

Delegated Report

Householder Planning Application

Planning Application No: 20240314

Location: 29 Boucher Drive Northfleet Gravesend Kent

Description: Retrospective application for the erection of an outbuilding.

Applicant: Stoyan Bakalov

Site Visit Date: 13th May 2024

Submitted Documents/Plans

Application Form Dated 30/03/2024;
Site Location Plan;
Block Plan – Existing;
Block Plan – Pre Existing;
Drawing Number A05 (Floor Plan and Roof Plan –Pre Existing);
Drawing Number A06 (Floor Plan and Roof Plan – Existing); and
Drawing Number A07 (Elevations – Existing).

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

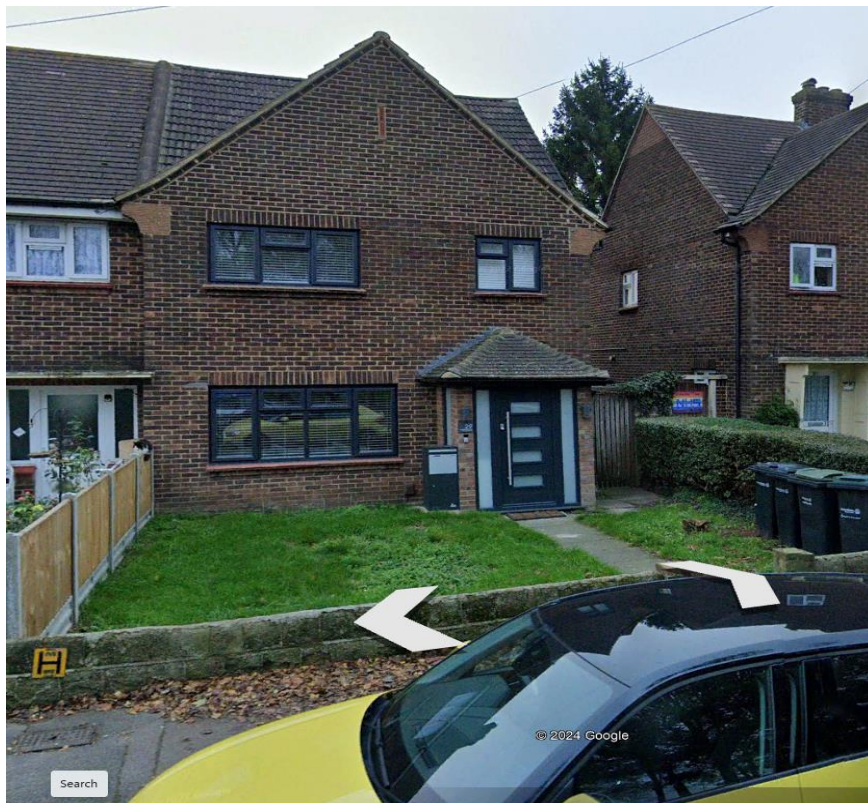
Neighbouring properties

4 surrounding properties were consulted and a Site Notice was displayed on 15th April 2024. No responses were received and the consultation period ended on 10th May 2024.

Officer's Analysis

Design, Character and Appearance

29 Boucher Drive is a two storey end of terraced dwellinghouse located to the Eastern side of the highway.



The property is soft landscaped to the frontage and has been extended to the rear with a single storey extension and a dormer to the rear roof slope. The application site benefits from vehicular rear access.

The application proposes the retention of outbuilding at the base of the rear garden to be used as a garage. The outbuilding has a flat roof and is set in from the neighbouring boundary by 0.12m. The dimensions of the outbuilding are listed below:

Depth (max): 6.19m
Width (max): 3.23m
Height (max): 2.8m
Height (eave): 2.42m

The outbuilding is finished with a felt flat roof and rendered grey. There is a black aluminium garage door to the rear elevation and a door to the front elevation.

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 accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The policy goes on to state that all 'new developments will located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants' and accord with the adopted Residential Layout Guidelines' (RLG) (2020).

Post development the application site retains a garden area of 107.29msq and a minimum depth of 11.71 and as such is in accordance with current policies.

Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The outbuilding is located to the base of the rear garden and is set away from neighbouring properties, therefore 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.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

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:	15th May 2024	Dated:	21st May 2024