



Delegated Report

Householder Planning Application

Planning Application No: 20220723

Location: 152 Darnley Road Gravesend Kent DA11 0SN

Description: Erection of outbuilding for office and gym

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/06/2022;
Supplementary Information – Heritage Statement with Drawing;
Drawing no S02 P2 (Block Plan – Proposed);
Drawing no S02 P2 (Block Plan – Existing); and
Drawing no S02 P2 (Elevations and Floor Plans - Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20200190	First floor side/rear and single storey rear extension.	Permitted	05.05.2020
20191077	Erection of a two storey side extension and single storey rear extension.	Refused	30.12.2019
20190655	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden for use as storage and a games room.	Certificate Granted	15.08.2019
20190650	Erection of a two storey side extension and single storey rear extension.	Refused	22.08.2019
20181074	Extension to the current drop kerb (vehicle crossover).	Permitted	28.03.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network

- P5 – Exceptions to Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021);
- 19th Century Suburban Conservation Area Management Plan; and
- Darnley Road Conservation Area Character Appraisal (2009)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

No comments received

Neighbouring properties

The application has been advertised in the press and by individual neighbour letters to 6 surrounding properties. No letters of representation have been received. The consultation date expired on 2nd September 2022.

Officer's Analysis

Design, Character and Appearance

152 Darnley Road is a two storey semi detached dwellinghouse located on the Western side of the highway within the Darnley Road Conservation Area. The property has a front garden which has hard standing to provide off road parking and the garden at the rear extends out to approximately 28.m, post development.



The application proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a flat roof and be used as a gym/games room and for storage. The dimensions of the outbuilding are listed below:

- Depth – 11m
- Width – 6.7m
- Height (max) – 3m

There will be two windows and a door to the front elevation and 2 roof lights. All proposed windows and doors will match existing dwelling. The outbuilding will have a render finish.

The application site is located in the Darnley Road Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The proposed outbuilding is located at the end of the rear garden and is not visible from a public vantage point. Therefore, the application does not have a detrimental effect on the character and appearance of the Conservation Area.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding conservation area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development of proposed outbuilding, will have a depth of 28.8m and an approximate

area of 174m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Recommendation

Permitted

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials, will not impact on the amenity of future occupiers or neighbouring properties and would not have a detrimental effect on the character and appearance of the Darnley Road Conservation Area. As such it is recommended that the proposal is permitted subject to conditions.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	12th September 2022	Dated:	13th September 2022