



Delegated Report

Householder Planning Application

Planning Application No: 20230651

Location: Santana Watling Street Gravesend Kent

Description: Erection of an outbuilding with pitched roof.

Applicant: Mr Avtar Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01 – Location Plan and Block Plan; and
Drawing No. 02 – Proposed Floor Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230002	Erection of an outbuilding with a pitched roof.	Permission	01.03.2023
20220760	Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20220198 relating to details of (3) materials to be used in the construction of the external surfaces of the buildings hereby permitted, and details of all external joinery and rainwater goods, including their colour finishes; (4) hard landscaping and (5) soft landscaping schemes	Approval of Details	09.09.2022
20220198	Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.	Permission	21.04.2022
20211027	Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.	Refused	05.10.2021
19780913	Erection of single storey extension to existing garage at the front	Permission	20.11.1978
19770472	Erection of extension at first floor level to form two additional bedrooms	Permission	11.08.1977
19490359	Erection of a dwellinghouse	Permission	20.06.1950

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development

CS02 – Scale and Distribution of Development

CS12 – Green Infrastructure

CS18 – Climate Change

CS19 – Design and Development Principles

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 9 – Promoting sustainable transport

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;
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standards (March 2015) (NDSS)

Consultations, Publicity and Representations

Neighbouring properties

Consultation was undertaken by way of individual letters sent to four surrounding properties with an overall expiry date of 10th July 2023. Two letters of representations have been received, one of support and one of objection, making the following summarised comments;

- Overbearing;
- Detrimental impact on living conditions;
- Overshadowing;
- Massing and scale is out of character with the local area;
- Unsubservient;
- Loss of light to habitable room;
- Excessive height;
- Excessive in scale and character for an outbuilding;
- Too close to boundary;
- Contrary to policy and design guide.

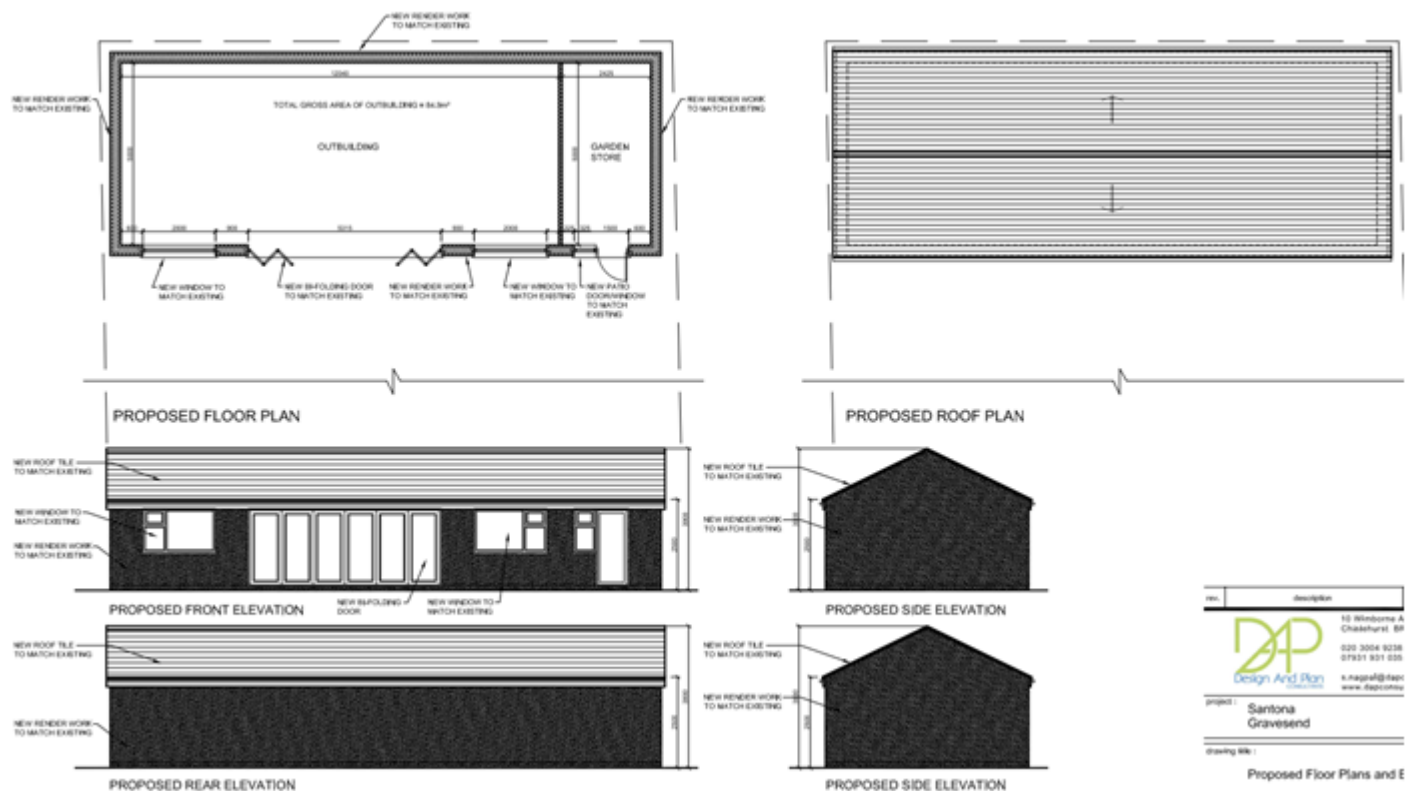
The Local Ward Councillor was also consulted and no response was received.

Officer's Analysis

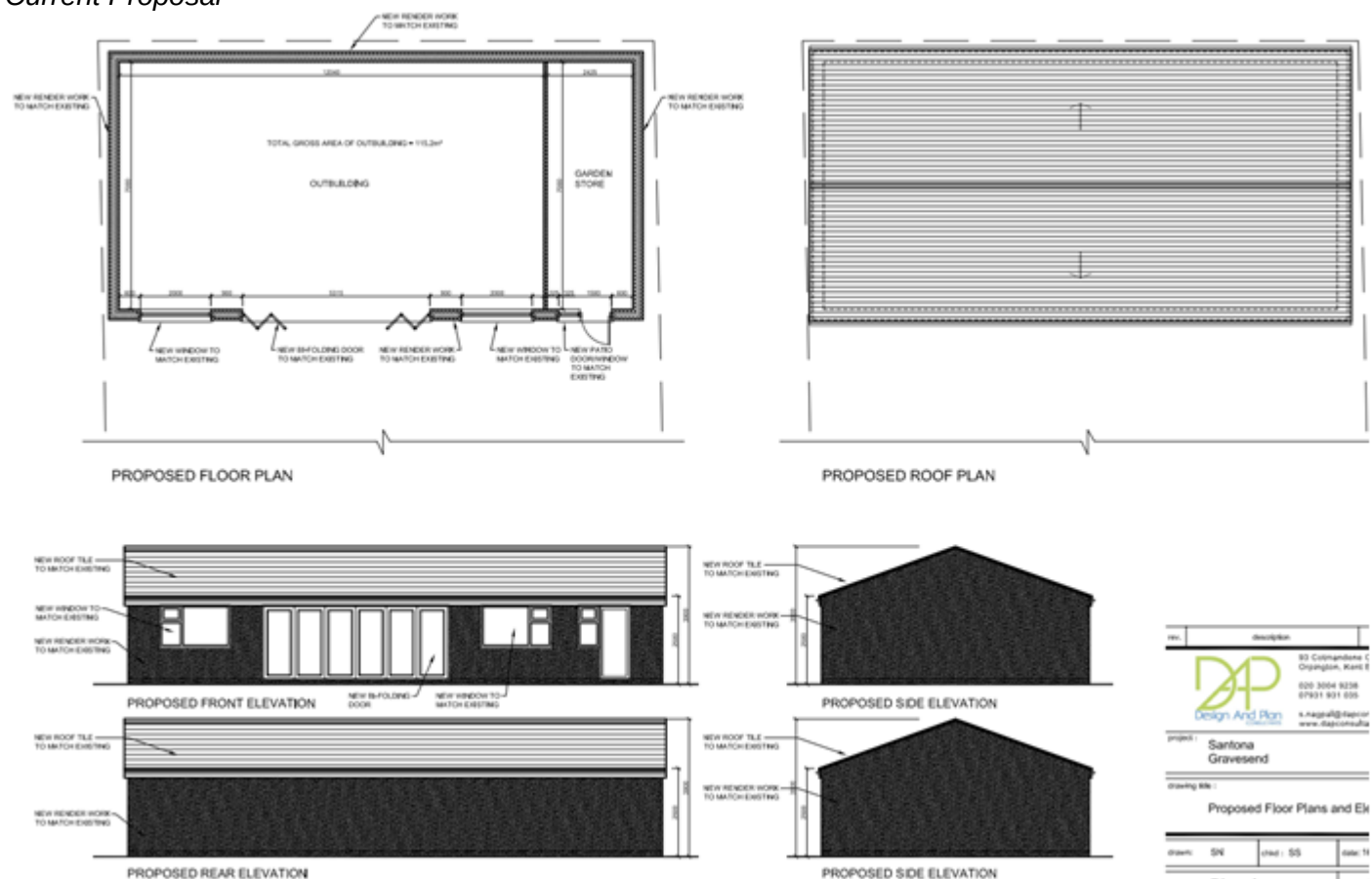
Procedural Notes

This is the second application for an outbuilding at the property, with the previous application with reference 20230002, being approved 1st March 2023. The location, pitch roof design window placement and both the eaves and ridge heights of the proposed outbuilding remain the same as the approved scheme. The main difference between the two applications is the increase of depth from 5m to 7m.

Approved Scheme (20230002)



Current Proposal



As the planning history shows, planning permission has been given for a replacement dwelling (Application Ref. 20220198). To date, this application has not been implemented and the existing property is still in situ. The submitted plans with this application show the existing property, not the replacement dwelling,

therefore, as the planning permission for the replacement dwelling is still valid, the impact of the proposal will be assessed on both the existing and proposed dwelling as approved.

Trees

The application form states there are no trees on the site, however as the previous application highlighted and confirmed via site visit, a number of trees along the rear boundary of the site have been removed with a clear view to and from Pomarium Close to the north east. This will be assessed under the relevant section below.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Paragraph 10.15 of the Householder Extensions/Alterations Design Guide SPD (2021) states that outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominent in the street scene or rear garden environment.

The application site is located within the urban area of Gravesend where the principle of extending dwellings or rebuilding is, in the main, acceptable. The application site is a detached chalet bungalow with a deep front projection and dormers in the front and rear roof slopes. The properties either side are two storey dwellings and the street scene consists mainly of two storey, detached dwellings with boundary walls and off road parking to the front. Looking at the satellite images, many of the properties within the vicinity have detached outbuildings located to the rear northern boundaries.



The application proposes the erection of single storey pitch roof outbuilding in the rear garden, located along the north facing boundary of the rear garden. The outbuilding would be located approximately 14.34m (previously 16.09m) from the conservatory of the existing host property and would measure approximately 15.21m wide, 7.61m deep (previously 5.64m), and approx. 2.53m in height to the eaves and 3.94m to the ridge, with a pitch roof.

The proposed outbuilding would be located against the common boundaries to the rear and sides.

The proposed finish would be rendered with bi-fold doors, 3no. windows and one single door located within the front elevation.

The proposed outbuilding would not be visible from Watling Street, however the rear would be visible from Pomarium Close, however this would mainly be the roof due to the existing boundaries. Therefore only some view of the outbuilding would be afforded from public vantage points due to the location to the rear and the existing built form, therefore the proposed materials are considered acceptable in this location.

The building would have a floor layout of an open plan area and a smaller garden store.

The adjacent property to the west, has a number of outbuildings located in a similar position, as do a number of properties within the vicinity, however these are smaller in external footprint to the proposed.

In terms of the size of the outbuilding within its setting, the increase in depth by an additional 2m over the previously approved proposal results in an outbuilding that is much larger than the other surrounding outbuildings and also brings the development 2m closer to the rear of the existing property. The increase in the external footprint would be from 85.39m² (approved scheme) to 117.02m² which is only 109.74m² less than existing host property, and only 97.06m² less than the permitted replacement dwelling. Overall, it is considered that the increase in depth and overall footprint of the current proposal would result in an outbuilding that would have an external footprint of 51.60% over the existing host dwelling (54.66% over the replacement dwelling), and as such would not be subordinate in scale to the existing dwelling, the approved replacement dwelling or the surrounding the area.



Whilst the proposed outbuilding would be similar in location, height, design and proposed materials as the previously approved scheme, the increase in depth and overall footprint would be out of keeping within its setting and disproportionate to the host and approved replacement dwelling and would therefore be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) 2014, Section 12 of the National Planning Policy Framework (NPPF) 2021 and Paragraph 10.15 of the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The property benefits from a generous plot and a usable garden area of 250.57m² approx. would be retained if the outbuilding were constructed. This would increase to 402.06m² if the replacement dwelling permission were implemented. Therefore it is considered that the proposal will provide acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the distance the outbuilding is from the rear elevations of the surrounding properties in Watling Street, existing boundary treatments, and proximity to habitable room windows, together with the modest height, the outbuilding does not cause material harm to the amenity of any adjoining properties in Watling Street in terms of loss of light, outlook, privacy or sense of enclosure. Furthermore, the proposed doors and windows are all located within the front elevation only and therefore no direct views over the neighbouring gardens would be afforded and the existing boundary fencing and hedging would mitigate any overlooking. As such there would be no overlooking caused by the development.

Concerns were raised regarding the proximity of the outbuilding to properties in Pomarium Close to the north of the site. It is acknowledged that the outbuilding would be against the rear boundary of the application site, which runs adjacent to the side boundary of No. 6 Pomarium Close. The removal of the boundary trees is regrettable as this would create a natural sound buffer, however the location, height and use of the outbuilding does not alter from the previously approved application which deemed the proposal to be acceptable in terms of neighbour impact. As stated above, all windows and doors are located to the front and would not overlook the properties on Pomarium Close. In terms of noise, the proposed outbuilding is in a similar location to the outbuildings as the adjacent properties and would be incidental to the use of the residential property.

The outbuilding is to be used for purposes incidental to the applicant, and not as business. As such there is no concern with the use and any impact on neighbouring amenity, and any alternative use will be safeguarded via a condition should planning permission be forthcoming.

The application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and paragraph 130f of the NPPF (2021).

Parking and Highways

There are no parking or highways issues as a result of this proposal.

Trees

The rear boundary of the site, as can be seen from the previously shown satellite image, previously had trees/hedging along the northern boundary. These have been removed which does not require planning consent as they are within the curtilage of the application property and are not protected. The proposed outbuilding would be located in this position and as shown on the submitted plans.

Conclusion

The proposed outbuilding would by virtue of its scale, significant depth and overall external footprint would

introduce an uncharacteristically large and prominent addition to the rear garden which would be out of keeping with the surrounding outbuildings in the area and would be disproportionate to the host dwelling and approved replacement dwelling, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014), Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021) and Paragraph 10.15 of the Householder Extensions/Alterations Design Guide SPD (2021).

Recommendation:

Refusal

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	8 th August 2023	Dated:	8th August 2023