

Delegated Report

Householder Planning Application

Planning Application No: 20240640

Location: Springwood Whitepost Lane Culverstone Gravesend

Description: Erection of a replacement shed/greenhouse.

Applicant: Mrs Annette Cripps

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Existing Site Plan
Proposed Site Plan
Existing Block Plan
Proposed Block Plan
AGC/07/24/1 – Proposed and Existing Plans and Details
Email from Agent received on 29/08/24 confirming Proposed Concrete Roof Tiles

Relevant Planning History

Reference	Description	Decision	Decision Date
19570156	the erection of a bungalow and garage	Permitted	02.09.1957

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)
- Design for Gravesham: Design Code (2024)

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No comments received

Ward Councillors

No comments received

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

7no. surrounding properties were consulted and 1 objection was received from a member of the public. The final date to submit comments ended on 23.08.24. The objection related to the commentor not being able to find plans. The plans have been available to view on the website since 23.07.23, which is prior to the receipt of this comment.

Officer's Analysis

Principle of Development

This application is located in the Culverstone Area which is inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This application relates to the replacement of an existing shed with a building which would function as a shed and greenhouse. The application site is located on a corner plot which adjoins White Post Lane and Silver Birch Avenue. As per the below Google Earth image, the existing shed can be viewed from Silver Birch Avenue.



The proposed structure would be located in a similar position. It would have a pitched roof with a total height of 2.6m when compared to the 3.3m high, flat roof of the existing building. It stands to reason that the proposed building would also be visible from the streetscene and given the increased height of 0.7m, it would have a more prominent impact than the existing building. Thus, given the visibility in the streetscene, the proposed development could have a greater impact on the character of the area. However, the extent of the impact would be subject to the design of the proposed building and the character of the area.

Firstly, considering the character of the area, the site is in a rural area, although it is inset from the Greenbelt and has a built up, residential character in the immediate locality. It is also note that other neighbours, particularly those on corner plots do have outbuilding structures which are visible from the streetscene. The below example is a google earth image taken of Coppins to the South, in which the Greenhouse can be seen.



There are other examples including a greenhouse visible from the street at 14 Petersfield Drive, a pitched roof Shed structure at 1 Petersfield Drive, a garage at 2 Petersfield Drive as shown in the images below:



14 Petersfield Drive



1 Petersfield Drive



2 Petersfield Drive

This shows that there is a pattern of residential outbuildings/ garages of a small scale, visible on corner plots in this area.

Paragraph 10.16 of the Householder Extensions/Alterations Design Guide SPD (2021) states the following:

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.

In this instance, the proposed building would have a similar footprint and location to the existing building it would replace. Whilst it would have a greater height, this is largely due to the use of a pitched roof instead of a flat roof. Pitched roofs, particularly in rural areas are considered to be more appropriate as a traditional roof type which is reflective of the residential nature of the buildings and dwellinghouses nearby. The application form and correspondence with the agent, details that the external materials would be made up of; brick and blockwork to the walls, upvc glazed windows and concrete pitched roof tiles and glass. Although timber framed windows would be preferred, it is noted that there is evidence of UPVC windows in the wider area and the site is not in a Conservation Area and so this would be acceptable. All other materials would be appropriate.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Landscape Character Area

The proposal is for erection of an outbuilding on an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the amount of built form on the property, it would have limited impact on the Landscape Character of the area, given the minor scale increase and the residential nature of the plot as it exists. And as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed outbuilding would be located facing the road, in the position of the existing building. It would be single storey in height and would not likely have any significant impact on residential neighbours in terms of overbearing bulk, overshadowing or overlooking.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve this application.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	29th August 2024	Dated:	30th August 2024