.

The proposal is for removal of the existing conservatory and erection of a single storey rear extension.

The principle issues in the assessment of the application are:

Design, Character and Appearance

The existing conservatory is 3m in depth, 3.5m in width and 3.2m in height to its highest point. The proposed extension would be 3m in depth, 3.5m in width and 3.2m to the highest point (the top of the parapet walls). The proposed extension would be exactly the same size as the existing conservatory therefore. The extension would have bi-fold doors in its rear elevation and no openings in its side elevations. The walls would be facing brickwork to match the existing and the roof would be felt. As the extension would be the same size as the existing conservatory and design of the extension with its matching facing materials would actually be a more traditional feature on the rear of the property than a modern uPVC conservatory, it is considered that the proposal would be in keeping with the scale and character of the host dwelling. As the extension is at the rear there would be no impact on the character and appearance of the Windmill Hill Conservation Area which would be preserved. As such the proposal is considered compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 12 and 16 of the NPPF (2023).

Amenity of Future Occupiers

As the proposed extension would be the same size as the existing conservatory (including footprint) there would be no impact on the garden size and depth which would be retained as existing. As such in respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

As the proposed extension would be the same size as the existing conservatory there would be no issues regarding overshadowing or loss of outlook. There would be no openings in either side elevation so no issues with overlooking. As such in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would not add any additional bedrooms or affect existing parking arrangements therefore no impact on parking or highway safety. As such in respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety. As such the proposal is compliant with local and national planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th June 2024	Dated:	18 June 2024