

Delegated Report

Householder Planning Application

Planning Application No: 20241070

Location: 12 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Retention of outbuilding.

Applicant: Mr Kuldeep Singh Kandola

Submitted Documents/Plans

Application form
Drawing no. KK/30 (Site Location Plan)
Drawing no. KK/31 (Existing and Proposed Site Block Plans)
Drawing no. KK/32 (Proposed Ground Floor Plan and Section)
Drawing no. KK/33 (Proposed Elevations Sheet 1 of 2)
Drawing no. KK/34 (Proposed Elevations Sheet 2 of 2)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240284	Demolition of existing dwelling house and erection of new 4 bedroom dwelling house.	Permitted	23.05.2024
20231210	Demolition of existing dwelling house and erection of a 4 bedroom dwelling house.	Refused	27.02.2024
20010469	Erection of first floor rear extension to form enlarged bedroom with en-suite shower room/w.c.	Permitted	26.07.2001

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties. The overall consultation period expired on 20 December 2024.

Three letters of representation have been received from neighbouring properties. These raise concerns regarding:

- This is a new build that could be used for additional accommodation
- The intention is to possibly run a business from a residential dwelling
- Loss of biodiversity
- Sets a precedent
- The outbuilding could be removed without significant difficulty
- The building is already being doubled in size; this is unnecessary and excessive
- The bulk and height in relation to the surrounding properties

Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the retention of an outbuilding. The building is approx. 6.3m deep and 7m wide. It is built in an 'L' shape and is approx. 4m high with a pitched roof. It is shown to be used as a garden room store. It will have one window and door which will be located on the northern elevation facing into the garden as shown below:



Principle Issues

The site lies within the urban boundary of Gravesend, and has no particular site constraints or designations. As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2024 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the urban boundary and comprises a two storey detached dwelling that has permission to be demolished and rebuilt as a four bedroom detached dwelling. The street scene is mixed in design of property and there are numerous examples of outbuildings in the rear gardens of properties in Branchley Avenue and Orchard Avenue to the rear. These outbuildings vary in size and height. This particular outbuilding requires planning permission as it exceeds the height allowed under permitted development when located within 2m of the boundary (2.5m in height). Given the presence of other such outbuildings the proposed outbuilding will not be out of character with the surrounding area. In terms of size, it is comparable to other neighbours outbuildings such as that at number 12 Orchard Avenue, albeit slightly taller. The height of the building is not considered significant and will not harm the surrounding character and appearance of the area and therefore no objection is raised.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The rear garden of the property is substantial and the area and depth that remains meets the adopted residential space standards. Therefore no objection is raised.

Neighbouring Properties

The building comprises a single storey structure to the rear of the rear garden. As it is single storey it will have no detrimental impact on any neighbouring property in terms of loss of privacy, sunlight or daylight. Concerns have been raised with regards to loss of a view however this is not a material planning consideration. There will be no loss of outlook as the nearest property is over 21m away and the outbuilding is single storey. In terms of use, the proposed building is considered to be ancillary to the main dwelling. In order to ensure no loss of amenity to neighbouring properties in terms of noise and disturbance a planning condition is recommended to ensure the building remains ancillary, is not sold or let separately and that no business operates from it. Subject to relevant conditions the proposal is considered to accord with Policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

Ecology

Loss of biodiversity has been raised as a concern however, in this case, a building of this footprint could be constructed without requiring planning permission (providing the roof were flat and under 2.5m in height). Such a building would result in the same loss of biodiversity as this building and therefore is not a reason to refuse the application.

Parking and Highways

The outbuilding will not result in the loss of off road parking or an increase in the number of bedrooms and therefore no objection is raised on highways grounds.

There would therefore be no adverse parking or highway issues resulting from the proposals, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The outbuilding will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the above mentioned policies and is recommended for approval.

Recommendation

Permit

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs A Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	20 January 2025	Dated:	20th January 2024