

Delegated Report

Application No: 20211273

Location: 256 Singlewell Road, Gravesend DA11 7RE

Description: Erection of a single storey rear extension to existing summer house.

Applicant: Mr M Dhariwal

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 18 October 2021.

Drawing no. S01 rev P3 (existing block plan) received 11 December 2021.

Drawing no. S02 rev P3 (proposed block plan) received 11 December 2021.

Drawing no. S03 rev P3 (existing plans) received 11 December 2021.

Drawing no. S04 rev P3 (proposed plans) received 11 December 2021.

Plan 1 received 11 December 2021.

Relevant Planning History

20211246	Application for variation of condition 3 attached to planning permission reference no 20130959 to allow the gym outbuilding to be used for a personal trainers business, Mon - Fri 8am - 8pm.	Temporary permission granted	03.12.2021
20211033	Extension and raising part of the roof of existing summer house.	Refused	05.10.2021
20140597	Application for a non-material amendment to planning application reference 20130959 for the erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, play room/games room and shed; to allow roof height and footprint increase, alteration to the pitch of the canopy incorporating installation of roof lights, installation of two roof lights to outbuilding and	Approval of non-material amendment	22.07.2014

also to allow deeper windows
which will be frosted.

20130959	Erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, play room/games room and shed.	Permitted	11.12.2013
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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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

This application has been advertised by individual letters to four neighbouring properties. One letter of objection has been received:

The main concerns raised:

- the proposed change is to facilitate a boxing ring in order to expand the applicants' business (reference 20211033. This previous and similar application was refused by Gravesend

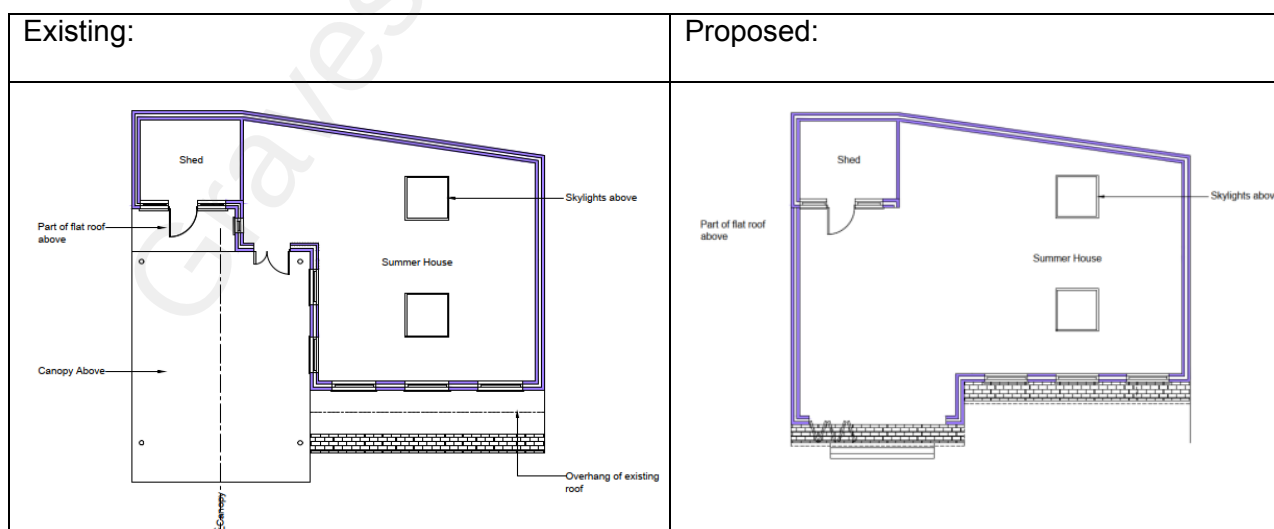
planning on the 05/Oct/2021.

- the detail description of a Summer House is very misleading. The building is a fully functional gymnasium (reference current planning application 20211246 which seeks to gain a change of use permission to effect a residential business (original planning reference 20130959). This latest planning application 20211273 is ostensibly linked to planning application 20211246.
- the proposed extension is close to the boundary (as is the existing gymnasium), as such the planned height contravenes the 2.5 metre maximum height limit for garden buildings that are within 2 metres of a property boundary. This would be in breach of building regulations. *(This is in breach of permitted development rights in planning terms which is why an application has been submitted)*
- Mr M Dhariwal's answer (section Trees and Hedges on this planning application) is incorrect. There are trees which are within falling distance of the proposed development.
- the applicant has received (only last quarter) an enforcement order from Gravesend council planning department, prohibiting the continued use of his gymnasium for business purposes. This order was apparently given following other formal complaint(s) to Gravesend council planning, regarding Mr M Dhariwal use of his garden gymnasium as a business in the residential neighbourhood. Mr M Dhariwal's continued attempt to gain formal Council recognition (via this planning application, if given) will diminish neighbourhood protections and set a wrong precedent. Such permission would encourage even further plans to expand his business within Singlewell road residential neighbourhood.
- the inevitable consequence of Mr M Dhariwal's expanding his "business" via this planning application will exacerbate the associated neighbourhood nuisances. The council planning rules are in place to protect the interests of us all. I do not believe Mr M Dhariwal neighbours should have the market value of their properties further diminished by Mr M Dhariwal expanding his "gymnasium and Personal Training business" from his garden within the prestigious residential neighbourhood of Singlewell road.

Analysis

Proposal

Erection of a single storey rear extension to existing summer house.



Background

20130959 granted permission for the outbuilding with the following condition:

3. The outbuilding for which permission is hereby granted shall only be used for purposes incidental to the enjoyment of the residential occupants of no. 256 Singlewell Road and for no other uses.

Reason In order that any alternative use may be the subject of a fresh planning application, which the Local Planning Authority would wish to consider on its merits.

20211033 sought permission for the extension to, and raising of the roof of, the existing summerhouse. This was refused for the following reason:

The proposed increase in roof height and increased depth of the built form along the northern boundary will result in a development out of scale and appearance with the surrounding properties and outbuildings therefore introducing a dominant building with a non-domestic appearance detrimental to the enjoyment of the gardens of neighbouring properties and the character of the surrounding area contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Character and Appearance

The application site is a substantial detached two storey dwelling located along the semi-rural suburbs of Gravesend. The property has been extended extensively in the past and has a large area of hardstanding to the front with parking. To the rear is a large summer house that is being used as a home gym.

The site has been granted temporary planning permission for one year under reference 20211246 to allow for the outbuilding to be used as a personal trainers business.

The properties in the street are large and most have been extended. Garden rooms and summerhouses are a feature of the area to the rear of these dwellings however the existing outbuilding is by far the largest within the area. The previous application to extend involved the infill of the current canopy and the relocation of the canopy together with an increase in height. These amended plans show the infill of the area where the canopy is and its removal. The height of the building stays the same. Given that the amount of built form along the boundary, and the height of it, will remain the same, it is considered that the proposal will not create any additional harm in terms of appearance within the local street scene. In terms of scale and proportion, the building is large but the area covered will not be altered and therefore no objections are raised.

The plans do not scale accurately and the height of the building appears to be lower in the proposed plans. This has been raised twice with the agent and he has confirmed that the height will not be changing. A condition is recommended to ensure this.

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

Amenity of Future Occupiers

The remaining garden space is sufficient for the size of the dwelling and therefore no objections are raised.

Neighbouring Amenity

No. 248 is located to the north of the application site. The building is now to remain the same height and involve the replacement of the canopy with an extension. The situation regarding outlook, privacy, sunlight or daylight to this property will remain the same.

No. 258 is located to the south of the application site. The increase infill extension is located to the opposite side of the site to this neighbour. There will therefore be no significant impact in terms of amenity for this neighbour.

The gardens to the rear of the properties in Windsor Road are approx. 29m in length and therefore will suffer no detrimental impact to amenities.

The proposed extension therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 in terms of amenity.

Parking and Highways

The proposed increase in the building size will not result in the off road parking being reduced or the number of people living or visiting the property being increased and therefore no objection is raised on highways grounds.

Conclusion

The proposed infill extension to the existing outbuilding and removal of the canopy will result in no detrimental impact to 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.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 13 December 2021	Dated: 13 th December 2021