



Delegated Report

Householder Planning Application

Application No:	20220031
Location:	6 Cerne Road, Gravesend, Kent, DA12 4BW
Description:	Erection of a single storey outbuilding in rear garden, to be used as shed/storage/play room.
Applicant:	Mr Amit Rehal
Site Visit:	N/A Desktop Assessment - with applicant site photographs

Submitted Documents/Plans

Application Form - dated 12/01/2022;
Supplementary Information - Email from applicant confirming dimensions (received 05/07/2022);
Supplementary Information - Site Photographs (1-4);
Ordnance Survey Site Location Plan (scale - 1:1250);
Un-numbered Plan Drawing - Existing Overhead Site Plan (scale - 1:100);
Un-numbered Plan Drawing - Proposed Overhead Site Plan (scale - 1:100);
Un-numbered Plan Drawing - Proposed Front Elevation;
Un-numbered Plan Drawing - Proposed Side Elevation (4 Cerne Road view);
Un-numbered Plan Drawing - Proposed Side Elevation (6 Cerne Road view).

Plan Note

When measured the plans have discrepancies in relation to the dimensions of the proposed outbuilding. The plans were hand drawn and therefore some minor discrepancies may be present. However, the applicant was contacted regarding this and the dimensions of the outbuilding were confirmed in writing (see Supplementary Information - Email from applicant confirming dimensions).

Relevant Planning History

Reference	Description	Decision	Decision Date
20180165	Application for a non-material amendment to planning permission reference no. 20140689 to allow the flat roof of the rear extension to raised by 150 mm.	REFUSAL OF NMA	19.03.2018
20180143	**AMENDED DESCRIPTION** Retention of the terracing works to the rear garden involving the cutting back of rear garden to form level surface with central steps for access to high level rear garden and retaining walls to sides and rear.	PERMITTED	09.05.2018
20140689	Erection of a single storey rear extension to form a kitchen and playroom. Construction of a loft extension to form three bedrooms, wet room, bathroom and en-	PERMITTED	03.11.2014

	suite with dormer extensions to front and rear. Rear dormer to have two juliet balconies. Alteration to hipped roof to form a gable end.		
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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 (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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed 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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Nine surrounding properties were consulted and one representation was received. The neighbour did not register objection to the proposal, however expressed concern that the outbuilding may be used as residential accommodation and compliance with the code of construction practice.

The consultation period expired 7th June 2022.

Preliminary Matters

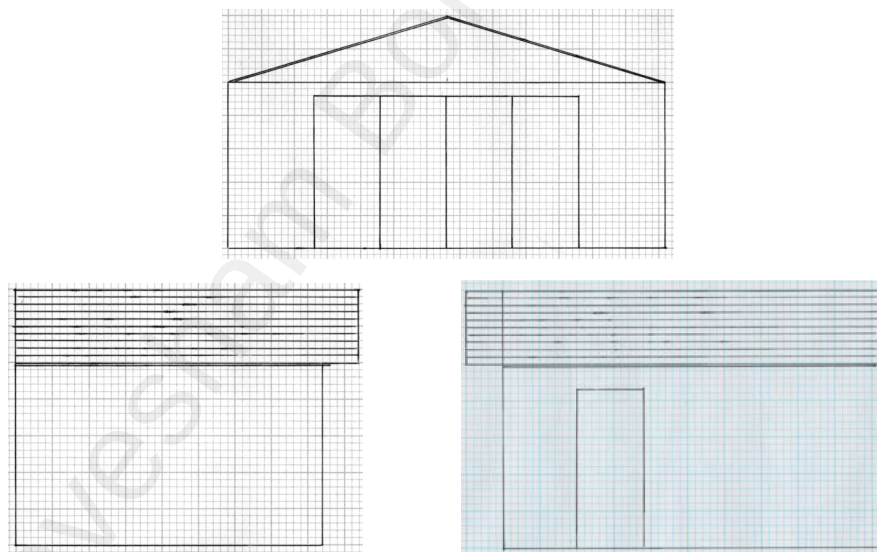
The Local Planning Authority attached a condition to the previous permission (ref. 20180143) to ensure that no outbuildings or garages are constructed on site without planning permission. This condition was attached to enable control of the site and to protect neighbour amenity due to the terracing of the garden. As such, the current proposal for the erection of an outbuilding has been submitted as a planning application.

Officer's Analysis

6 Cerne Road is a chalet style bungalow, located on the eastern side of the highway. The property has previously been extended to create habitable rooms within the loft space and by single storey at the rear.

The property is on a significantly lower ground level than the rear of the garden, with the topography of the site on a steep incline away from the house. As a result, the garden has been landscaped to include terraced areas, stepping up to the rear boundary. These raised levels have not been changed from the previous applications and were part of the approved plans for the 2018 permission (ref. 20180143).

This application proposes the erection of a single storey outbuilding in the rear garden, for use as a shed/store/play room. The outbuilding will be constructed using concrete blocks, which will be rendered and painted, with concrete roof tiles and upvc doors. It will have a shallow pitched roof with a maximum height of 3.5m and an eave height of 2.5m, with a shallow canopy over the bifold doors at the entrance. The building will be constructed on the rear boundary, which is angled, and as such the depth varied between 5.1m and 4.17m, and will have a maximum width of 6.68m. There will also be a single side door into the outbuilding on the southern elevation.



Design, Character and Appearance

The outbuilding is not excessive in size or bulk, and is close to the scale of outbuildings allowed under permitted development. The scale of the outbuilding being within the permitted development fall-back position is a material planning consideration, even though the rights have been restricted by the Local Planning Authority under permission ref. 20180143. The outbuilding will be finished in painted render similar to the permitted retaining walls within the garden. Although at an elevated position the outbuilding will not be visible from any public vantage point and will have no impact on the street scene. Therefore, the proposed development is considered to be 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 outbuilding will occupy the rear of the garden, however, post-development, the garden will have an area of 142m² and a maximum depth of 14.5m. This exceeds Gravesham's Residential Layout Guidelines (RLG) (2020) recommended garden size for a 4 bedroom property. As such the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The outbuilding hereby proposed is not considered to cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook or sense of enclosure. There were initial concerns with the outbuilding being an unneighbourly form of development, by virtue of the land levels and the terraced garden, which means that the outbuilding is raised significantly above the level of the properties. The photograph submitted by the applicant demonstrate high level fencing that is tiered down the garden on both sides, which screens the privacy of the neighbouring residents. Moreover, the levels of the garden that were permitted by the Local Planning Authority have not changed and the upper level could be used as a seating area which would not be dissimilar to the outbuilding. As such, the potential concern for neighbour privacy is not considered to be harmed by the outbuilding.

The concern raised by a neighbour regarding use of the outbuilding for residential purposes can be addressed by planning condition, to ensure that the building remains incidental to the main dwelling and contains no primary living accommodation at any time.

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

Conclusion

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

The outbuilding is located at the end of the garden and will have no impact on the street scene. Although large and on an elevated position, it is only marginally above what would be considered permitted development and will have no impact on the amenity of future occupiers or neighbouring properties. As such 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:	Richard Hart
Signed:		Signed:	R Hart
Dated:	5 th July 2022	Dated:	6 th July 2022