



Delegated Report

Application No: 20211024

Location: Kirkham, Sole Street DA12 3AY

Description: Retrospective application for erection of a detached double garage with pitched roof to side of main dwelling.

Applicant: Mr Jeremy Clark

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 11 August 2021.

Drawing no. 2021/PA/01/JC (proposed plans) received 13 August 2021.

Relevant Planning History

20040219	Erection of first floor rear extension to form bedroom with en-suite bathroom; single storey rear extension to form a conservatory and single storey front extensions to form an entrance porch and open porch/verandah.	PER	29.04.2004
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Dickens' Country Protection Society

The Society would suggest that conditions are imposed controlling changes to and the use of the new garage to the south and the existing building to the north of the dwelling.

Highway Development Management Officer

No objection. The property already benefits from an excess of parking but this will have no adverse effect on that or the nearby highway.

Neighbouring properties

The application was advertised by site notice and individual letters to 5 neighbouring properties. One letter of representation has been received. Main concerns:

- Loss of privacy
- Restricted access
- Potential to become and air bnb

Analysis

Proposal

This application seeks retrospective planning permission for the erection of a detached double garage with pitched roof to side of main dwelling. The garage is 5.4m wide, 6.1m deep and approx. 4m high to the pitch of the roof. It is positioned to the southwest of the main dwelling.

Character and Appearance

The application site is located within the village boundaries of Sole Street and within the Meopham Downs Landscape Character Area. The garage is located to the side/rear of the dwelling which is screened from the road and side access road by high hedging and therefore will not be visible from the street or wider landscape. In terms of design, it is in keeping with the main dwelling both in appearance and scale.

The garage therefore accords with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The site is large and the garden space that will remain offers more than sufficient levels of amenity for future occupiers.

Neighbouring Amenity

The nearest property is 'Westbank' to the south. This is separated from the garage by an access road and boundary treatments at both properties. The garage therefore will have no detrimental impact on this neighbour in terms of outlook, sunlight, daylight or privacy.

S'Huesli is located to the rear. The distance between the garage and the boundary with this property is over 28m and therefore there will be no impact in terms of loss of amenity.

Bramlea is located to the opposite side of the site and also will suffer no loss of amenity.

In order to protect the amenities of surrounding properties a condition is recommended to ensure that the garage remains ancillary to the main dwelling.

The garage therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The site has ample parking regardless of the garage and therefore no objections are raised on highway grounds.

Conclusion

The garage will have no detrimental impact on the character and appearance of the area, neighbouring amenity, parking or highway safety and therefore accords with the above-mentioned Policies and is recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 22 September 2021.	Dated: 23 September 2021