



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250728

**Location:** The Whitehouse Watling Street Gravesend Kent

**Description:** Demolition of existing garage and erection of pitched roof outbuilding to rear garden. Erection of pitched roof garage to front garden.

**Applicant:** Mr Amrit Rehal

**Site Visit Date:** 23.01.2025 for previous application ref. 20250007

### Submitted Documents/Plans

- Application form;
- Drawing no. 18102-L1 Rev. A – Location Plan;
- Drawing no. 18102-L2 Rev. B – Existing Block Plan;
- Drawing no. 18102-L3 Rev. C – Proposed Block Plan;
- Drawing no. 18102-01 Rev. D – Existing Floor Plans & Elevations
- Drawing no. 18102-G1 Rev. B – Proposed Garage; and
- Drawing no. 18102-OB1 Rev. B – Proposed Outbuilding.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                      | Decision  | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20250007  | Erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration.                                 | Permitted | 03.03.2025    |
| 20200400  | Demolition of rear garage and erection of two storey side extension, single storey rear extension, first floor rear extension, new roof structure with accommodation in the roof space including rear dormers and general elevation alterations. | Permitted | 23.06.2020    |
| 19930191  | Erection of two storey rear extension to form a lounge with two bedrooms over with covered swimming pool at the side.                                                                                                                            | Permitted | 26.07.1993    |

### Development Plan

#### Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

#### National Planning Policy Framework (2024)

- 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 Guide (2021)
- Design for Gravesham – Design Code (2024)

### **Consultations, Publicity and Representations**

#### Consultees

No response from:

- Ward Councillors

#### Neighbouring properties

3 surrounding properties were consulted with an overall consultation expiry date of 29.08.2025 – no comments received.

### **Officer's Analysis**

Procedural note – a revised drawing was received shortly before the determination date moving the proposed outbuilding to a different location but due to the late stage of this being received in the application process this has not been accepted.

The application site consists of a two storey detached dwelling, the site is located in an Area of Archaeological Potential.



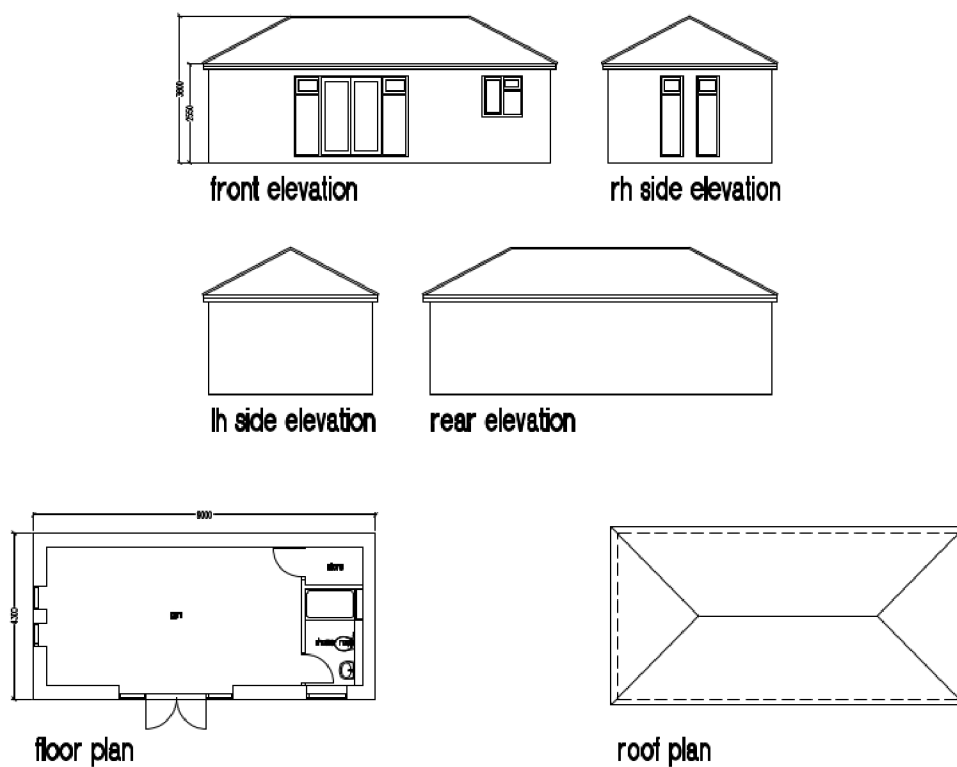
Planning permission was granted for extensions to the property in March (ref. 20250007) which was for 'Erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration'.

This current proposal is for demolition of existing garage and erection of pitched roof outbuilding to rear garden and erection of pitched roof garage to front garden.

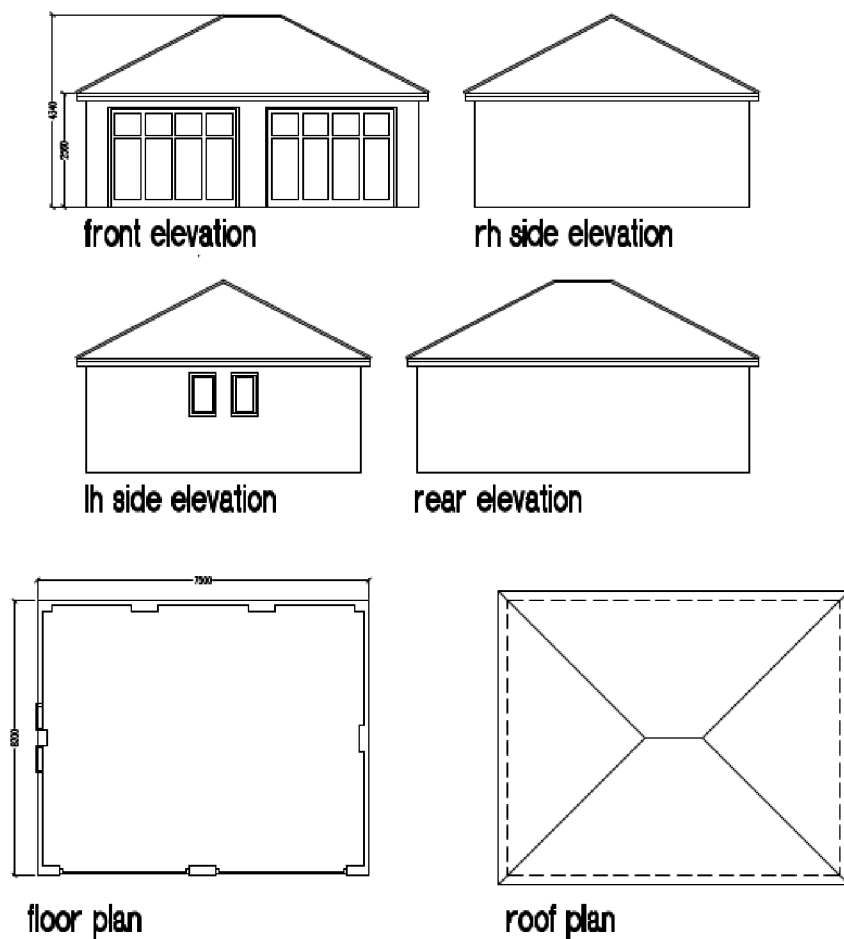
For ease of reference the existing and proposed block plans are shown below:



The existing and proposed plans and elevations for the proposed outbuilding are:



The existing and proposed plans and elevations for the proposed garage are:



The principle considerations in the assessment of the application are:

### Design, Character and Appearance

#### *Outbuilding*

The existing garage in the rear garden would be removed and the proposed outbuilding would be built on the site of the garage to a slightly larger footprint. The existing garage is 7.1m in length and 3.4m in width with a footprint of 24 sq. m and a gable end roof (seen behind the white painted dwelling below):



The proposed outbuilding on its site would be 9m in length and 4.3m in width with a footprint of 38.7 sq. m. It would have a hipped roof to a height of 3.7m to the ridgeline with a door and window in the front elevation and two windows in the right-hand side elevation. The proposed outbuilding would be on the same site and to a similar size as the existing garage building and only slightly larger but in any case, the size of the outbuilding is considered subservient to the host dwelling and plot and a large amount of garden would remain. It would be well designed with a sympathetic roof and painted render and tiles to match the main roof. The outbuilding would be located at the rear of the property and therefore no impact on the streetscene. It would be used as a gym and store which would be purposes incidental to the enjoyment of the dwellinghouse with a shower room which would be primary living accommodation. Should permission be forthcoming it would need to be conditioned that the outbuilding is ancillary to the host dwelling etc.

Overall the proposed outbuilding is considered subordinate in scale to the host dwelling and plot, well designed in keeping with the main dwelling and would not impact on the streetscene.

#### *Garage*

The proposed garage would be located in the south-east corner of the front garden and would be 7.5m in width by 6.2m in depth. It would be a double garage with two garage doors in the front elevation, two

windows in the left-hand side elevation and no windows in the right-hand side or rear elevations; it would have a pitched roof.

In respect of garages the Householder Extensions/Alterations Design Guide (2021) sets out they should reflect the design, materials, character and style of the existing property. Furthermore, that garages should not be located in a position which would detract from the attractiveness of the street scene and usually garages should be positioned to the side of a dwelling.

Any garages to the front therefore need to be carefully considered. In Watling Street garages forward of the dwellings in front gardens is not a common feature. There is one single garage in the front garden of 'Wayside' which is two properties to the west (permitted under ref. 20080018). Also planning permission has been granted for a single garage at the property to the west of that 'Santona' (20250062). Whilst not a common feature in Watling Street it is considered that on balance given these other garages, a garage to the front of the application dwelling would be potentially acceptable. However, the matter of the size and scale of the proposed detached double garage needs to be considered.

As stated, a double garage is proposed at the application property whereas they are single garages that have been permitted at the nearby dwellings 'Wayside' and 'Santona'. These single garages are much more modest structures subordinate to the scale of the host dwelling and not such an overly dominant feature on the streetscene. The permitted garage at 'Wayside' is 3.6m (width) by 6m (length) and the permitted garage at 'Santona' is 3.5m x 3.5m. As can be seen these are much smaller structures than the double garage proposed at the application property which would be 7.5m (width) by 6.2m (depth).

The garage building as proposed would be a very large garage building that would be an overly dominant structure in the front garden. This is due to its excessive width at 7.4m due to being a double garage and also due to its height at 4.3m. As stated, garages should be located in a position which would not detract from the attractiveness of the streetscene and should be positioned to the side of a dwelling, for example such as the existing garage at the property is. The siting of one in a front garden is by its nature much more visible and stands to therefore impact negatively on the streetscene.

In this case garages in the front gardens are not a predominant feature in Watling Street and those two examples that there are at 'Wayside' and 'Santona' are single garages only. They are much smaller structures which at least have less of an impact on the streetscene. The proposed double garage however, by virtue of its siting and scale would be an overly dominant feature which would have a harmful impact on the character of the streetscene.

It is important to note that there is hedgerow along the front and east side boundaries of the application dwelling which would obscure views of the garage currently but hedgerow is not a permanent feature and could be removed at any point; it does not therefore make the siting of the proposed double garage in this location would be acceptable.

Overall, in respect of design, character and appearance whilst the proposed outbuilding in the rear garden is considered acceptable, the proposed garage in the front garden is not. As such in respect of design, character and appearance the proposal is contrary to Policy CS19 (LPCS).

#### Amenity of Occupiers

Existing garden area and rear garden depth = 487.9 sq. m and 31m  
Proposed garden area and rear garden depth = 473.5.9 sq. m and 31m

The proposed garden area and depth would still exceed the minimum garden area and rear garden depth set out in SPG2 and in respect of the amenity of occupiers the proposal would therefore be compliant with Policy CS19 (LPCS).

#### Neighbouring Amenity

Due to the siting of the new outbuilding on the site of the existing garage site and it being only slightly larger, it would not result in any additional impact over the current situation on the neighbour to the west 'Jessimon'. There are no windows which would be facing that property therefore no overlooking. The outbuilding would have no impact on the other adjoining property to the east 'Tree Tops' due to the distance to that property.

Due to the siting of the proposed garage in the south-east corner of the front garden far from either of the neighbouring properties it would cause no impact on either property with regards overshadowing, loss of outlook.

As such in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

#### Parking and Highways

The proposal would result in the loss of an existing but a double garage is proposed, there is also space for several vehicles on the driveway. As such there would be no loss of parking provision at the property. The internal measurements of the garage are 7.2m in width and 6m in depth which therefore meets the minimum standards as set out in SPG 4 – KCC Parking Standards (2006). As such in respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

#### Other

##### *Archaeology*

The site is in an Area of Archaeological Potential but given the nature of the proposed outbuilding on the site of an existing garage and the proposed garage would be built in the front garden of an existing dwelling it is considered unlikely that there would be any impact on archaeology. As such in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

#### Any Other Material Planning Considerations

None.

#### **Conclusion**

The proposal is acceptable in respect of occupier amenity, neighbouring amenity and parking and highways. It is not however acceptable in respect of design, character and appearance due to the proposed double garage in the front garden. As such the proposal is contrary to local and national planning policy.

#### **Recommendation**

Refusal

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

|                      |                                                                                     |                     |                                                                                      |
|----------------------|-------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison                                                                 | <b>Team Leader:</b> | <b>Richard Hart</b>                                                                  |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 11th September 2025                                                                 | <b>Dated:</b>       | <b>12<sup>th</sup> September 2025</b>                                                |