



Delegated Report

Householder Planning Application

Planning Application No: 20230775

Location: 10 Harden Road Northfleet Gravesend Kent

Description: Erection of an outbuilding in the rear garden to be used as a games room and summer house.

Applicant: Mr Ian Pettman

Site Visit Date: 14th September 2023

Submitted Documents/Plans

Application Form;
OS Plan (received on 20.07.23);
Block Plan – Existing (received on 20.07.23);
Block Plan – Proposed (received on 20.07.23); and
Drawing No. 23/06/04 – Floor Plans and Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210908	Erection of a single storey rear extension.	Permitted	23.08.2021

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

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)

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, no responses were received and the consultation period expired on 14.08.23.

Preliminary Matters

Prior to this application being submitted, the applicant sought pre-app advice from the Local Planning Authority and it is noted that this application has not been sufficiently tailored to align with the advice given. The application will be considered against the development plan below.

Officer's Analysis

10 Harden Road is a two storey semi-detached property located north east of the highway.

Google Image

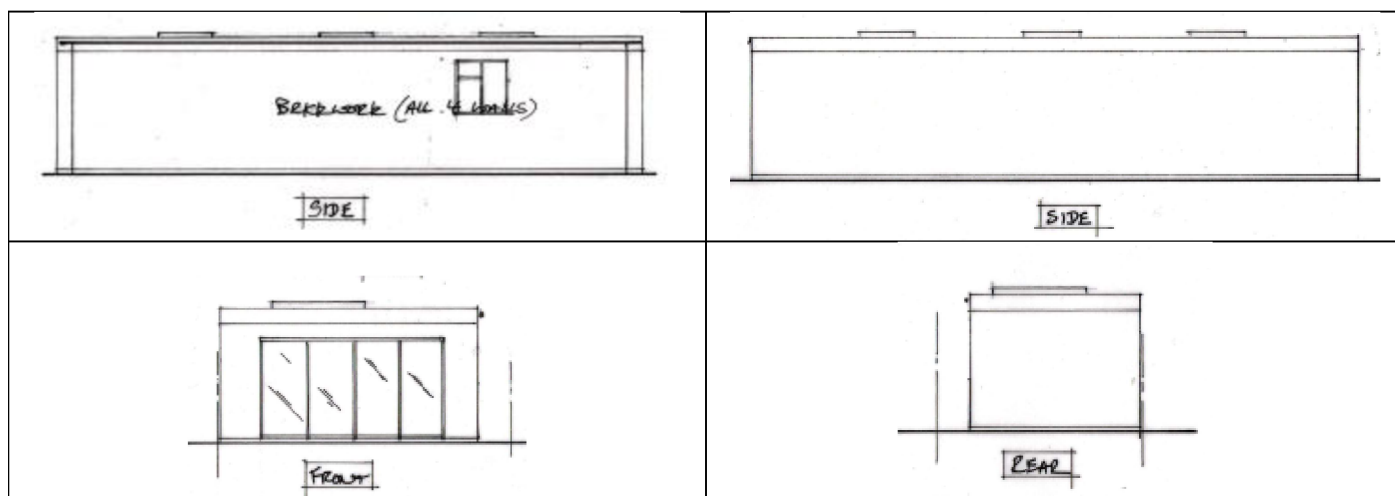


This application proposes the erection of an outbuilding in the rear garden.

Proposed Development

The outbuilding would be used as a games room and summer house and would have the following dimensions:

- Height (max) 2.70m
- Depth 11.00m
- Width (max) 5.19m
- Outbuilding Footprint 45.56sqm
- Footprint of main dwellinghouse (not including extension) 45.23sqm



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The Design SPD (2021) sets out specific guidance for outbuildings in sections 10.14-10.16:

10.14 An outbuilding should normally only be used for purposes incidental to the enjoyment of the house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and summer houses. A purpose incidental to a dwelling house does not include use as separate self-contained accommodation, or other primary living accommodation incorporating such components as a bedroom, bathroom, or kitchen. Proposals to provide separate accommodation or a commercial use (unless it constitutes working from home) in an outbuilding requires planning permission.

10.15 Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking / overshadowing of existing properties.

It was noted when visiting site that there are existing outbuildings within the curtilage of the dwellinghouse. One outbuilding in particular, which is proposed to be replaced by this application proposal, is already substantial. The plans included with this application show the proposed outbuilding to be on an overall larger scale than this existing structure. It would be constructed using acceptable external materials including brickwork and PVC windows and doors. However, as aforementioned above, the outbuilding would be substantial in scale, would have a large depth of 11.00m and a footprint that would exceed the footprint of the original dwelling itself. As highlighted by the inspector for a dismissed appeal at 55 Haynes Road, (Ref: APP/K2230/D/19/3222364), an outbuilding of large scale can be considered to be dominant and detrimental to the rear garden environment. The appeal has been included as an appendix for reference.

In addition to the above, the development would be within close proximity to neighbouring boundaries and with its large depth, would be highly prominent within the rear garden environment. As such, the proposal cannot be considered to be subservient and would instead dominate the garden of the host property.

Overall, the proposal is considered to be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

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 would comply with the requirements. As such the proposed development is considered to provide acceptable garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

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

On the site visit it was noted that there was an existing high boundary treatment between number 10 and number 8 Harden Road. However, the existing boundary treatment between number 10 and number 12 consists of a low chain link fence. In the rear garden it is possible to have a 2m high boundary treatment under permitted development rights. Notwithstanding this, the proposal in situ, would be highly prominent when viewed from neighbouring gardens. Although the overall height of the proposal is not excessive, when taken into account with the depth of the outbuilding and with consideration to the overall scale and its close proximity to neighbouring properties, it is likely to cause an oppressive effect and unneighbourly form of development. However it is unlikely to detrimental effect amenity in terms of privacy due to the nature of the outbuilding as a garden room.

In terms of privacy, the proposed window facing number 8 would not necessarily cause concern due to the existing high level fence and it could also be conditions to be obscure glazed. However, the extent of the bi-fold doors, orientation and proximity to number 12 raises some concerns in terms of neighbouring privacy, given the outbuilding is a garden room, on balance the impact is only minimal.

As such, while the proposal is considered an unneighbourly form of development due to its bulk and massing, the proposal is not considered to detrimentally impact on the amenity of neighbouring properties, as per Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed outbuilding would be excessive in size and scale, resulting in a disproportionate addition which would dominate the rear garden of the host property. In addition, the outbuilding would be clearly visible from neighbouring gardens due to low boundary treatments, which further emphasises the overall scale of the outbuilding along with its close proximity to neighbouring boundaries. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal.

(For detailed reasons for refusal and informatives see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th September 2023	Dated:	15 September 2023