



Delegated Report

Householder Planning Application

Planning Application No:	20220990
Location:	57 St Albans Close Gravesend Kent DA12 5SF
Description:	Demolition of single storey side extension containing storage facilities and demolition of detached garage, erection of new detached garage, erection of new 1.1m high front fence and engineering works to extend patio at rear.
Applicant:	Ms Ilona Cwierzona
Site Visit Date:	See previous case

Submitted Documents/Plans

Application form

Drawing no. 016-000 Rev. P2 (Site Location Plan)

Drawing no. 016-001 Rev. P1 (Existing Site Plan)

Drawing no. 016-002 Rev. P1 (Demolition Plan)

Drawing no. 016-010 Rev. P1 (Existing Ground & First Floor Plan)

Drawing no. 016-020 Rev. P1 (Existing North (Front) Elevation)

Drawing no. 016-021 Rev. P1 (Existing South (Rear) Elevation)

Drawing no. 016-022 Rev. P1 (Existing West (Side) Elevation)

Drawing no. 016-101 Rev. P1 (Proposed Site Plan)

Drawing no. 016-110 Rev. P1 (Proposed Ground & First Floor Plan)

Drawing no. 016-120 Rev. P2 (Proposed North (Front) Elevation)

Drawing no. 016-121 Rev. P1 (Proposed South (Rear) Elevation)

Drawing no. 016-122 Rev. P1 (Proposed West (Side) Elevation)

~~Drawing no. 016-000 Rev. P1 (Site Location Plan)~~

~~Drawing no. 016-120 Rev. P1 (Proposed North (Front) Elevation)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220257	Demolition of single storey side extension containing storage facilities and demolition of detached garage, erection of new detached double storey garage with storage facilities in the attic, erection of new 1.1m high front fence and engineering works to extend patio at rear.	Refused	21.07.2022
19632360	Garage	Permitted	03.09.1963

Development Plan

Gravesham Local Plan Core Strategy 2014

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

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- 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

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Consultees

KCC PROW

Public Rights of Way NGX28 lies to the north of the site and may be affected by the application. Therefore, a copy of the Public Rights of Way network map showing the definitive line of this path is enclosed for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

GBC Highways

The only issue I have with the proposal is the height of the boundary wall, which should be no taller than 850mm to ensure adequate visibility of passing pedestrians. In general, given the proximity of the playing field a 600mm high boundary treatment would be more appropriate as there would be a greater chance of small children using the path, however given the height of the existing wall, requiring such a reduction could not be sustained at appeal.

Subject to the height of the wall being reduced I have no objections.

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties and on site. The consultation periods expired on 30 September and 14 October 2022 respectively.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

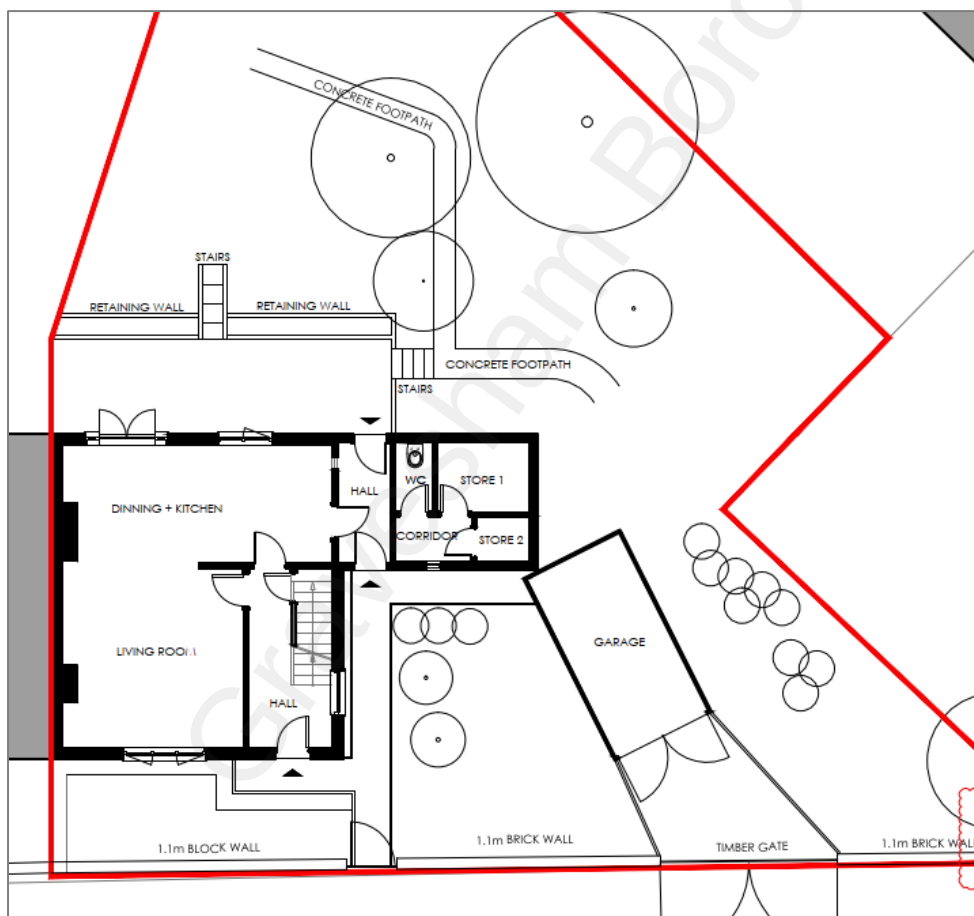
Officer's Analysis

Proposal

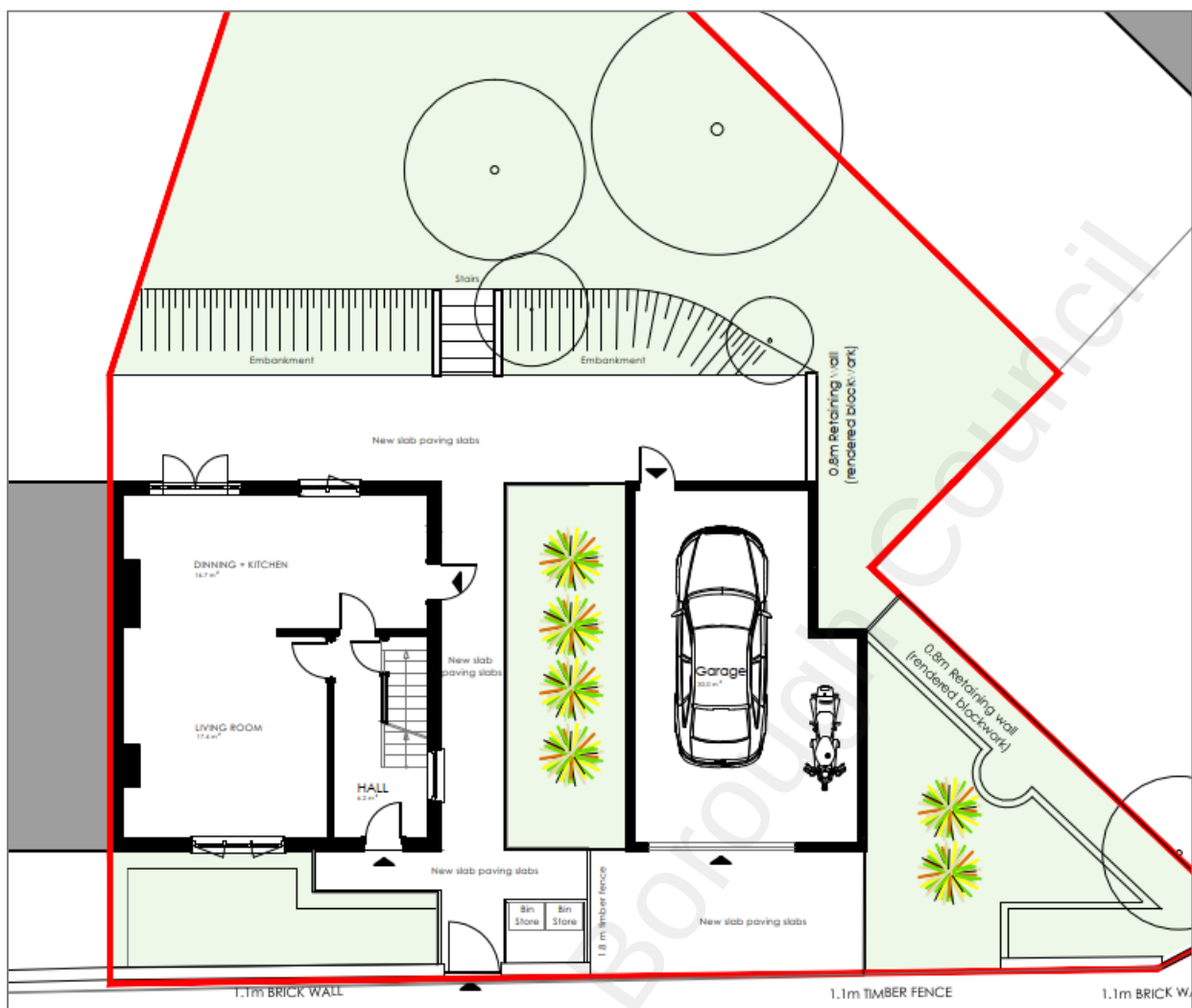
This application seeks permission for the demolition of a single storey side extension containing storage facilities and the demolition of a detached garage, the erection of a new detached garage, the erection of new 1.1m high front fence and engineering works to extend the patio at the rear.

The existing single storey side extension contains storage space and a WC. It is accessed from the front and rear. The existing detached garage lies at an angle to the house:

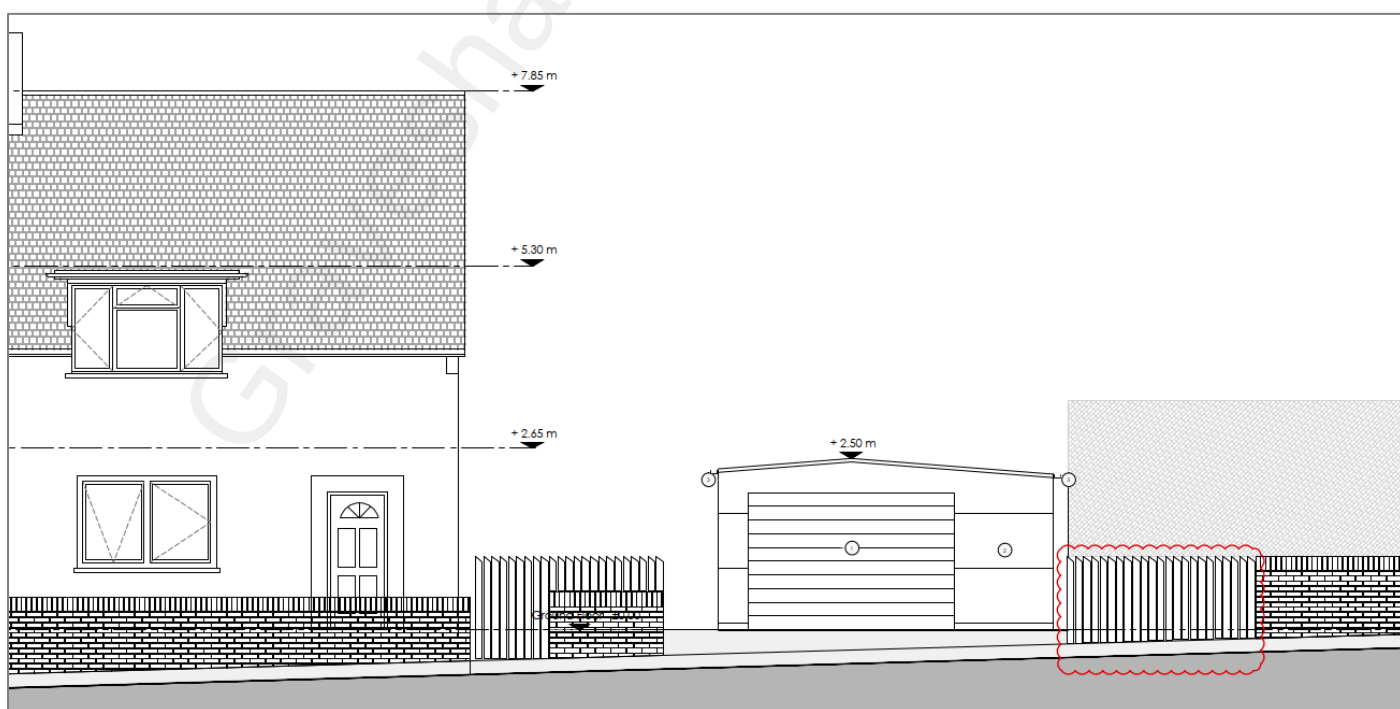
Existing site plan:



These will both be demolished to make way for the proposed detached garage adjacent to the dwelling:



The detached garage will be approximately 7.5m deep and 5.7m wide. The building will have a shallow pitched roof, which will be 2.5m high, and the eaves will be 2.3m high.



The application form states the proposed materials will include grey metal wall panels and roofing sheets with a grey steel roller garage door.

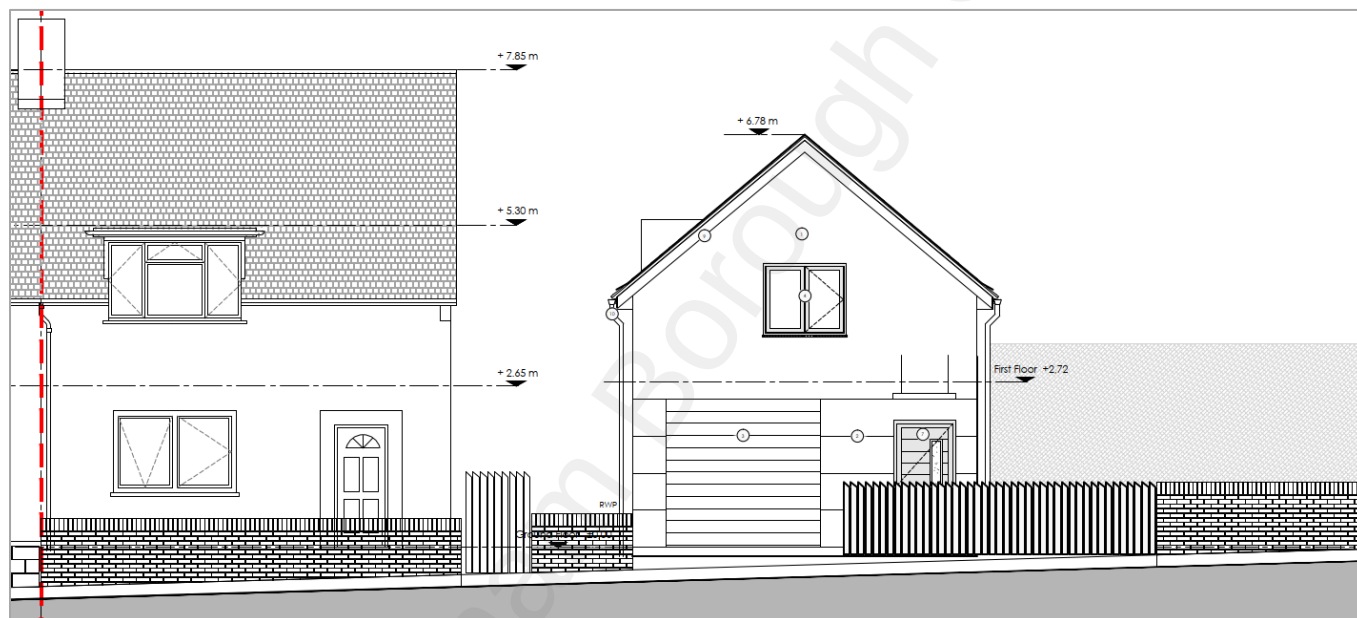
A 1.1m high timber fence to the front boundary and some engineering works to the rear garden are also shown on the submitted plans.

It would appear that some fencing has been put up across parts of the front boundary that does not match the submitted plans, and that is higher than 1m. As the site has partly been cleared and opened up, this fencing would appear to be temporary as it is across the existing vehicle access. An approved plans condition on any forthcoming planning permission would preclude this from being retained and an informative can be used to advise this fencing does not have planning permission and should be removed.

Background

As shown in the planning history above, application 20220257 was refused.

20220257 Proposed front elevation



The ground of refusal was as follows:

The proposal is considered to be unacceptable due to its excessive size and height being dominant and incongruous, which would fail to respect the character and appearance of this modest semi-detached dwelling in this urban residential area. The proposal would therefore be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

The current application involves revisions to the size of the garage and should be assessed bearing in mind the previous proposal to determine whether the above concerns have been overcome.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 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 130 of the NPPF 2021 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 application site is in a residential area of mixed character within the urban boundary of Gravesend. The application property is a two storey semi-detached dwelling with a shallow front garden and further gardens to the side and rear. The existing detached garage was to the side of the property and has historically had double gates serving it, reached via an access past the front of the property leading through to Taunton Vale. (From the site visit it was seen that the existing detached garage has now been demolished.)



In comparison to the previous proposal, the proposed detached single storey garage is much reduced and in relation to the nature of the application property is considered to be appropriate in size, scale and appearance, and would maintain the character and appearance of the site and surroundings in general.

The changes to the garden and boundary treatment are also considered acceptable due to the existing height of the boundary treatment at the front and the existing differences in site levels at the rear.

The proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). 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 proposal would not add any further living accommodation to the property but would improve the garage space that exists in the current layout. Garden space around the property will not be affected to any significant degree, as there would be no additions proposed beyond the existing footprints of the extension and garage. There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

Neighbouring Properties

Due to the position of the proposed garage a generous distance away from any neighbouring properties and its intended use, the proposal would not have any overbearing impact and there would be no overshadowing, loss of light or privacy caused to the neighbouring properties.

It must also be considered that no representations have been received from neighbouring properties raising any amenity concerns.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be no change to the existing access or parking provision at the property. The site is located in a sustainable urban location and there have been no objections in relation to parking. It would be worth restricting the use of the garage for parking to ensure the continuation of this provision at the property.

A new 1.1m high section of boundary fence is proposed adjacent to the existing 1.1m high boundary wall. As this would be a continuation of the existing boundary height at this point, and due to the fact that a 1m high boundary could be installed without the need for planning permission, plus the access is already established, and serves only one dwelling, the proposed height would not be considered to cause an unacceptable impact on highway safety.

On this basis, it is therefore considered that there would be no significant adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Other Material Planning Considerations

Public Rights of Way

Public Rights of Way NGX28 lies to the north of the site and may be affected by the application. Therefore, it is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. An informative can be added to this effect.

Conclusion and Recommendation

The revised proposal is considered to be acceptable in terms of the design and impact on the application site and on the character and appearance of the surrounding area, and with regards to residential amenity and to highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 109 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	01 November 2022	Dated:	01 November 2022

Gravesham Borough Council