



Delegated Report

Householder Planning Application

Application No:	20220278
Location:	61 Windsor Road, Gravesend, Kent, DA12 5BW
Description:	Erection of an outbuilding in the rear garden to form a gym and storage.
Applicant:	Mr Ravinder Bassi
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 16/03/2022;
Drawing no. WR-R00-EX-101 - Rev. R00 - Site Location Plan (scale 1:1250);
Drawing no. WR-R00-PR-101 - Rev. R00 - Proposed Block Plan (scale 1:500);
Drawing no. WR-R00-PR-102 - Rev. R01 - Proposed Floor Plans;
Drawing no. WR-R00-PR-103 - Rev. R01 - Proposed Elevations;
Drawing no. WR-R00-PR-104 - Rev. R01 - Proposed Sections.

~~Drawing no. WR-R00-PR-102 - Rev. R00 - Proposed Floor Plans - SUPERSEDED;~~
~~Drawing no. WR-R00-PR-103 - Rev. R00 - Proposed Elevations - SUPERSEDED.~~

Relevant Planning History

Application No.	Description	Status	Decision
20211044	Application for the variation of condition 3 attached to planning permission ref. no. 20200997 for the erection of two storey rear and side extensions, construction of a dormer extension in the rear roof slope, two dormer windows in the front roof slope and conversion of the roof space into habitable room; to allow the front of the property to be brick finished instead of render.	PERMITTED	02.11.2021
20200997	Erection of two storey rear and side extensions, construction of a dormer extension in the rear roof slope, two dormer windows in the front roof slope and conversion of the roof space into habitable rooms.	PERMITTED	20.11.2020

20200540	Erection of two storey rear and side extensions, construction of a dormer extension in the rear roof slope and two dormer window in the front roof slope and conversion of the roof space into habitable rooms.	WITHDRAWN	22.06.2020
20200273	Demolition of existing garage, erection of a side and rear extension, loft conversion with rear and front dormer windows	REFUSED	06.05.2020
19480190	Erection of an outhouse and addition to detached dwelling house	PERMITTED	03.09.1948

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)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

A notice was displayed on site 21st March 2022.

In addition, two surrounding properties were consulted and no representations were received. The consultation period expired 15th April 2022.

Preliminary Matters

The agent was contacted regarding concerns with the height of the outbuilding and its resultant bulk and massing. The original submission was a flat roof outbuilding with a height of 3.5m, which was considered to be an incongruous form of development and poor design.

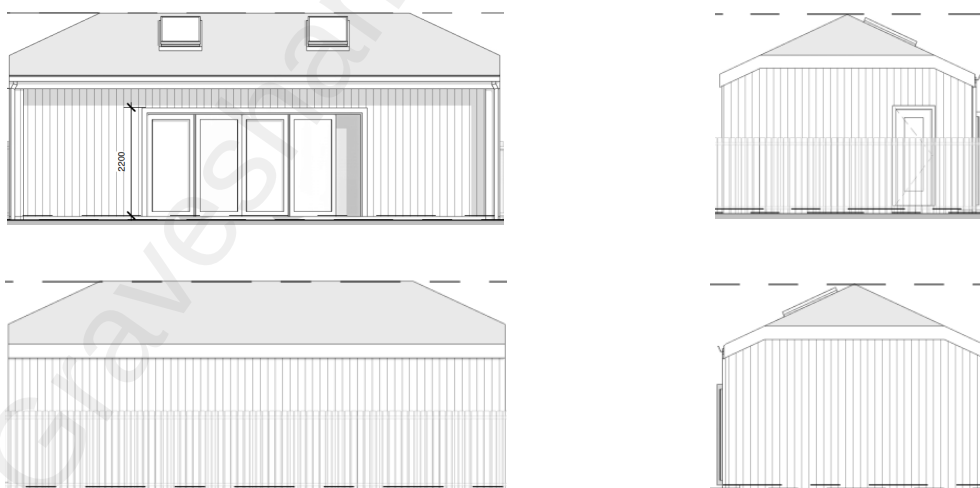
Through negotiations, the plans were amended and the roof of the building was changed to a pitched roof. The applicant was provided with the permitted development fall-back position and although the amended outbuilding exceeds these dimensions, this is not significantly over the fall-back position. The plans were accepted by the Local Planning Authority (10/06/2022).

Officer's Analysis

Design, Character and Appearance

61 Windsor Road is a detached two storey dwelling located on the eastern side of Windsor Road. The property is characterised by a two storey front gable, it has an attached single storey side extension on the northern side and has an outbuilding in the garden.

This application seeks permission for an outbuilding in the rear garden for use as a gym and store. The outbuilding will have a pitched roof with a maximum height of 4.2m and an eave height of 2.92m, it will have a depth of 5m and a width of 10m. It will be located towards the rear of the garden, but is set in from the flank boundaries by 1.615m and the rear boundary by 0.36m. The existing outbuilding in the garden will be demolished as part of this development.



The outbuilding is large and has a maximum height, and eave height, that exceed the maximum permitted development fall-back positions, however these height differences only marginally exceeds the parameters set out in the GPDO. The outbuilding does appear bottom heavy and slightly disproportionate, but given its location in the rear garden will not impact on the street scene.

The garden post-development will have an area of approximately 344m².

The outbuilding will be finished in white upvc shiplap cladding, with rustic plain roof tiles and will have bifold doors out onto the garden. There are two velux windows on the front roof slope and a side entrance door into the store. A path will provide access to the main dwelling.

Overall, although large, the outbuilding will have no impact on the character or appearance of the street scene. As such, the proposal is 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 344m² and a depth of 25m. 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, privacy or sense of enclosure. No representations were received from neighbouring properties, the outbuilding although large is located a significant distance from neighbouring properties, at the rear of the garden, and will have no impact as a result. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to the proposal.

Conclusion

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

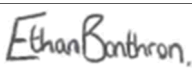
The outbuilding is located at the end of the garden and will have no impact on the street scene. Although large, it is only marginally above what would be allowed under permitted development and will have no impact on the amenity of future occupiers or neighbouring properties.

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:	<i>R Hart</i>
Dated:	13 th June 2022	Dated:	13 th June 2022