

Delegated Report

Householder Planning Application

Planning Application No: 20221318

Location: 33 St Davids Crescent Gravesend Kent DA12 4AS

Description: Retention of outbuilding.

Applicant: Mr Ahmad Mowafak Alzaim

Site Visit Date: 02.03.23

Preliminary Matters

During the site visit, it was noted that the room shown as 'dressing room' on the plans currently has the appearance of a bathroom/shower room. Additionally, there appeared to be some kitchen units in the room annotated 'gym room 2'. As such, the agent was emailed on 03.02.23 to provide clarification on the use of the outbuilding and whether it would be used as a gym or an annexe. A response was received on 03.03.23 to confirm *the outbuilding will be used as a gym place and is not an annexe.*

Submitted Documents/Plans

Application Form;
Supplementary Information – Email chain with agent confirming outbuilding will be used as a gym (received on 03.03.23);
Block Plan – Pre-Existing (received on 10.01.23);
Block Plan – As Built (received on 10.01.23);
Floor Plan – Pre- Existing (received on 10.01.23);
Floor Plan and Roof Plan – As Built (received on 10.01.23);
Floor Plan and Details A B C – As Built (received on 10.01.23);
Elevations – Pre-Existing (received on 10.01.23);
Front Elevations – As built (received on 10.01.23);
Side Elevations – As Built (received on 10.01.23);
Rear Elevation – As Built (received on 10.01.23); and
Location Plan (received on 10.01.23).

Relevant Planning History

No relevant history

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

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);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

GBC- Highways Officer

This proposal raises concerns as it removes a garage from an existing property without providing any replacement.

Referring to the latest Google Street View image, the on street parking that occurs on this road is a mix of parking just on the carriageway, but also partially on the footway which is not acceptable.



Google Street View November 2022.

Also given the size of the proposed gym with two rooms and a dressing room, there is a risk that the building could be used for commercial purposes, which would require further consideration on how to control it, if permitted.

On the basis of nil detriment, I would suggest refusal unless a replacement parking space is provided and if you are minded to approve the gym should be restricted so no commercial activity can take place.

STG Building Control Partnership

No comments.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 25.01.23 and no responses were received. The overall consultation period expired on 17.02.23.

Officer's Analysis

33 St Davids Crescent is a two storey semi-detached property located south east of the highway.



This application proposes the retention of an outbuilding in the rear garden; formally used as a garage and for storage purposes. The outbuilding has since been extended and roof alterations have been made. It was noted on the site visit that the rear garden is not level, and the outbuilding is located on the higher level of the garden, similar to the layout at neighbouring property; No.31 St Davis Crescent.

Design, Character and Appearance

The plans indicate the outbuilding will be used as a gym with 2 gym rooms and a dressing area. It has the following dimensions:

- Height 3.29m
- Width 4.77m
- Depth 7.31m
- Eaves height 2.41m

The outbuilding is large and has been constructed with a dual pitched roof, with rooflights in the roofslopes. In order to ensure appropriate external materials will be used throughout the development, the decision will include a condition that will require full details of the external materials to be submitted to and approved in writing by the Local Planning Authority within 30 days of consent. This will include windows, doors, render,

and guttering.

On balance and with consideration to the former garage in situ, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space will be sufficient for this property. As such, the proposal is in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

The loss of the garage will be discussed in the Highways and Parking Section of this report.

Neighbouring Amenity

No neighbour responses were received, however the development has been assessed in terms of neighbouring amenity below.

The proposal, in situ, will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. The plans show that the outbuilding is set away from the shared boundary with No.35 by approximately 4.30m. Additionally, the outbuilding will not project any further forward than the existing garage, and No. 31 has an existing shed/outbuilding and garage located directly adjacent to the shared boundary. Furthermore, the outbuilding does not provide habitable rooms and as such, new fenestration does not pose any privacy concerns. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

Gravesham's Highways Officer has raised concerns with the loss of the garage due to nil detriment. Although the loss of the garage is not ideal, no additional bedrooms are proposed as a result of the development. Furthermore, the pre-existing plans indicate the garage did not comply with the preferred garage size set out by SPG 4 - KCC Parking Standards (2006) which means it was unlikely to be used for parking a modern car and as such; there is no change to the existing parking arrangements. On balance, the proposal is considered acceptable in terms of highways and parking.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the existing outbuilding is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to be impacted by this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use and therefore a watching brief condition will be added to the decision notice.

Conclusion

The outbuilding is considered to be acceptable. The proposed external materials will be subject to a condition; to ensure a satisfactory visual relationship between the old and new development. Furthermore, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	6th March 2023	Dated:	6th March 2023