

Delegated Report

Householder Planning Application

Planning Application No: 20241155

Location: 115 Springhead Road Northfleet Gravesend Kent

Description: Erection of an outbuilding in the rear garden to be used for home storage and as a playroom.

Applicant: Mr Pashk Prenga

Site Visit Date: N/A Photos provided within Design and Access Statement

Preliminary Matters

The original description for the proposed development was, 'Erection of rear outbuilding as annex for use as a home storage and gym.' The plans and supporting documents provided with the application did not indicate a clear proposed use of the outbuilding and there were amendments required. As such, the agent was contacted to confirm the following:

- The use of the outbuilding. The plans should be clearly annotated with the proposed use, with internal walls demonstrating any relevant separation of rooms/areas.
- The wire fence in situ that runs through the centre of the garden needs to be shown on the existing plans. If it is proposed to remain then this should also be shown on the proposed plans, along with any other boundary treatments.
- Please can you confirm the reason for the inclusion of the door that accesses the alleyway/rear access road.
- Gravesham's residential layout guidelines require a 10m depth garden and 100sqm garden area for properties that are 4 bedrooms and over. As such, please discuss with your client the removal of the temporary structure as this would free up resultant garden space.

Following the above, the agent confirmed the buildings annotated on the plans as temporary structures would be removed. The applicant wanted to keep the rear access (as a right of access from the alleyway), and that there would be no boundary treatment separating the outbuilding from the dwellinghouse. In addition, revised plans and documents were provided. However, the plans indicated the proposed use would be as toilet, gym, home storage, play room and a granny annex as well. A granny annex indicated some form of ancillary living accommodation, which would usually include a bedroom. I was unable to calculate the room areas unless this was shown on the plans. As such, further amendments were required.

The amended plans indicated a toilet, a granny annexe (just a bedroom), home storage and a gym space. It was considered that this would not be acceptable and as such, both the agent and applicant were contacted via telephone to discuss that the layout was unusual and there would be insufficient space for all the proposed uses. It was advised that if an annexe was what was solely proposed, or any other use, then this should be indicated clearly on the proposed plans and documents. It was also advised that should planning permission be forthcoming for the development, appropriate conditions would be added to the decision notice to ensure the use of the outbuilding would be in accordance with what has been applied for. (Essentially the proposed use demonstrated on the plans and documents would need to accurately reflect the proposed use of the outbuilding, otherwise a further application would be required in the future to alter the use/and or the outbuilding use could be subject to enforcement action).

Following the above, further amended plans were received showing a playroom, home storage and toilet. The agent confirmed that the description change: 'Erection of an outbuilding in the rear garden to be used for home storage and as a playroom' was acceptable and accurate, and the revised plans were accepted by the Local Planning Authority on 20.03.25.

During the assessment of the application, it was noted that the width of the outbuilding as shown by the proposed elevations was incorrect and did not match the floor plans and block plans. As such, a revised elevation plan was requested and accepted by the Local Planning Authority on 25.03.25. An extension of time until 10.04.25 was agreed in order to determine the application.

In this instance, reconsultation was not considered to be necessary.

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement (received on 20.03.25);
Drawing No. 101 – Floor Plans – Existing (received on 09.01.25);
Drawing No. 102 – Floor Plan – Proposed (received on 20.03.25);
Drawing No. 103 – Roof Plan – Proposed (received on 20.03.25);
Drawing No. 104 – REVISED Elevations – Proposed (received on 25.03.25);
Drawing No. 105 – Site Plan – Existing;
Drawing No. 106 – Site Plan – Proposed (received on 20.03.25); and
Drawing No. 107 – OS Plan.

Superseded Documents/Plans

~~Supplementary Information – Design and Access Statement (received on 09.01.25);
Drawing No. 102 – Floor Plan – Proposed;
Drawing No. 103 – Roof Plan – Proposed;
Drawing No. 104 – Elevations – Proposed; and
Drawing No. 106 – Site Plan – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230378	Application for a Lawful Development Certificate in respect of the proposed loft conversion with rear dormer extension with a juliette balcony and 2no front roof lights.	Certificate Granted	07.06.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

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 12 – Achieving Well-Designed Places

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, and one response was received in support of the application. The overall consultation period expired on 30.01.25.

The representation lists verbal agreements with the applicant (should planning permission be forthcoming, including:

- Hours of work
- No burning of rubbish/building materials
- Clearing the back access
- Currently there are building products on top of existing outbuildings, it has been confirmed that there would be no materials on any outbuilding
- There is no tree on the applicant's land however there is one about 10 feet from the boundary

Should planning permission be granted, an informative relating to hours of construction, etc. would be added to the decision notice. The other concerns would be non-material planning considerations.

Site Description

115 Springhead Road is a two-storey end of terrace property located south-east of the highway.

Google Image

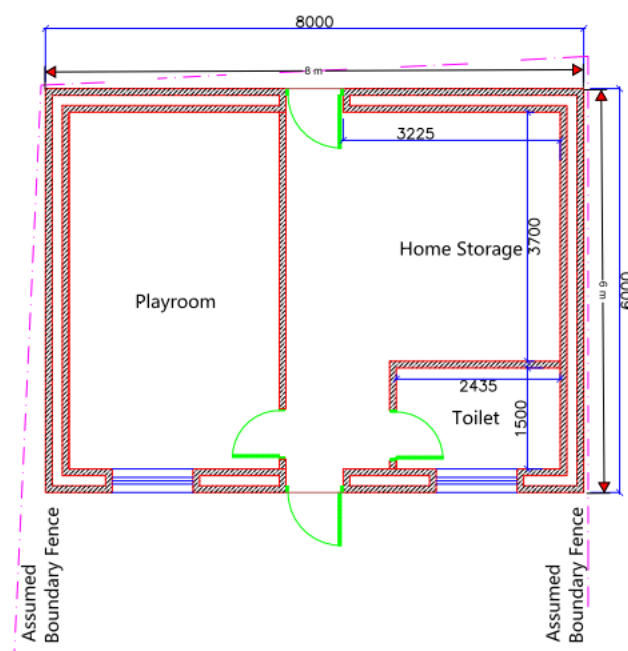


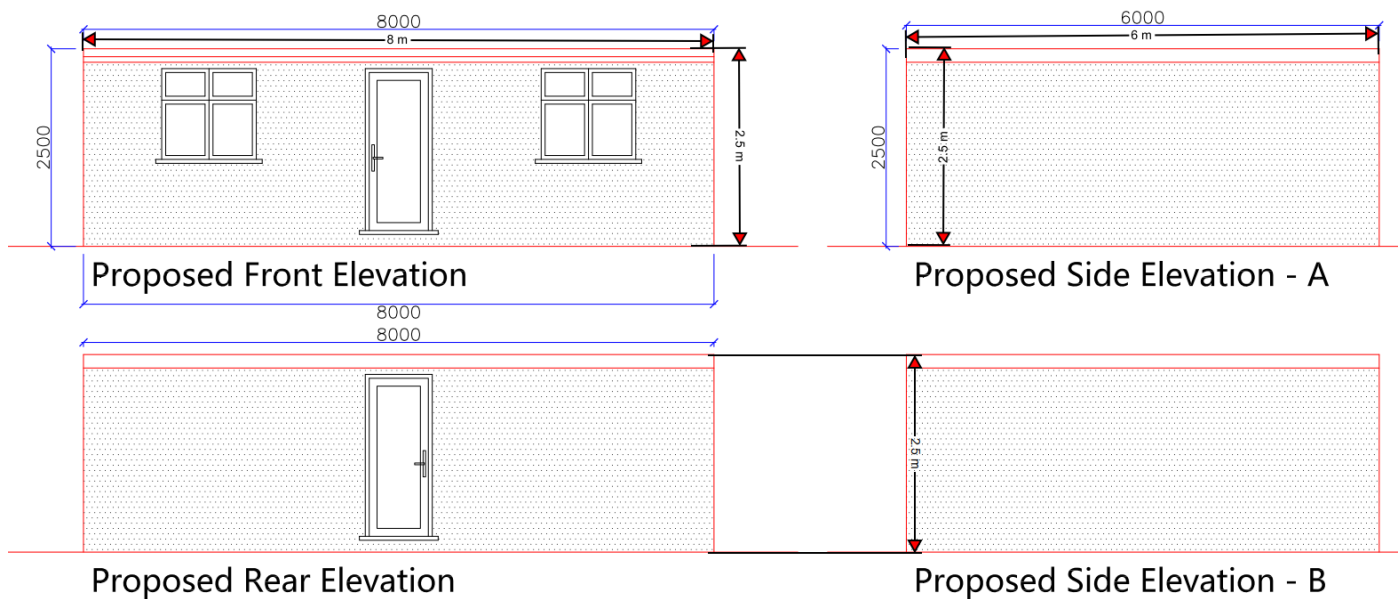
This application proposes the erection of an outbuilding in the rear garden to be used for home storage and as a playroom.

Proposed Development

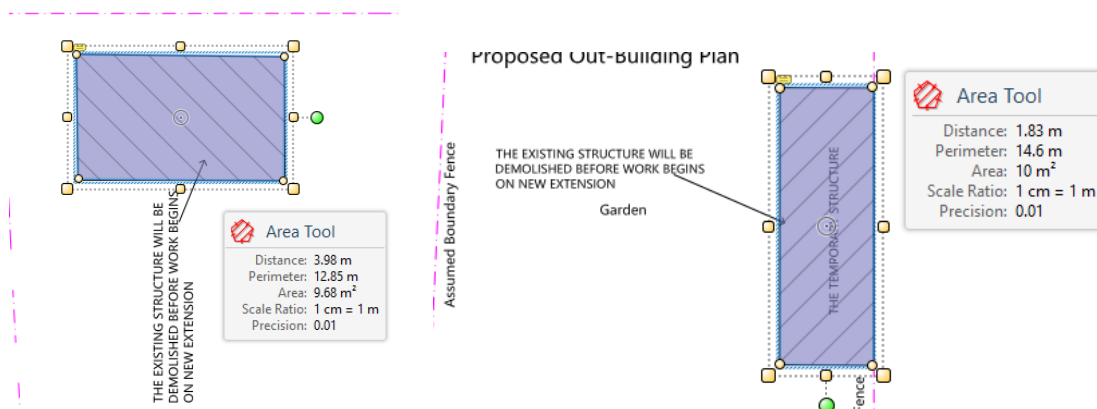
The outbuilding would include a toilet, home storage area and playroom area. A toilet can be considered a form of primary living accommodation. However, when considered in conjunction with a garden playroom, it could be considered to be reasonably required. In this instance, given the plans and the details contained within the Design and Access Statement, the use is incidental to the dwellinghouse.

The dimensions are indicated on the plans (case officer measurements are in black and red):





In addition, as confirmed by the agent, the existing outbuilding/structures would be removed as part of this application:



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) 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. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

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 Householder Design Guide (2021) sets out the design expectations for the Borough. The outbuilding section is included below:

Outbuildings & Garages

Outbuildings

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.

As previously mentioned, the plans and Design and Access Statement demonstrate the outbuilding would be used for purposes incidental to the enjoyment of the main dwellinghouse. If planning permission were to be forthcoming, condition(s) could be added to the decision notice to ensure that the outbuilding is not used for commercial or residential purposes.

The outbuilding would be constructed using acceptable external materials, including block walls with a render finish, flat roof, and uPVC fenestration.

The proposed outbuilding is large and would span the width of the rear garden, at a depth of 6.00m. However, it would be constructed at a maximum height of 2.50m and the existing structures/outbuilding (approximately 20.00sqm) would be demolished, as confirmed in writing, and as indicated on the plans. In addition, the outbuilding would be sited to the very back of the rear garden, which is preferable, and the proposal would not impact the street scene. Furthermore, a similar development could potentially be constructed under permitted development rights, providing that the legislative requirements are complied with, and large outbuildings are not an uncommon characteristic, given the immediate locality, as indicated by the google aerial image of surrounding rear gardens, below:



Therefore, on balance, the outbuilding is acceptable and accords with Policy CS19 of Gravesham's Local

Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected garden space post development:

Table 2

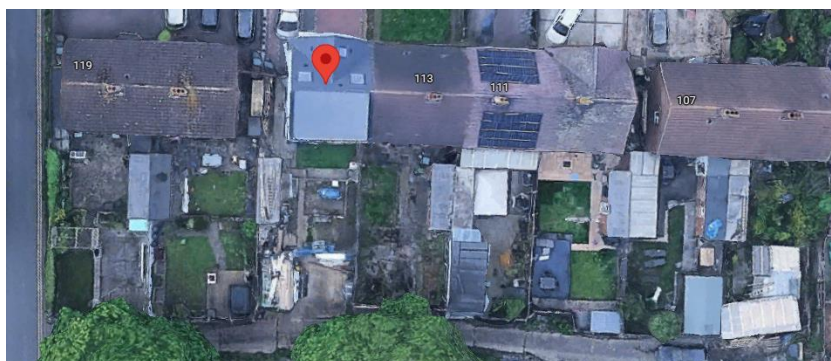
Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The plans demonstrate that the resultant garden space, following demolition of existing outbuildings/structures and erection of the proposed outbuilding, would fall under the 10.00m depth requirement and 100.00sqm area requirement, at 9.42m and 80.37sqm approx. respectively. However, as aforementioned above, the existing outbuildings/structures are being removed, and, this smaller garden area would be acceptable, under permitted development rights. Therefore, on balance, the garden space post development is acceptable. Notwithstanding this, it is imperative that the garden area is not reduced further, which could then threaten the amenity of future occupiers. As such, a pre-commencement condition, relating to the demolition of the existing outbuildings/structures was sought. However the applicant advised on 09.04.25 that this would not be possible, as storage would be required until the new outbuilding is constructed. As such, an alternative condition relating to the demolition of the existing outbuildings/structures would need to be added to the decision notice. In addition, to ensure the amenity of future occupiers is safeguarded, a condition can be added to the decision notice to remove permitted development rights under Classes A and E and of the Town & Country Planning (General Permitted Development) Order 2015 (as amended). Both the demolition of existing outbuildings condition, and the removal of permitted development rights are necessary, in the interests of retaining adequate private amenity space for the future occupiers of the dwellinghouse, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). Taking the above into consideration, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, one neighbour response was received in support of the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. By cross-referencing the plans with the below aerial image, it is evident that the outbuilding would not detrimentally impact the amenity of neighbouring properties or the enjoyment of neighbouring gardens.



Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19

(LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns that arise in terms of highways and parking, that arise as a result of the proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Springhead Road and South of Springhead Historic Landfill Site Buffer Zones. As such, if planning permission were to be granted, a watching brief condition would be added to the decision notice in order to prevent harm to human health and pollution of the environment.

Conclusion

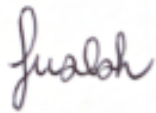
The application has been fully considered and is in accordance with local and national planning policy.

The outbuilding would be constructed using acceptable external materials, and is overall considered to be acceptable in terms of design, character and appearance, in relation to the plot and the character of the local vicinity. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	9th April 2025	Dated:	10 April 2025