

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20241141

**Location:** 5 Haven Close Istead Rise Gravesend Kent

**Description:** Demolition of rear conservatory and erection of replacement single storey side and rear wrap around extension with three roof lights. Replacement front porch with a hipped roof.

**Applicant:** Rachel Brooks

**Site Visit Date:** **Desktop Assessment**

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### Submitted Documents/Plans

- Application Form
- Drawing 04 (Existing/Proposed Block plan)
- Drawing Title GF-Ground Floor-1m Grid)
- Drawing 02 (Existing/Proposed Plans and Elevations)
- Drawing 01 (Site Location Plan/3D Visuals/Site Photos)

### Relevant Planning History

No relevant planning history.

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

## Other material considerations

### National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

### Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

### Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

## Consultations, Publicity and Representations

### Local Ward Councillors

No comments received.

### Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 10.01.2025 and no comments were received.

## Analysis

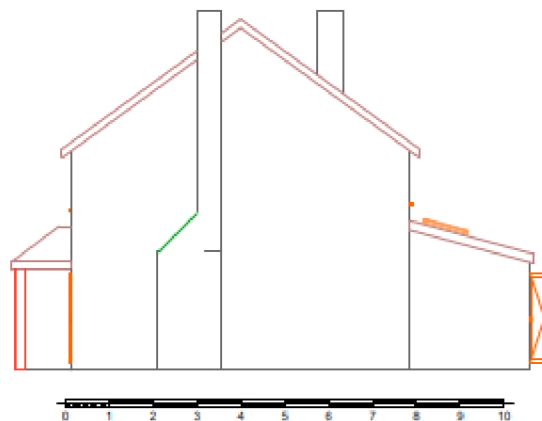
### Proposal

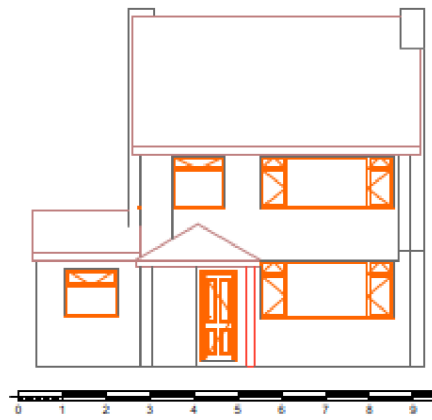
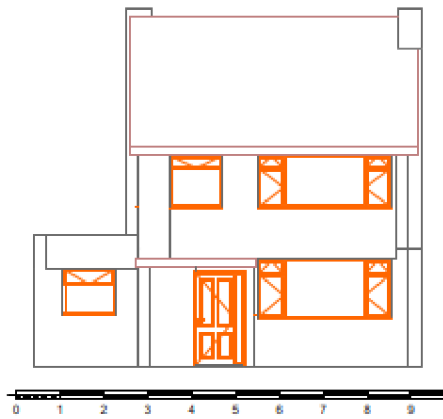
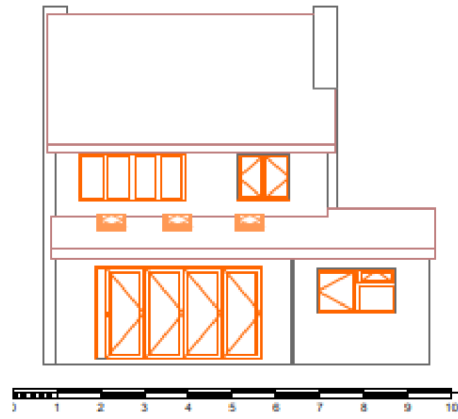
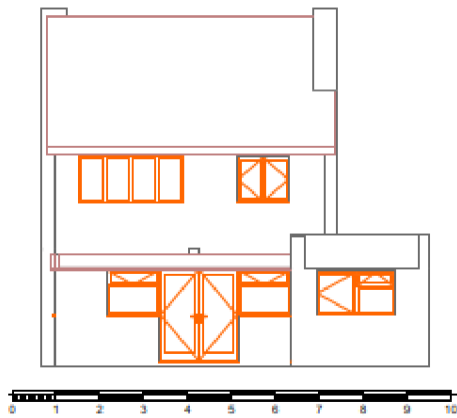
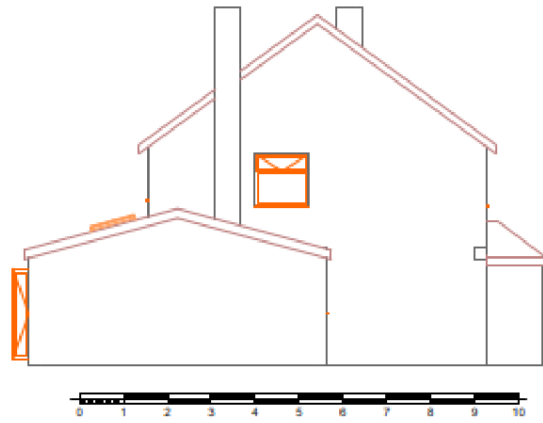
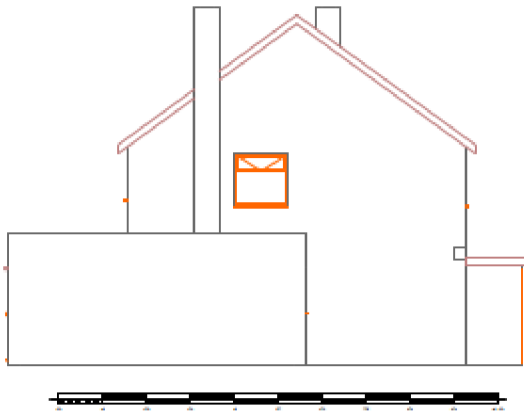
The proposal seeks to demolish the rear conservatory and erect a replacement single storey side and rear wrap around extension with three roof lights. The proposal also seeks to replace the existing front porch with a hipped roof.

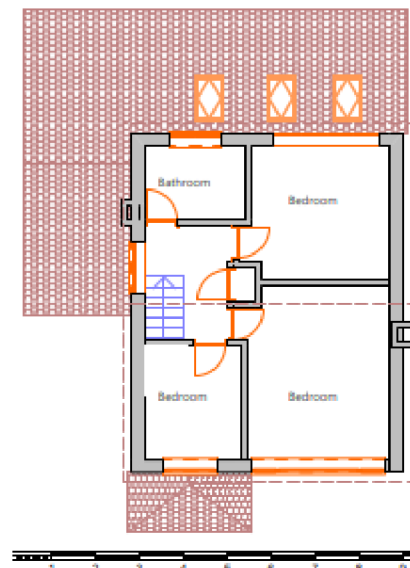
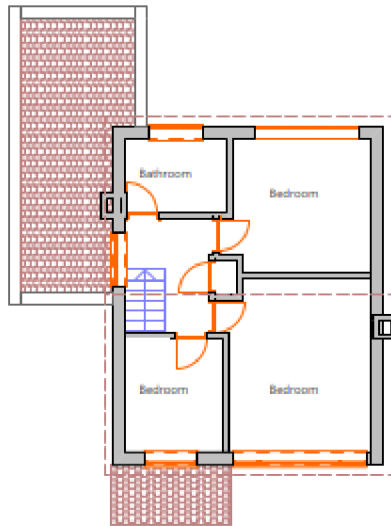
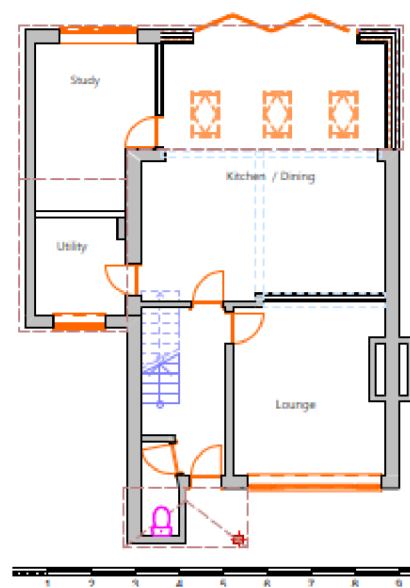
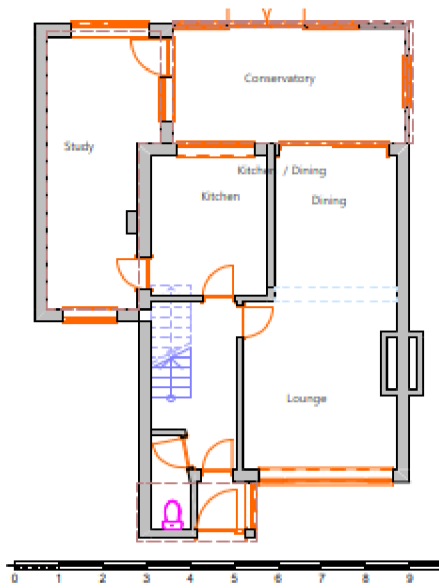
### Existing



### Proposed







### Character and Appearance

The application site is a two storey detached house situated within Istead Rise which is a rural settlement inset from the Greenbelt. Haven Close is a small Cul De Sac which comprises a mix of detached and semi-detached dwellings.



The proposed alterations will see the existing conservatory and side extension rebuilt to the same footprint albeit to a better standard than the existing structures. The only changes which will occur is the proposed roof form which will introduce a shall dual pitch along the side of the dwelling and a monopitch to the rear, the alterations will improve the appearance of the existing dwelling and the wider area.

The proposed alteration to the front porch will see the existing flat roof replaced with a hipped roof and again the existing footprint will be retained.

The proposed alterations will improve the existing appearance of the dwelling and the wider area. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

#### Amenity of Future Occupiers

The proposed development will safeguard existing occupier amenity and is compliant with SPG2 – Residential Layout Guidelines 2020.

#### Neighbouring Amenity

The proposed side extension does not show any windows in the flank elevation, however a condition will be imposed to ensure there are no window openings created without prior planning consent. The single storey nature of the extension ensures no loss of light to neighbouring properties. No neighbour representations have been received.

The development will safeguard neighbouring occupier amenity and is compliant with SPG2 – Residential Layout Guidelines 2020.

#### Parking and Highways

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

#### Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 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.

It is considered that the proposed extensions, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

### **Conclusion & Recommendation**

The proposed development accords with relevant policies and is recommended for approval.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                 | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 12.02.2025                                                                        | <b>Dated:</b>       | 13 February 2025                                                                    |