

Delegated Report

Householder Planning Application

Planning Application No: 20221275

Location: 20 Milton Avenue Gravesend Kent DA12 1QL

Description: Erection of outbuilding and incorporation of land into the garden curtilage of 20 Milton Avenue

Applicant: Mr Sukdev Bansil

Site Visit Date: 09/02/2023

Submitted Documents/Plans

- Application Form;
- Drawing No: 20MA/A3/01 (Site Location Map, Proposed Floor Plans and Elevations)
- Drawing No: 03 (Proposed Block Plan)
- Drawing No: 02A (Existing Block Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20130441	Demolition of existing garage and erection of two storey side extension to form garage and shower room/wc at ground floor with bedroom and ensuite shower room/wc at first floor level.	Permission	13.08.2013
20120846	Demolition of existing garage and erection of a two storey side extension to form garage and shower room/wc at ground floor level with bedroom and ensuite shower room/wc at first floor level.	Refused	14.12.2012

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

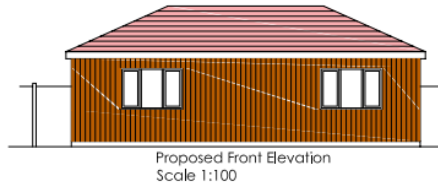
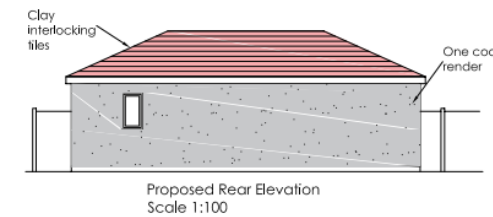
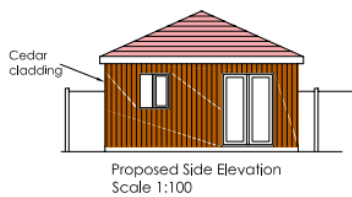
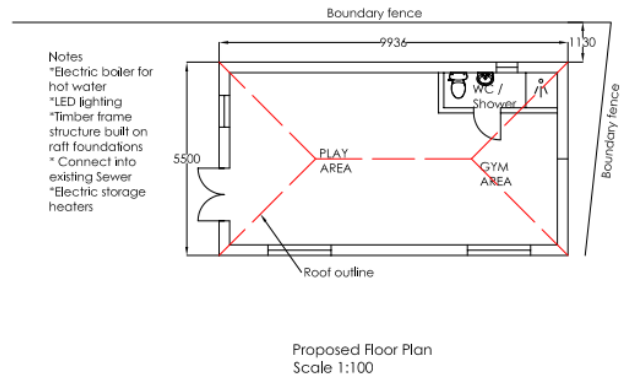
Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 22nd March 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to incorporate a parcel of amenity land into the garden curtilage and erect an outbuilding. The building will have a width of 5.5m, a depth of 9.9m and an overall height of 4m. The outbuilding will be finished with a hipped roof and will include a w/c shower room. The building will be finished with clay tiles and render and will be used a gym/play area with a shower room.



Character and Appearance

The application property is an extended two storey end of terrace single dwelling with 4 bedrooms. Due to the irregular shape of the plot, the rear garden immediately to the rear of the house is small; where the immediate rear garden tapers to a point there is a narrow pathway through to a parcel of land positioned between the rear gardens of the terrace and those of the properties on Old Road East. This is the proposed location for the outbuilding.



Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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 2014 reflects these aims and requires that new development is well designed and respects the character and

appearance of the surrounding area.

The proposed outbuilding would be located on a piece of land between the rear gardens of the terrace and those on Old Road East and would not be visible from a public vantage point. Rear outbuildings at the bottom of the garden appear to be a common feature along this stretch of properties. The proposed materials would also be in keeping.

The land on which the outbuilding is proposed is not maintained and the introduction of an outbuilding and change of use of this section would serve as a visual improvement and provide this piece of land with purpose as it currently is disused.



The proposed change of use and subsequent erection of an outbuilding will have no adverse impact on the character and appearance of the wider area. On this basis, the proposal would be in accordance with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Amenity of Future Occupiers

The existing garden area of the property is some 39.3sqm excluding the parcel of land to the rear. Post development there will be approx 161sqm of amenity space of which approx 103sqm would be useable garden space, this is an improvement to the existing garden size and will comply with the council's technical standards as can be seen below:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Extract from SPG2 – Residential Layout Guidelines (2020)

The proposal therefore safeguards the amenity of future occupiers.

Neighbouring Amenity

In terms of the impact on neighbouring amenities, the change of use of the land and outbuilding would be unlikely to cause material harm to any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. The structure is single storey and is positioned at the bottom of the garden away from neighbouring dwellings and would therefore be unlikely to cause any overlooking issues or loss of privacy or light. Any windows would be unlikely to be higher than a typical boundary fence between residential properties.

It is noted that there will be a window in the outbuilding which will serve a w/c shower room in order to

address any potential impact on privacy a condition will be imposed to ensure that this window is obscure glazed and top hung in perpetuity. Furthermore the outbuilding will be conditioned so that its use is restricted as ancillary usage to the host dwelling.

The proposal therefore accords with the requirements of SPG2- Residential Layout Guidelines 2020 and safeguards the neighbouring amenity.

Parking and Highways

The proposal will not impact existing parking arrangements and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and is in accordance with the relevant policies, therefore 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:	11 th April 2023	Dated:	12th April 2023