



Delegated Report

Householder Planning Application

Application No:	20240202
Location:	Copthorne, Hillside Drive, Gravesend, Kent, DA12 1NY
Description:	Erection of a single storey front extension.
Applicant:	Mr N Khattoare
Site Visit:	22 April 2024

Submitted Documents/Plans

- Application Form – dated 29 February 2024;
- Drawing no. BA-24-06-01 – P.00 – Site Location Plans, Floor Plans and Elevations as Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200367	Demolition of existing conservatory and construction of part single storey, part two storey rear extension, garage conversion and internal alterations.	PERMITTED	04.06.2020

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 (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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period expired 02 April 2024.

Officer's Analysis

Site Description

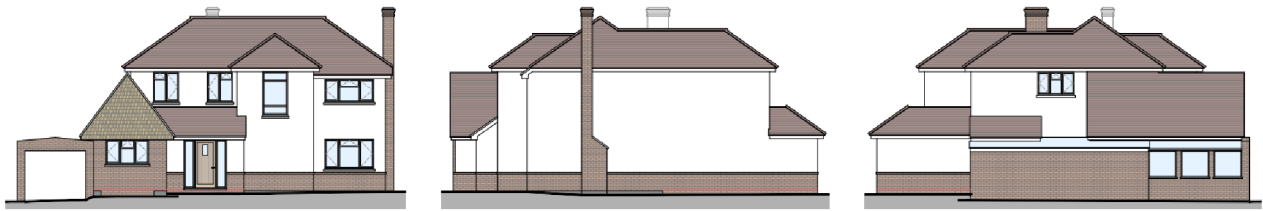
Copthorne is a detached two storey dwelling located on the eastern side of the road. The property benefits from an attached garage and a large driveway.



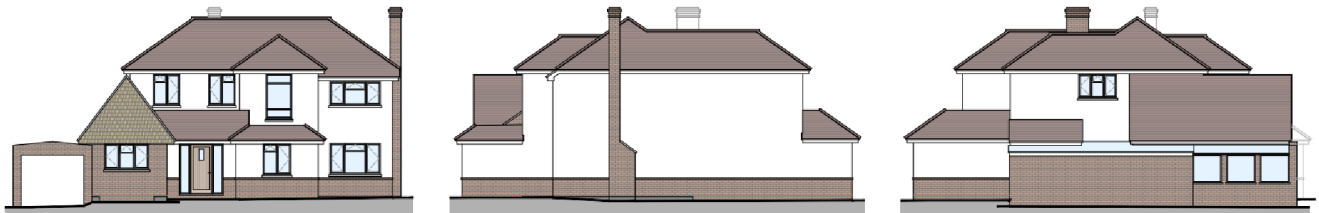
Proposed Development

This application proposes a single storey front extension. The extension would increase the depth of the porch by 0.5m and extend forward of the front gable by 2.45m at a width of 3.35m. The porch extension would have a pitched roof to match existing and the new front extension would have a flat roof with hipped edges.

Existing Elevations



Proposed Elevations



The proposal would increase the footprint of the porch and create space for a new home office.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Design Guidance SPD (2021) states that front extensions change the character of the building and can negatively impact the appearance of the street scene, and that high level of design quality is required with the main features of the property preserved.

The proposed extensions are not excessive in size or scale and would be a subordinate addition to the front of the property. The porch extension would adopt a matching design to the existing, and the extension accommodating the office has a flat roof with hipped edges to reduce prominence and bulk. The development would be constructed using matching materials and would not have any significant impact on the appearance of the host dwelling or the street scene.

Overall, the proposed extensions will have no impact on the street scene and are proportionate to the main dwelling. Therefore, the development is considered to be well designed and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extension would provide good sized rooms for future occupiers. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties). The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure.

Therefore, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

There are no parking or highways issues related to this proposal.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The development will have no impact on the character or appearance of the dwelling or street scene, will safeguard future occupier and neighbouring amenity, and is acceptable in highway terms.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	22 nd April 2024	Dated:	24 April 2024