

Delegated Report

Householder Planning Application

Planning Application No: 20230720

Location: Thorpewood Newlands Lane Culverstone Gravesend

Description: Construction of new garage and boundary wall and for change of driveway finishes to block paving

Applicant: Oliver & Stephanie Porter & Price

Site Visit Date: 09.08.2023

Submitted Documents/Plans

- Application Form
- Schedule of Materials
- Drawing No: 8497-PD-006 (Proposed Site Plan and Elevations)
- Drawing No: 8497-PD-007 (Existing Site Plan and Site Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230697	Demolition of the existing conservatory, erection of new first floor and reconfigure roof including new rooflights. Erection of a single storey flat roof rear extension with roof light.	Refused	30.08.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out 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 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

GBC – Highways Officer

Whilst the access is existing the boundary wall is new and its location should be restricted so no part should obstruct the visibility at the access. As such I would recommend that no new wall or soft/hard landscaping over 850mm in height should be permitted within 2.4 metres of the carriageway.

The existing hedge is noted and requiring its removal for the current proposal may be difficult to sustain at appeal as there is no increase in traffic. But it is noted there are mirrors either side of the access to provide some visibility. Provided between April 2021 and May 2023 looking at the Google Street view images and one mirror has been damaged.



Google Street View March 2023

The use of Mirrors is disliked by the Highway Authority and their use is not permitted on the highway. The view can become obstructed or distorted by freezing, misting or rain making them useless as can be the

case if they are broken. The mirrors also tend to give a wide view, and whilst a regular user may become accustomed to the situation a visitor will not be aware of the limitations. It is therefore believed a reasonable requirement in highway terms for safety reasons to request the limitation of height of anything within 2.4 metres of the carriageway, although in Planning Terms it may be impossible to impose any restrictions on the existing situation.

Neighbouring properties

The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 8th September 2023 and one objection was received. It should be noted that the property to the west known as 'Triple Oak' no longer has a postal address, as such a site notice was displayed on site.

The main points raised in the objection were:

- Hedges on the proposed plans do not belong to applicant
- Loss of green views and light will be substantially less.
- Frontage of neighbouring property will be looking into a line of buildings and devalue property.
- The bungalows garage originally was on the other side and the space is still there for it to be replaced in that position.
- On the plans it states removal of conifers and build a brick wall these don't belong to the applicant.

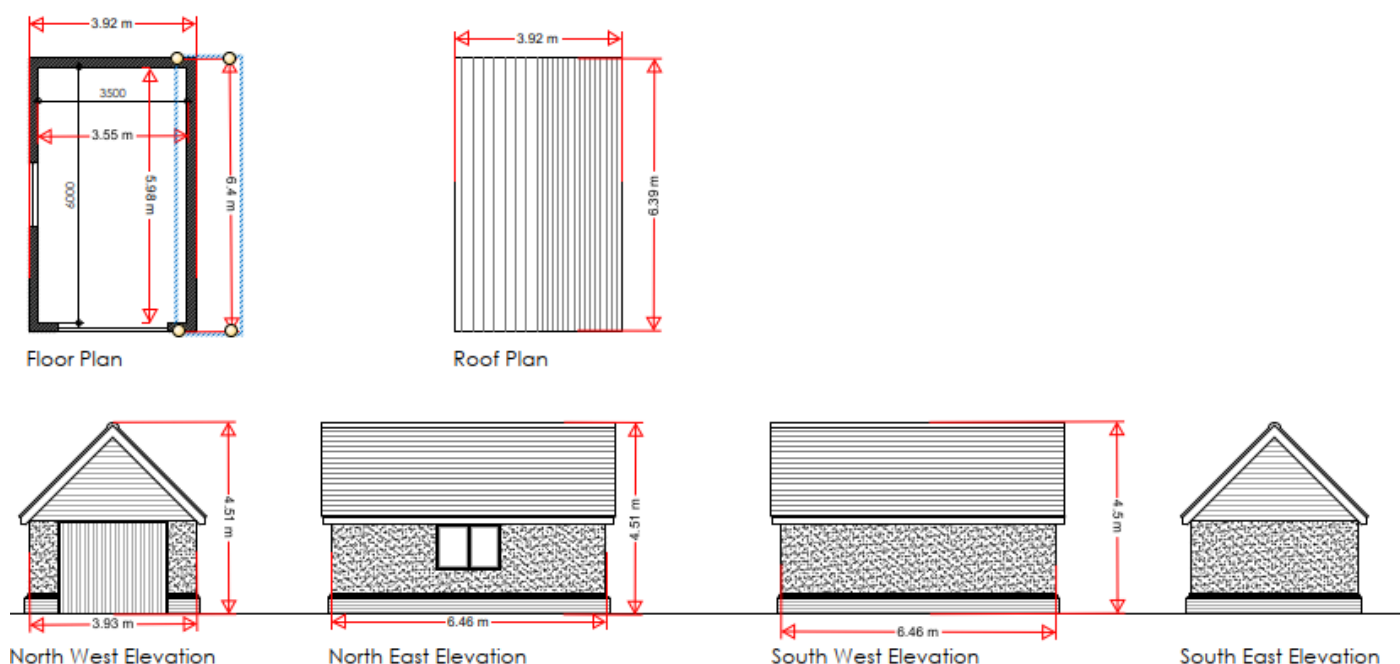
Some of the points raised are not material planning considerations and will not be considered as part of the decision-making process. Boundary disputes are a civil matter for which independent legal advice should be sought. The planning process does not consider devaluing of property as a material consideration.

Analysis

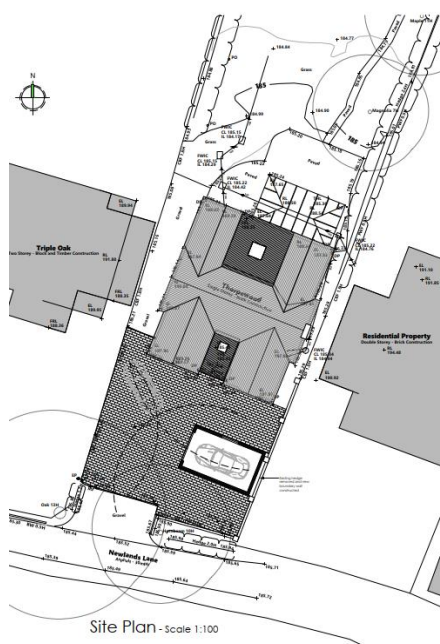
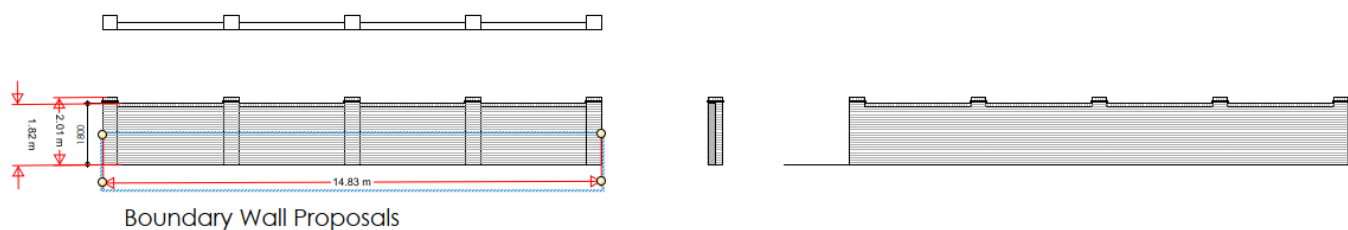
Proposal

The proposal seeks to erect a single store garage with a pitched roof.

Proposed Elevations



Garage Proposals



Character and Appearance

The application site is a modest detached bungalow, which lies to the north side of Newlands Lane, within a rural settlement inset from the Green Belt. Newlands Lane is narrow for much of its length with limited passing places and development is located directly opposite open fields. The open nature of the site is also defined by the open field located further to the west beyond the adjoining property known as 'Avoca'.

The application bungalow is positioned between Triple Oak and Monk Silver. Monk Silver is positioned to the East and Triple Oak is positioned to the West, both dwellings are two storeys in height. The proposed garage will be located on the shared boundary with Monksilver.



Garages and hardstanding to the front of properties is not uncommon within Newlands Lane, the property neighbouring Monksilver to the East known as Newlands House has a dual pitch structure in the front garden which is positioned in close proximity to the common boundary.



And so it is considered that a garage would not be out of character to the area. In terms of design the proposed garage is designed with a dual pitch arrangement and red facing brick with white render. The roof will be finished with a natural slate and light grey Cedral cladding to the gable ends. The proposed drive way will be constructed using block paving.

The garage is situated in close proximity to the common boundary but is not on it and so there is no concern of encroachment. The existing hedge arrangement does appear to be within the neighbouring boundary however this is not for the Local Planning Authority to determine.



The Council's adopted design guidance states:

10.18 In order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car and 5.5m by 6m width for 2 cars.

The proposed garage is 6m x 3.5m internally, the deficit is minimal and a refusal on this basis is not considered balanced, nor would it be sustainable should the refusal be appealed.

The proposed garage is appropriately designed and compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal is considered to adequately safeguard the amenity of existing occupiers as the garage is located to the front of the property and would not deprive the existing property of any private amenity space.

Neighbouring Amenity

Triple Oak which is situated to the West is not liable to be impacted in terms of privacy, loss of light or outlook as the garage is located away from the common boundary with this property, furthermore the garage is not a habitable room and a condition will be imposed to ensure this is used for the parking of motor vehicles only as a means of ensuring privacy going forward.

The property known as Monksilver is situated to the East of Thorpewood. The proposed garage will be located in close proximity to the common boundary between these properties and there is a window proposed in the North Elevation which will face this property. The proposed window would not pose any significant privacy issues as the garage use will be conditioned for vehicle parking only.

In terms of loss of light and outlook, the garage height is not excessive and the position of the garage is set some 7.2m away from the living room window of Monksilver which has some high level shrubs which would restrict outlook and light in the afternoon from the ground floor window anyway. Furthermore, it is noted that the living room window of Monksilver is secondary as there is another window positioned in the rear elevation.



The bedroom window in the front elevation would not be materially harmed in terms of light and outlook due to the height of the proposed garage. At 4.5m high it is not excessive and would fall below the windowsill of the front bedroom. The existing hedging if maintained would largely obscure the presence of the garage and their removal would provide more outlook as the shrubs occupy a larger proportion of the common boundary in comparison to the proposed garage. However it is hoped that the hedges are maintained for biodiversity purposes, but with the limited powers of the planning authority the ownership dispute means there is no remit to determine the fate of the hedging.

The proposed development is considered to adequately safeguard neighbouring amenity and complies with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines (2020).

Parking and Highways

There is adequate frontage to the property to accommodate multiple vehicles at any one time and the proposed garage is deemed compliant with the requirements of SPG4 – KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed garage is recommended for permission subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03/10/2023	Dated:	4th October 2023