

Delegated Report

Householder Planning Application

Planning Application No: 20221270

Location: 45 Kitchener Avenue Gravesend Kent DA12 5JF

Description: Retention of rear out building/office

Applicant: Mrs Mulikat Oluwabunmi

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 26/11/2022;
Drawing Number GA400 (OS and Block Plans – Existing and Proposed);
Drawing Number GA403 (Block Plan – Existing and Proposed);
Drawing Number GA401 (Floor Plans – Existing and Proposed); and
Drawing Number GA40 (Elevations – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

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); and
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – No responses

Neighbouring properties

Seven surrounding properties were consulted and one representation was received. The representation raised objection to the development for the following reasons:

- Poor Design
- Proximity to fence
- Removal of soil
- Position of flue

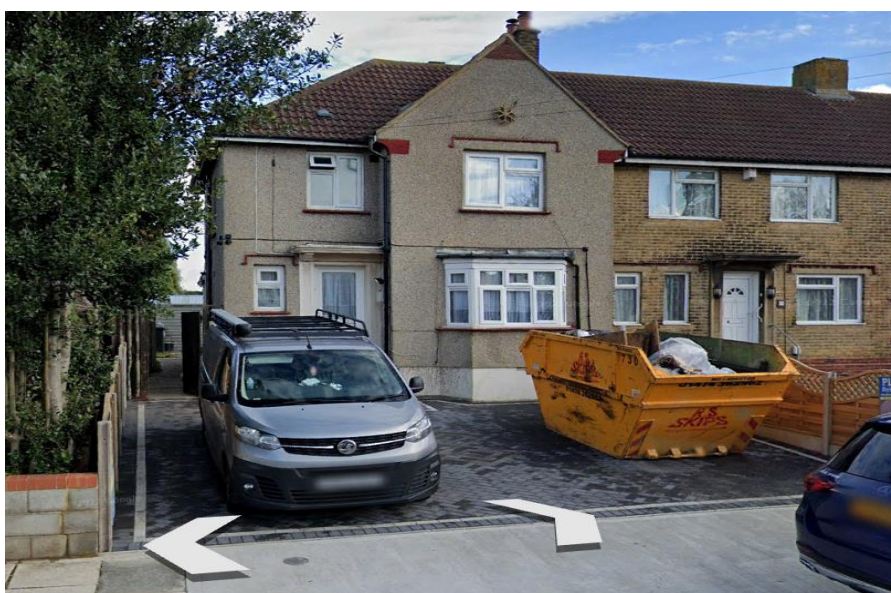
These concerns will be assessed within the following report.

The consultation period expired 6th January 2023.

Officer's Analysis

Design, Character and Appearance

45 Kitchener Avenue is a two storey, end of terraced house in use as a single dwelling, located on the Eastern side of the highway. The property is hard paved to the front to provide parking for two vehicles. The garden at the rear extends out to approximately 15.43m post development of outbuilding.



The application looks to gain retrospective planning permission for an outbuilding in the rear garden. The

outbuilding has a flat roof and will be used as an office with shower room. It is set-in from the boundary at all sides by a minimum of 0.58m. The dimensions of the outbuilding are listed below:

- Depth – 5.5m
- Width – 4m
- Height (max) – 2.8m
- Height (eave) – 2.71m

The outbuilding is rendered to the side elevations and timber clad to the front. There are bi-fold doors to the front elevation and a window serving the WC to the eastern elevation.

Neighbour representation referred to the poor design of the outbuilding. However, it is considered that the outbuilding is not excessive in size or bulk and is constructed using appropriate materials.

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 outbuilding is considered acceptable in terms of design and accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden, post-development will have a depth of 15.43m and an approximate area of 121.36m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

The outbuilding is not liable to impact the light or outlook to the neighbouring properties.

Neighbouring concerns were raised regarding the proximity of the outbuilding to the boundary fence. The outbuilding measures a minimum of 0.58m from all boundaries which is considered to be an adequate distance and therefore does not have any detrimental impacts on neighbouring amenity.

A concern was also raised with regards to the positioning of the flue to the rear elevation, serving the boiler. Taking into consideration the domestic use of the flue and the proximity from the useable amenity space of the surrounding properties, this is not deemed to be detrimental to the neighbouring amenity space.

No engineering operations have occurred on site with land levels and issues with the boundary fencing surrounding the site would be a Party Wall issue.

The outbuilding includes a window to the flank elevation fronting the boundary to 43 Kitchener Avenue and serving the WC/shower room. A condition will be imposed to ensure that this window is obscure glazed.

Overall, 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).

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 and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

(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:	27th February 2023	Dated:	6th March 2023