

Delegated Report

Householder Planning Application

Application No:	20220257
Location:	57 St Albans Close, Gravesend, Kent, DA12 5SF
Description:	Demolition of single storey side extension containing storage facilities and demolition of detached garage, erection of new detached double storey garage with storage facilities in the attic, erection of new 1.1m high front fence and engineering works to extend patio at rear.
Applicant:	Ms Ilona Cwierzona
Site Visit Date:	21 June 2022

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form

Drawing no. 015-000 Rev. P1 (Site Location Plan)
Drawing no. 015-001 Rev. P2 (Existing Site Plan)
Drawing no. 015-002 Rev. P1 (Demolition Plan)
Drawing no. 015-010 Rev. P1 (Existing Ground & First Floor Plan)
Drawing no. 015-011 Rev. P1 (Existing Roof Plan)
Drawing no. 015-020 Rev. P1 (Existing North (Front) Elevation)
Drawing no. 015-021 Rev. P1 (Existing South (Rear) Elevation)
Drawing no. 015-022 Rev. P1 (Existing West (Side) Elevation)
Drawing no. 015-101 Rev. P2 (Proposed Site Plan)
Drawing no. 015-110 Rev. P1 (Proposed Ground & First Floor Plan)
Drawing no. 015-111 Rev. P1 (Proposed Roof Plan)
Drawing no. 015-120 Rev. P1 (Proposed North (Front) Elevation)
Drawing no. 015-121 Rev. P1 (Proposed South (Rear) Elevation)
Drawing no. 015-122 Rev. P1 (Proposed East & West Side Elevation, Section A-A)

The originally submitted plans showed an incorrect boundary line around the site and these were subsequently revised. The following plans have therefore been superseded:

~~Drawing no. 015-001 Rev. P1 (Existing Site Plan)~~
~~Drawing no. 015-101 Rev. P1 (Proposed Site Plan)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
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19632360	Garage	Permitted	03.09.1963
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Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Consultations

KCC Heritage

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

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties and on site. The consultation periods expired on 31 March and 15 July 2022 respectively.

One letter of representation has been received raising a query about a fence that has been erected at the rear of No. 57, extending the garden of the property onto land (access road) not owned by the applicant, blocking access to properties in Taunton Vale.

Local Ward Councillors were also consulted, and no responses were received.

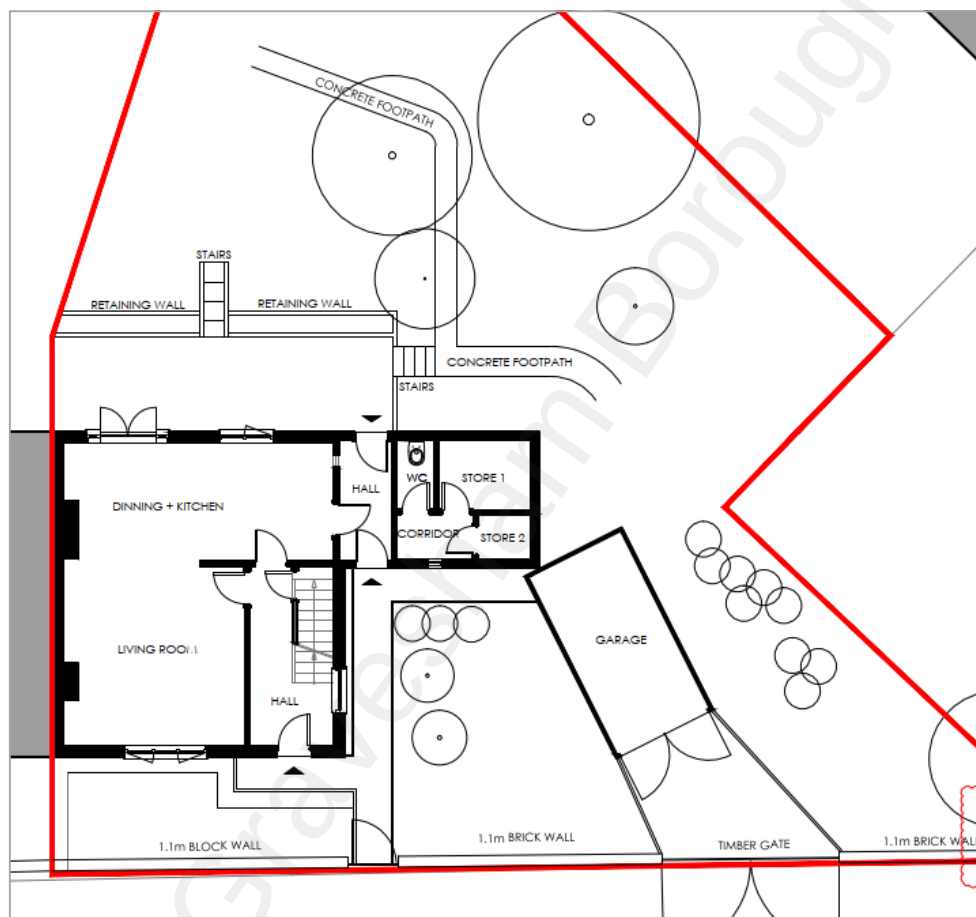
Analysis

Proposal

This application seeks permission for the demolition of the single storey side extension containing storage facilities and the demolition of the detached garage, the erection of a new detached double storey garage with storage facilities in the attic, the erection of new 1.1m high front fence and engineering works to extend the patio at the rear.

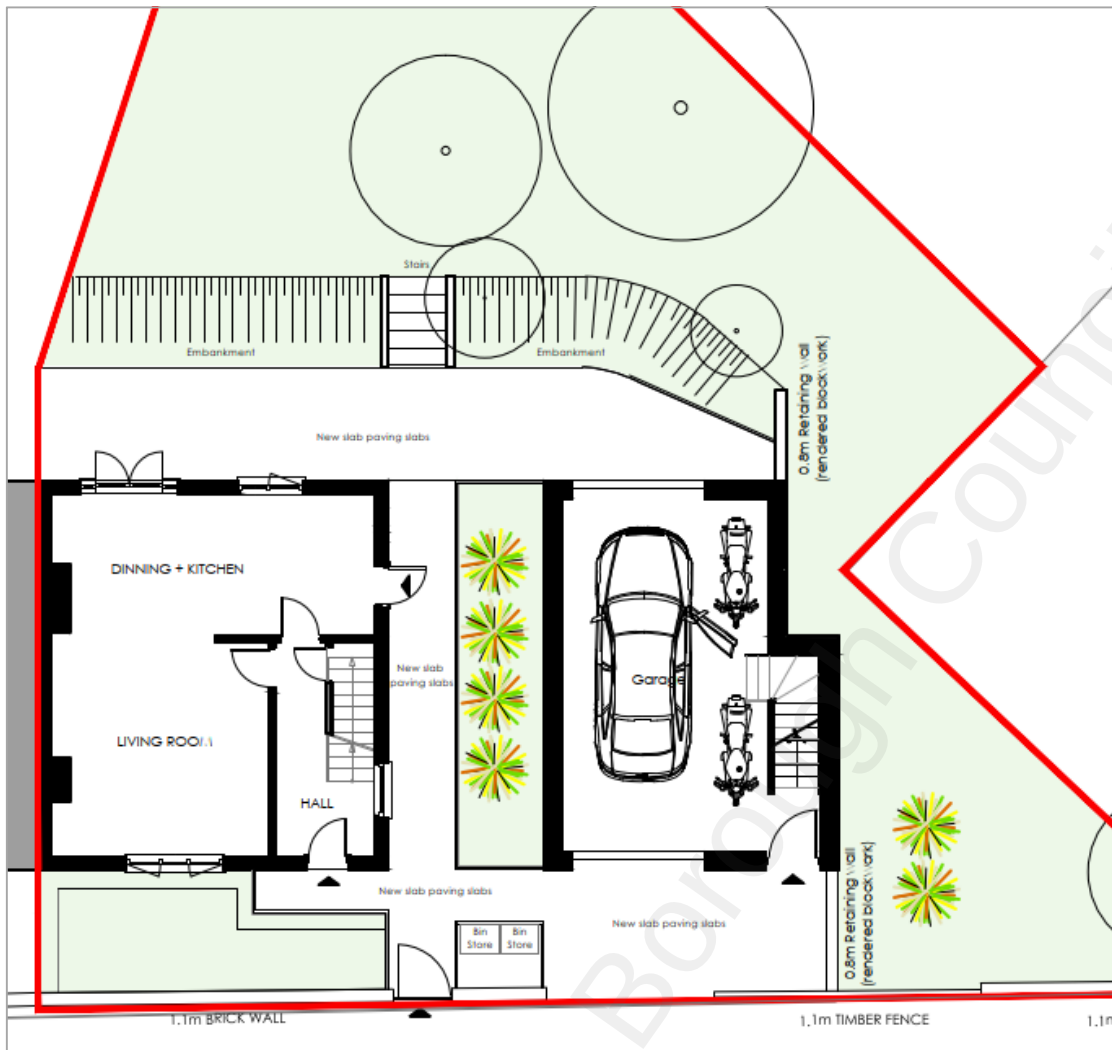
The existing single storey side extension contains storage space and a WC. It is accessed from the front and rear. The existing detached garage lies at an angle to the house:

Existing site plan:

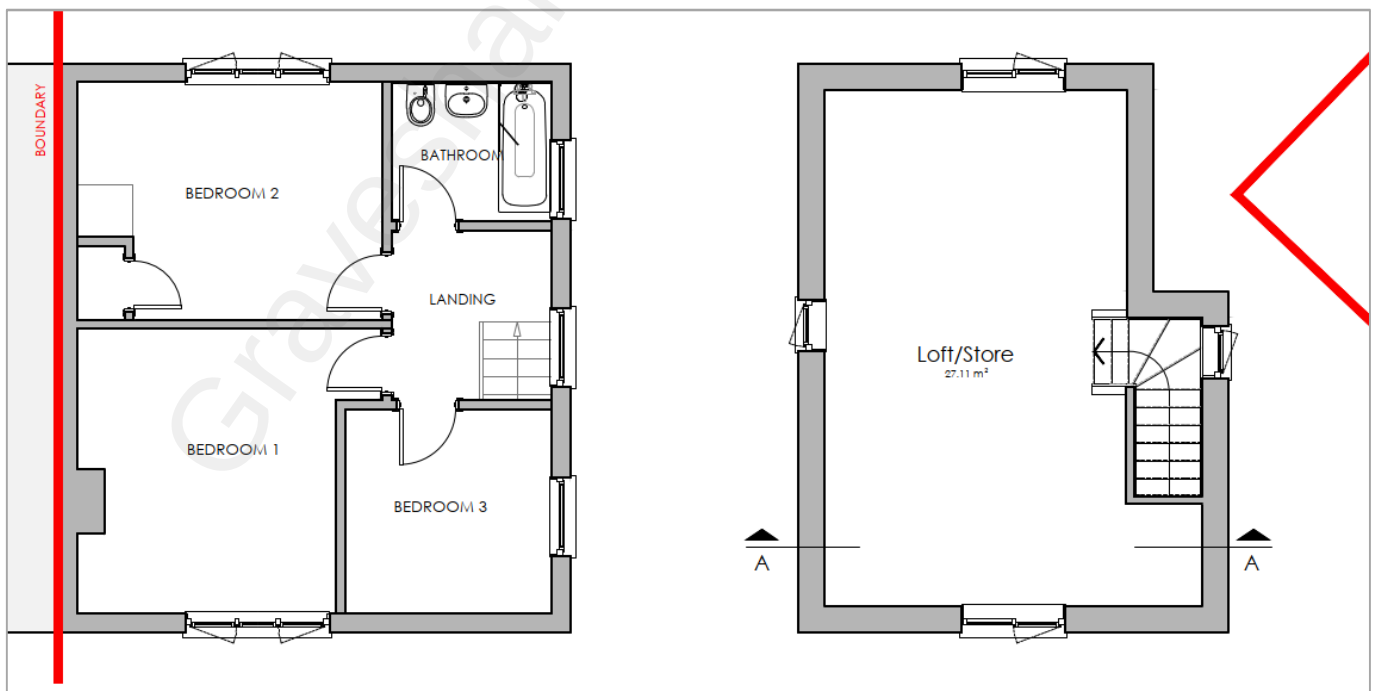


These will both be demolished to make way for the proposed detached garage adjacent to the dwelling:

Proposed site plan:

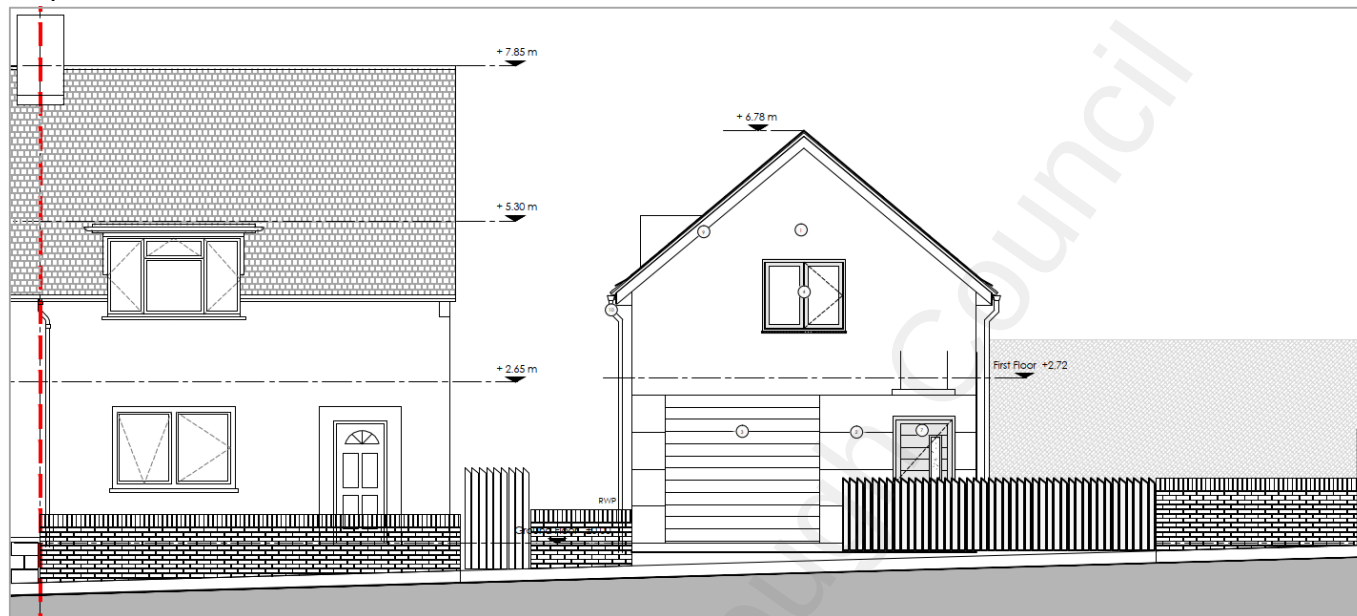


Proposed first floor:



The detached garage will contain space for vehicles on the ground floor and storage on the first floor. It will be approximately 7.5m deep and 5.7m wide. The building will have a pitched roof with a gable to the front and rear. The top of the roof will be 6.8m high, and the eaves will be 4m high.

Proposed front elevation:



There will be a garage door and door to the front elevation, and a full-length window to the rear. There will be small windows to the first floor at the sides and larger windows to the front and rear elevations.

The application form states the proposed materials will include white rendered walls and ceramic roof tiles in grey. Windows and doors will be white UPVC, with a timber entrance door and a grey aluminium overhead garage door.

A 1.1m high timber fence to the front boundary and some engineering works to the rear are also shown on the submitted plans. These have been added to the description, but due to their minor nature, reconsultation was not considered necessary and neither are problematic due to the existing height of the boundary treatment and the existing differences in site levels at the rear.

It would appear that some fencing has been put up across parts of the front boundary that does not match the submitted plans, and that is higher than 1m. As the site has partly been cleared and opened up, this would appear to be temporary as it is across the existing vehicle access. An informative should be added to the decision to advise this fencing does not have planning permission.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed detached outbuilding, the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, together with its impact on highway safety and parking provision.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high

quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site is in a residential area of mixed character within the urban boundary of Gravesend. The application property is a two storey semi-detached dwelling with a shallow front garden and further gardens to the side and rear. The existing detached garage was to the side of the property and has historically had double gates serving it, reached via an access past the front of the property leading through to Taunton Vale. (From the site visit it was seen that the existing detached garage has now been demolished.)



From a design point of view, the proposed garage/storage building would be a lot larger than the (now demolished) single storey garage and particularly as it would be two storeys in height it will appear much more dominant in the street scene. It is therefore determined that the garage building is of an excessive height for such an ancillary building in the urban area and is also of an excessive size being the same footprint as the main house. This is considered to be at odds and out of character with the appearance of the existing modest semi-detached house and surrounding residential area, where ancillary outbuildings are single storey in nature.

There is also a concern about the potential severance of such a large building from the main dwelling, which will be examined further below.

The proposal is therefore considered to be an inappropriate, excessively large and dominant

development that would have an adverse impact on the character and appearance of the existing dwelling and street scene. The proposal would therefore fail to accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021) to be respectful of surrounding area.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The proposal would not add any further living accommodation to the property but would improve the storage and garage space that exists in the current layout. Garden space around the property will not be affected to any significant degree, as there would be no additions proposed beyond the existing footprints of the extension and garage. There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

There is a potential for the proposed building to be occupied independently, as it is detached from the main dwelling and separate access could be gained to it. There is no living accommodation proposed within the outbuilding, but this has the potential to be added once constructed. Given the internal floor area of 55m², it could reasonably serve as an independent self-contained unit of accommodation. If the proposed garage/storage building were to be severed from the main dwelling, however, there would be serious amenity concerns. There would be likely to be an inadequate amount of amenity space for occupiers, and privacy and overlooking concerns, which would all fail to meet required amenity standards. A subdivision of the plot would also be likely to lead to additional parking requirements. Such a proposal would not be acceptable.

However, the application must be determined as proposed. Planning permission is being sought for an ancillary building. The outbuilding is in close proximity to the main house and the space lost by the removal of the existing garage and single storey side extension would clearly be replaced within the proposed building. Its use is clearly set out on the plans and connected to the main dwelling. There is no separate independent access shown. To add to this, the severance of the building would not adequately serve as a separate self-contained unit of accommodation.

Therefore, a condition restricting the building as ancillary and related to the existing main dwelling would help prevent any adverse impacts on amenities from a potential subdivision. A condition restricting the physical subdivision of the plot with fencing etc. would also be appropriate. Based on the imposition of these conditions, the proposal would be acceptable in terms of amenity impact on future occupiers.

Neighbouring Properties

Due to the position of the proposed outbuilding a generous distance away from any neighbouring properties and its intended use for garaging and storage, the proposal would not have a significant overbearing impact and there would be no overshadowing or loss of light caused to the neighbouring properties.

There would also be no window within the building that would cause any loss of privacy to neighbouring properties.

It must also be considered that no representations have been received from neighbouring properties raising any amenity concerns.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be no change to the existing access or parking provision at the property. The site is located in a sustainable urban location and there have been no objections in relation to parking. It is not therefore considered that there would be any significant pressure placed on parking in the area as a result of the proposal.

However, the proposed outbuilding would only be acceptable on parking and highways grounds if it is ancillary to the occupation of the main dwelling. This would be ensured by the proposed restricted ancillary use condition discussed above. On this basis, it is therefore considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposal is considered to be unacceptable due to its excessive size and height being dominant and incongruous, which would fail to respect the character and appearance of this modest semi-detached dwelling in this urban residential area. The proposal would therefore be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

Refuse.

(For detailed reasons, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	20 July 2022	Dated:	20 July 2022