



Delegated Report

Householder Planning Application

Application No: 20220803

Location: 33 Barr Road, Gravesend, Kent, DA12 4DU

Description: Retention of outbuilding

Applicant: Mr Sunil Joshi

Site Visit: N/A Desktop Assessment with Site Photographs

Submitted Documents/Plans

Application Form - dated 18/07/2022;
Drawing no. 001 - Rev. A - Site Location Plan, with Existing and Proposed Block Plans;
Drawing no. 002 - Rev. B - Existing and Pre-Existing Plans and Elevations.

~~Drawing no. 002 - Rev. A - Existing and Pre-Existing Plans and Elevations - SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20190381	Retention of single storey rear extension and altered raised decking including boundary treatment.	PERMITTED	10.06.2019

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 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)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Eleven surrounding properties were consulted and no representations were received. The consultation period 5th October 2022.

Officer's Analysis

Design, Character and Appearance

33 Barr Road is a two storey mid-terrace property located on the northern side of the highway. This application seeks permission for the retention of an outbuilding within the rear garden. The outbuilding replaced a garage building.



The outbuilding has a slightly irregular shape by following the boundary of the property, and has the following dimensions:

- Depth (max) - 5.5m
- Depth (min) - 5.3m
- Width - 5.8m
- Height (max) - 3.5m
- Height (eaves) - 2.45m



The garden post-development has an area of approximately 177m².

The outbuilding is constructed using a brick and render finish, with a tiled roof. There will be a door out onto the rear access lane, with glass patio doors and a window out onto the garden. It is unclear from the floor plans how the building will be used, however conditions will be attached to ensure that it remains ancillary to the main dwelling.

Overall, the outbuilding is not excessive in size or height, has been finished in appropriate materials and has no impact on the character or appearance of the street scene. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan: Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The outbuilding will occupy the rear of the garden, however, post-development, the garden will have an area of 177m² and a depth of 30m. This is in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020) for a three bedroom property. As such the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The outbuilding hereby proposed is not considered to cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. No representations were received by neighbouring properties, the outbuilding is not excessive in height, will have a flat roof and is located at the rear of the garden. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Suggested Conditions

A condition will be attached to the decision notice to ensure that the outbuilding does not contain any primary living accommodation, and that no business use will operate from or within the building, at any time.

A condition will be attached to the decision notice to ensure that no gate, fence or other means of enclosure are erected or consulted on the site which would subdivide the existing residential curtilage.

Conclusion

The application is in accordance with local and national planning policy and it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	6 th October 2022	Dated:	06 October 2022