

Delegated Report

Householder Planning Application

Planning Application No: 20231096

Location: 23 Dorchester Road Gravesend Kent DA12 5QU

Description: Erection of a single storey glass roof canopy to the rear of the dwelling.

Applicant: Mr and Mrs Froggatt

Site Visit Date: 24/11/2023

Submitted Documents/Plans

- Application Form
- Drawing No: 36086-04 Rev A (Proposed Elevations)
- Drawing No: 36086-05 Rev A (Site Location Map, Existing Block Plan)
- Drawing No: 36086-01 (Existing Plans)
- Drawing No: 36086-03 (Proposed Plans)
- Drawing No: 36086-05 (Site Location Map, Proposed Block Plan)
- Drawing No: 36086-02 (Existing Elevations)
- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20201273	Application for Lawful Development Certificate for the proposed conversion of loft to habitable rooms with side and rear dormer windows.	Certificate Granted	27.01.2021

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 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

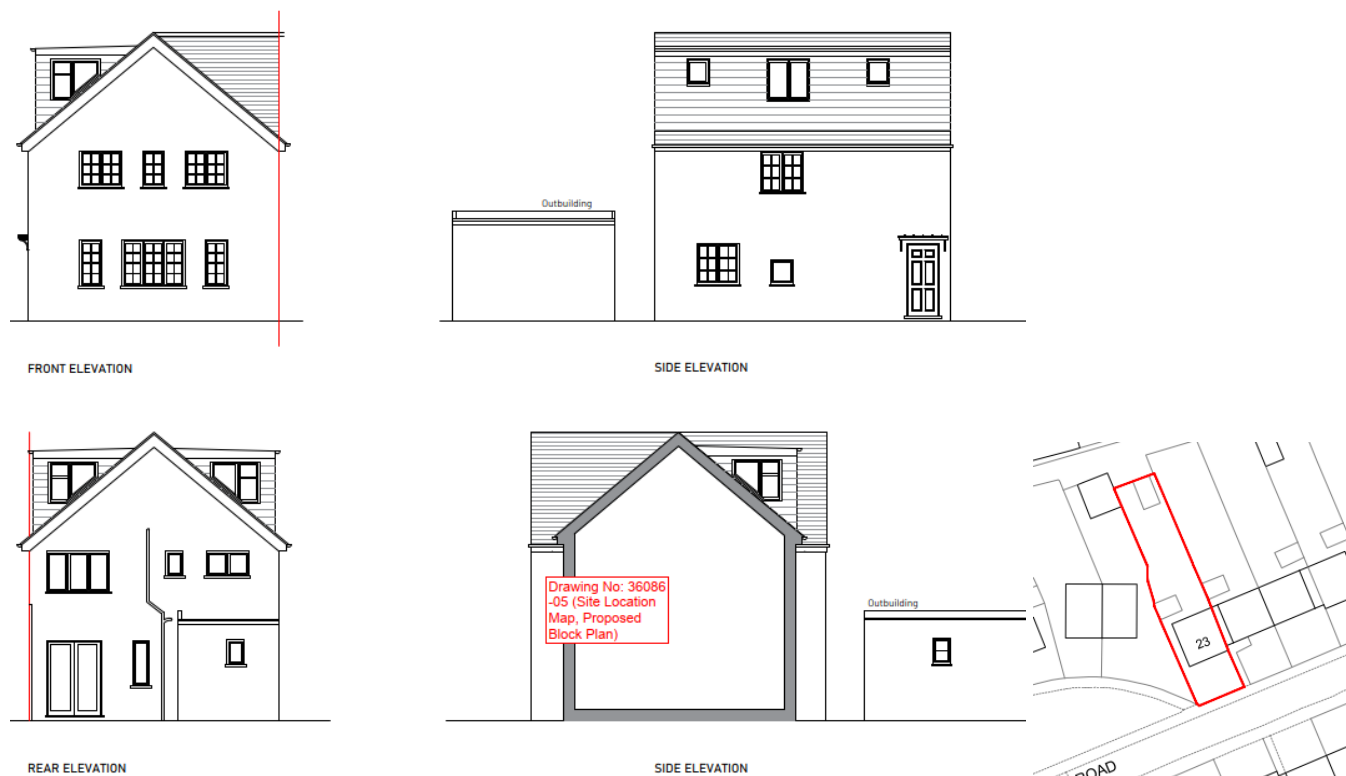
The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 4.12.2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey glass roof canopy to the rear of the dwelling.

Existing



Proposed



Character and Appearance

The application property is an end of terrace two storey house in use as a single family dwelling. The entrance door to the dwelling is via a main entrance at the side.



The property has been extended by way of a side dormer which was granted a lawful development certificate (ref 20201273). The property has two outbuildings in the rear garden. The one situated closest to the dwelling will be in close proximity to the proposed canopy however it is noted that the canopy will not be attached to this.



The proposed canopy is designed with a glazed roof and will project 4.5m from the rear elevation of the main dwelling. The canopy will span part width at approx. 4.1m and will not be enclosed on any of the edges. The canopy comprises a mono pitch roof and will cover a patio area.

It is considered that the proposed canopy will be unobtrusive and is of an acceptable design and scale. The proposal is therefore considered to comply with CS19 Local Plan Core Strategy (2014) and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposed canopy is not liable to impact the amenity of future occupiers as it will not act an enclosing structure which would reduce garden space.

Nevertheless, post construction there would still be in excess of 100sqm of garden space which is compliant with the Council's technical standards. The proposal therefore complies with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The proposed canopy due to its siting would only impact No.25 Dorchester Crescent. The canopy will be largely glazed and not constructed of materials which would harm light or outlook levels to this property. The height and scale of the canopy is not deemed excessive. It is also noted that No. 25 has what appears to be an outbuilding positioned along the common boundary where the canopy would be sited.

The proposed canopy will not impinge on neighbouring amenities and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will not impact existing parking arrangements and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14.12.2023	Dated:	28th December 2023