

Delegated Report

Householder Planning Application

Planning Application No: 20230832

Location: 34 Cambria Crescent Gravesend Kent DA12 4NH

Description: Demolition of an existing garage, garden store and garden room, and replace with an outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations.

Applicant: Mr and Mrs K. Mitten

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 1020 (Existing Section AA and Elevations)
- Drawing No: 1020 REV A (Proposed Section AA and Elevations)
- Drawing No: 1000 (Site Location Map)
- Drawing No: 1010 (Existing Ground Floor and Roof Plan)
- Drawing No: 1110 (Proposed Ground and Roof Plan)
- Drawing No: 1001 (Existing Block Plan)
- Drawing No: 1101 (Proposed Block Plan)

Superseded

- Drawing No: 1020 (Existing Section AA and Elevations) – is it noted this drawing should be proposed

Relevant Planning History

Reference	Description	Outcome	Decision Date
20130805	Erection of two storey front extension to form enlarged hall at ground floor level with an enlarged bedroom at first floor level.	Permitted	18.10.2013
20180691	Erection of a part two and part single storey rear extension.	Permitted	11.09.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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 places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

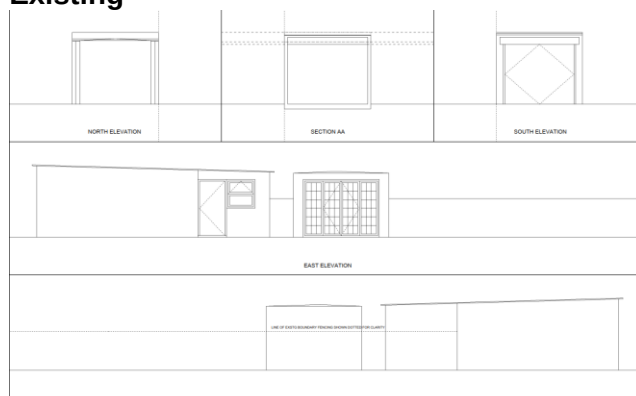
The application was advertised by way of letters to three surrounding properties. The consultation period expired on 04.09.2023 and no comments were received.

Analysis

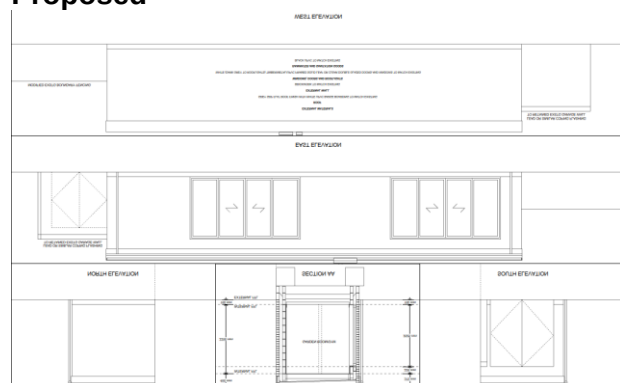
Proposal

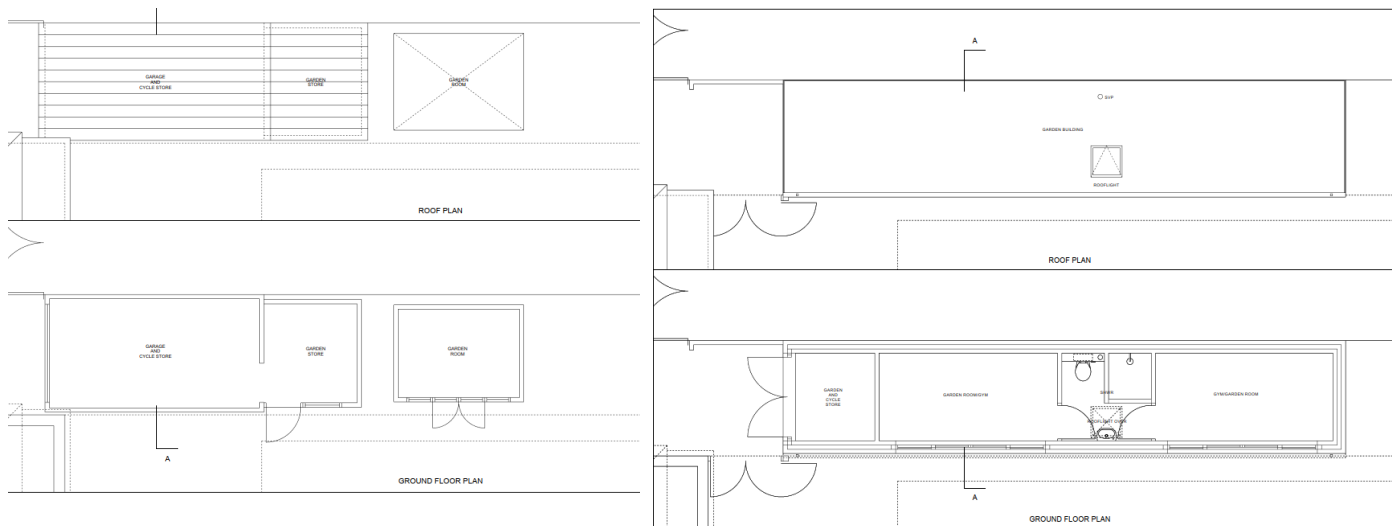
The proposal seeks to demolish the existing garage and replace with a garden/gym room.

Existing



Proposed



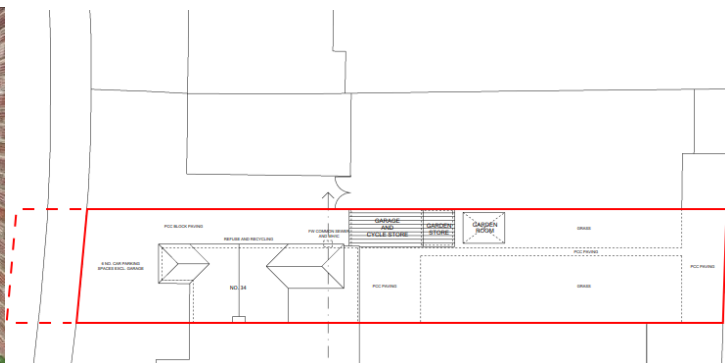


Character and Appearance

The application site is a two storey semi detached house in use as a single-family dwelling. The property has been previously extended to the front and the rear. There is off road parking provision to the front of the property and a garage to the rear which is accessible via a drive, however the garage is substandard in terms of size for a modern day vehicle. The garage also has a lean to structure at the back of it as well as an independent wooden shed structure.



The proposal seeks to demolish the current garage and wooden shed and replace with a single storey flat roof outbuilding to serve a gym and garden room. The existing outbuilding is located next to the current single storey rear extension, whilst these buildings are not adjoined, they are in extremely close proximity.



The development will be set back 0.8m from the rear elevation of the single storey rear extension. There will be a gated erected in the space which serves the set back for security.

Amenity of Future Occupiers

Post development the garden space will measure some 172sqm which is compliant with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

Due to the positioning of the proposed outbuilding, it will not impact light or outlook received to the property known as No. 32 Cambria Crescent. It is noted that there will be two doors to serve the gym and garden room which face in the direction of No. 32 however considering the use of these rooms and the existing boundary treatment in place there will not be any material harm to the amenity of No. 32.

There are no concerns relating to a loss of privacy to the property known as No.36 as there is no proposed fenestration which looks towards this property. The proposed outbuilding will be approx. 0.5m higher than the existing garage, however at 2.8m it is not excessive in height, furthermore something higher can be constructed under PD. The siting of the proposed outbuilding will also mean it is positioned further away from this dwelling. It is considered that the proposed outbuilding will not result in any material harm to the occupants of No. 36.

In order to maintain neighbouring privacy, the building will be condition to ensure no further window or door openings are created other than those which have been approved. Furthermore, a condition to ensure its use is maintained as ancillary to the main dwelling will be imposed.

The proposal adequately safeguards neighbouring amenity and complies with SPG2 Residential Layout Guidelines (2020).

Parking and Highways

The outbuilding will result in the demolition of the existing garage; however this garage is substandard due to its dimensions and is not likely to have been used for anything other than storage purposed. The application property has sufficient parking to the front of the house and so the proposal is compliant with KCC – Parking Standards (2006)

Conclusion & Recommendation

The application has been fully considered and permission is recommended 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:	06/10/2023	Dated:	6th October 2024