



Delegated Report

Householder Planning Application

Planning Application No: 20220427

Location: 3 Via Romana Gravesend Kent DA12 4UL

Description: Erection of an outbuilding

Applicant: Mr Mohammed Malik

Site Visit Date: 25.05.2022

Submitted Documents/Plans

Application Form Dated 19/04/2022;
Drawing no. 3VR/A3/02 (Floor Plan and Elevations – Proposed);
Drawing no. 3VR/A3/01 (Floor Plans and Block Plan – Existing with Site Location Plan); and
Drawing no. 3VR/A3/02 (Block Plan and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20210820	Single storey rear extension with a depth of 5.5 metres, maximum height of 2.9 metres and eaves height of 2.7 metres.	HPRIOR – Prior Approval Not Required	16.08.2021

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

No comments received

Neighbouring properties

6 surrounding properties were consulted and no representations were received. The consultation period expired 18th May 2022.

Officer's Analysis

Procedural Issues

Prior approval application 20210820 for a rear extension was permitted in August 2021. The extension is currently under construction as noted during the site visit. The extension is shown on all relevant plans provided.

Design, Character and Appearance

3 Via Romana is a two-storey semi-detached property in use as a single dwelling, located on the Northern side of the highway. The property has a front garden which has hard standing to provide parking for at least two vehicles and with a garage and some soft landscaping. The garden at the rear extends out to approximately 10m, taking into account rear extension currently under construction. There is one shed structure in the rear garden.



The application proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a flat roof and be used as a gym/games room with W/C and tool store. It is set-in from the boundary at all sides by a minimum of 0.4m. The dimensions of the outbuilding are listed below:

- Depth – 4m
- Width – 9.14m
- Height (max) – 2.8m
- Height (eave) – 2.53m

The outbuilding will be finished in render with a GRP covered flat roof. There will be two windows and a door to the front elevation and one obscure glazed flank window on the eastern elevation, serving the WC. All proposed windows and doors will be Upvc.

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 size, post-development of rear extension and proposed outbuilding, will have a depth of 10m and an approximate area of 100.55m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

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:	13th June 2022	Dated:	13th June 2022