

Delegated Report

Householder Planning Application

Planning Application No: 20240328

Location: 67 Valley Drive Gravesend Kent DA12 5RR

Description: Demolition of outbuilding and erection of an annexe with disabled shower room.

Applicant: Mr Jarnal Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 67VD/A3/04 (Existing Outbuilding Plans and Elevations)
- Drawing No: 67VD/A3/03 (Proposed Floor and Block Plans)
- Drawing No: 67VD/A3/02 (Proposed Elevations)
- Drawing No: 67VD/A3/01 (Site Location Map and Existing Block Plan)

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

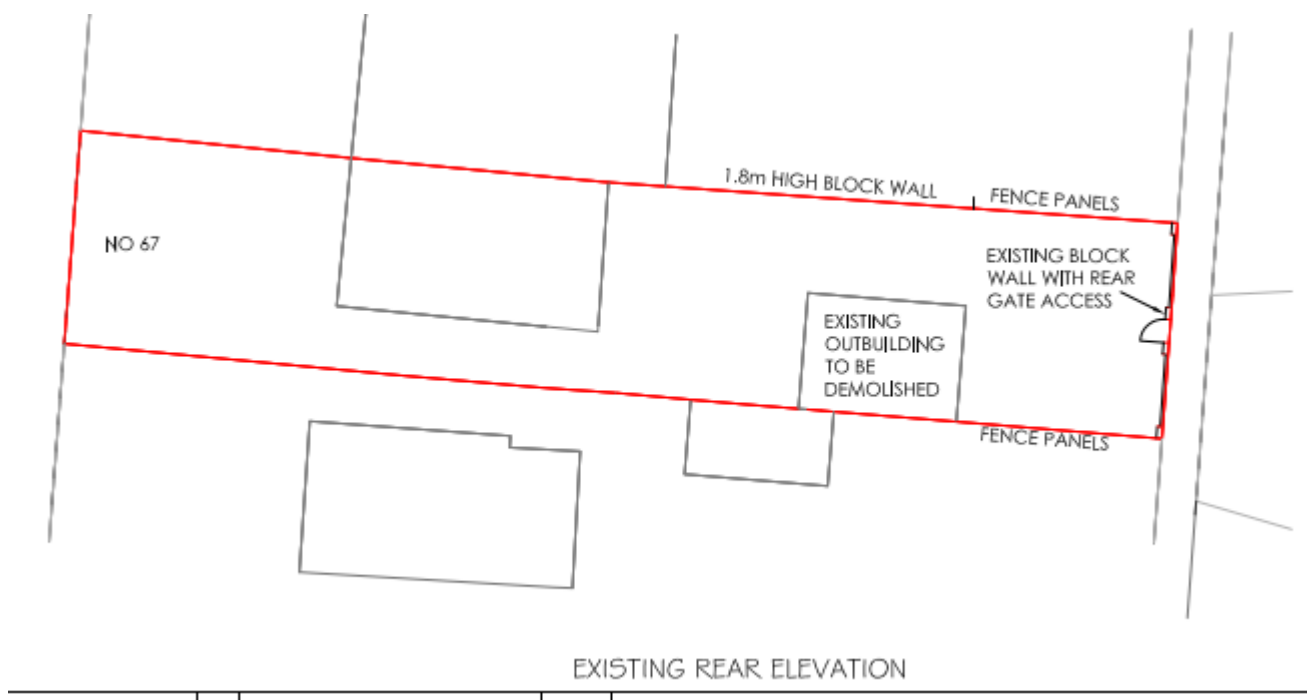
The application was advertised by way of letters to 2 surrounding properties. The consultation period expired on 07.05.2024 and one representation was received. The main points raised were:

- *Please do not build along the common boundary wall as this will impact sun light otherwise there no objections*

Analysis

Procedural Matters

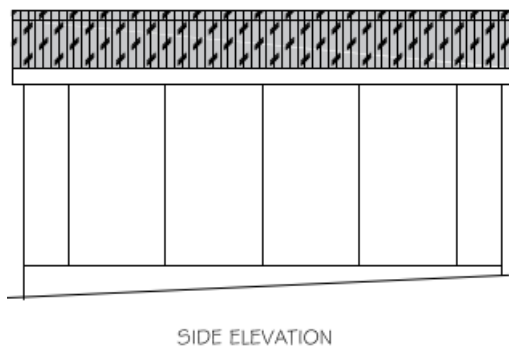
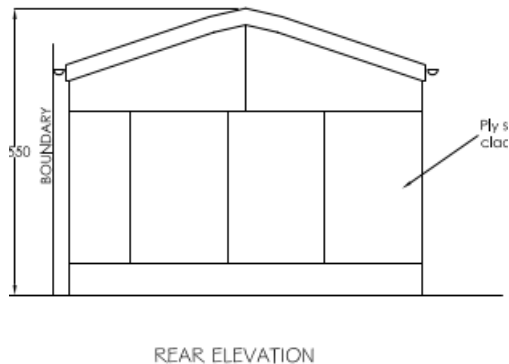
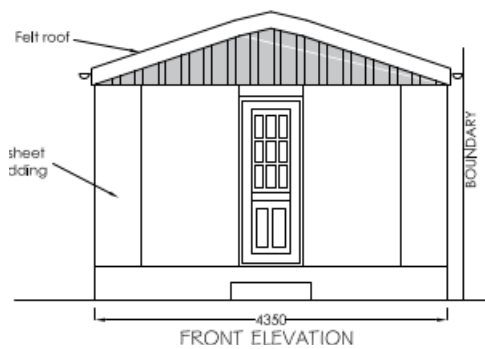
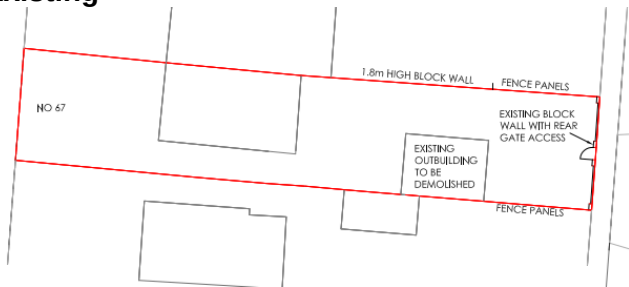
Drawing No: 67VD/A3/01 (Site Location Map and Existing Block Plan) contains an incorrect annotation which shows the existing block plan as an existing rear elevation. It is felt that this anomaly does not require correction as it does not render the plans incorrect to an extent whereby a decision cannot be satisfactorily made.



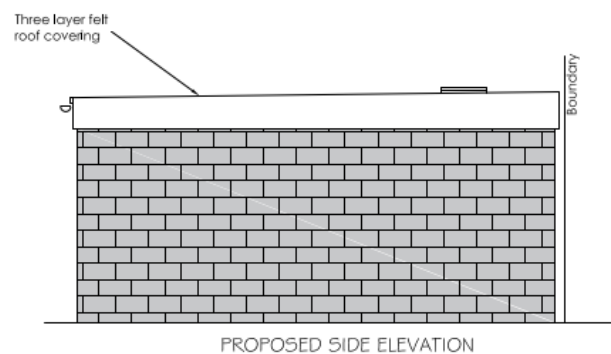
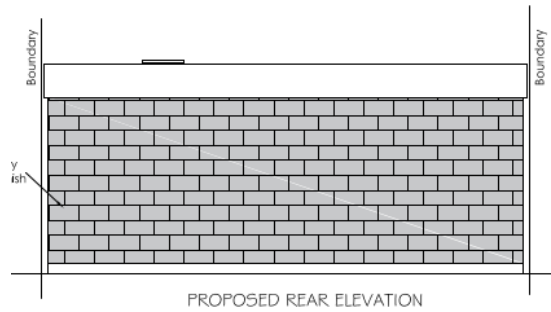
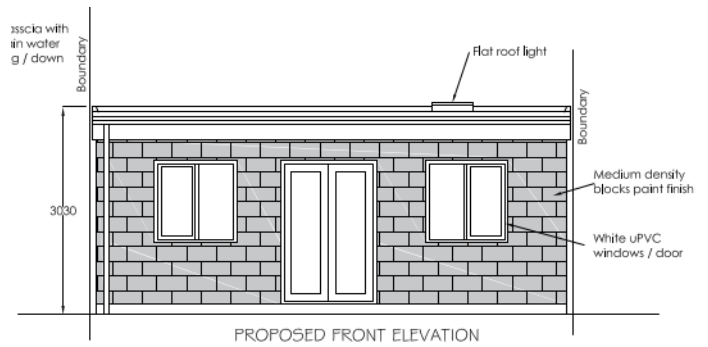
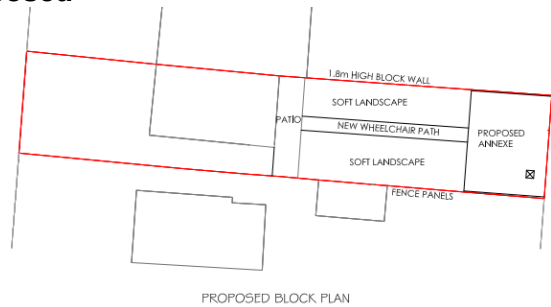
Proposal

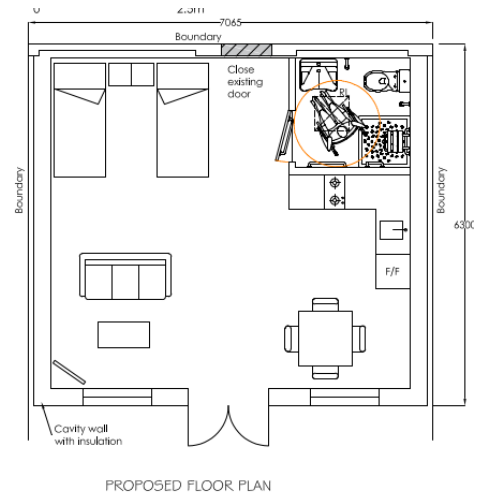
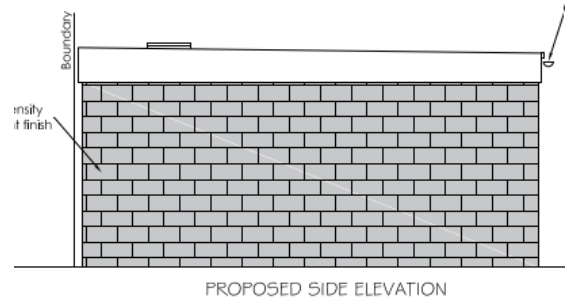
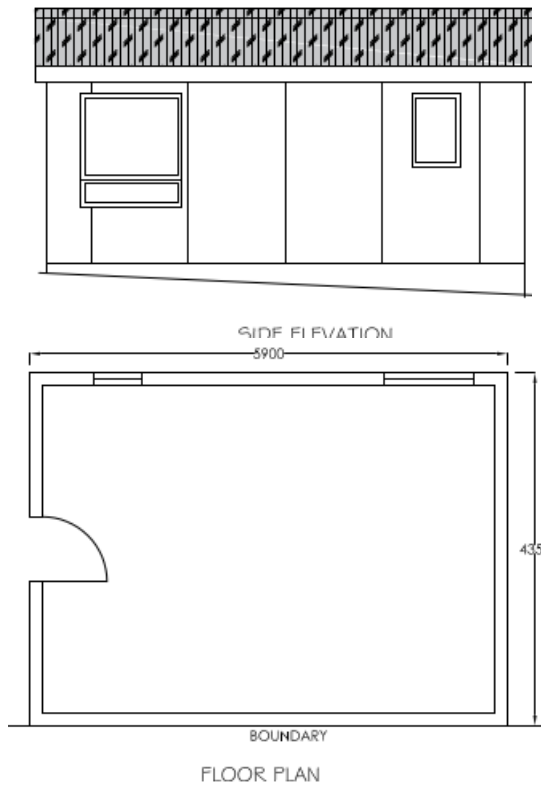
The proposal seeks the demolition of an existing outbuilding and subsequent erection of a disabled annex with a shower room.

Existing



Proposed





Principle of development

In order to be regarded as an annex the Local Planning Authority should be satisfied that the structure will form a part of the main residential dwelling and as such will not result in an independent unit.

Whilst the proposed annex will contain a small kitchen area, It will still be reliant on access via the main dwelling frontage with parking being situated on the hardstanding located to the front of 67 Valley Drive.

The proposed outbuilding appears subordinate to the host dwelling and will remain within the same plot. There is no evidence to indicate that the plot will be subdivided, however a condition will be imposed to ensure this is not the case at a later stage and a further condition to ensure the annex is not sold, part exchanged or let will also be implemented as a means of ensuring the structure remains as ancillary to the host dwelling.

The applicant has further evidence that he is registered disabled and that the outbuilding will enable him to live independently as the internal house is unable to accommodate his needs.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The application site current has an outbuilding situated next to the common boundary shared with No 69 Vally Drive, which has been in place for a significant period of time. The foot of the plot is currently accessible via St Benedict's Avenue.



The proposal seeks to remove the current outbuilding in order to facilitate the erection of the annex which will be next to the adjacent and rear boundaries, it is also important to note that the annex will be contained within the residential boundary of 67 Valley Drive.

The structure will be single storey and will not be accessible via St Benedicts Avenue as this rear elevation will not include any fenestrations, this alleviates any concerns regarding it being used as an entirely separate residential unit. The annex will contain kitchen facilities including a shower, sleeping and living area.

In terms of dimensions the annex will equate to approx. 43sqm with a maximum height of 3.03m. In terms of scale this is not considered excessive as such a structure with a lower roof could potentially be constructed under Class E, however it would not benefit from the permission of an annex. In terms of design the proposal is not considered to be harmful nor out of character as there are examples of similar structures within the vicinity.



In terms of design and appearance the proposed annex is considered to be acceptable, it will not have a harmful impact on the wider character of the area and is situated at the foot of the plot and is therefore not visible from the main street scape. This application is therefore considered compliant with CS19 Local Plan Core Strategy 2014 and SPD4 – Householder and Extensions Guidance 2021.

Amenity of Future Occupiers

The current nationally described space standards does not prescribe any specific space requirements for an annex and so a balance of judgement is necessary in this instance. The given dimensions are considered appropriate and not excessive for the building to be utilised as an ancillary annex.

The resultant garden space equates to approx. 119sqm, however it is noted that the proposed block plan fails to show an existing part width single storey rear projection which can be seen on the aerial view of the

site. On balance it is considered that the modest nature of the rear projection should not deprive the private amenity space to the extent that a refusal is warranted.

However, in order to protect future occupier amenity a condition will be imposed to ensure Class E rights are removed to prevent further outbuilding development.

The proposed annexe will provide acceptable amenity for future occupiers and is compliant with Policy CS19 of the Local Plan Core Strategy 2014 and SPG2- Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed annex is situated next to the shared boundaries with No's 65 and 69 Valley Drive. It is also noted that an objection relating to the proximity of the structure to the common boundary and subsequent loss of light is a concern.

The outbuilding is located at the foot of the plot and due to its siting, it would not impact light or outlook to the main dwellings located at 65 and 69.

No 69 would not be affected by any overshadowing as a result of development due to the path of the sun. No 65 however may experience some overshadowing during late mornings and early afternoons as this property is located to the north of the plot, however as this would not overshadow the main dwelling so this is not a concern.

In terms of privacy the proposal does not include any fenestration in the flank or rear elevations, in order to further maintain privacy a condition will be imposed to remove any PD rights which would allow further openings to be created without the benefit of planning permission.

It is considered that the proposal adequately safeguards neighbouring amenity inline with CS19 Local Plan Core Strategy 2014 and SPG2- Residential Layout Guidelines 2020.

Parking and Highways

As the proposed annex will form part of the main household at 67 Valley Drive it would not increase on site parking requirement, furthermore there is a substantial hardstanding situated at the property frontage which could accommodate multiple parking spaces and so the proposal complies with KCC – Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24.05.2024	Dated:	24th May 2024