



Delegated Report

Householder Planning Application

Planning Application No: 20220518

Location: 5 Masefield Road Northfleet Gravesend Kent

Description: Retention of garden room building.

Applicant: Mrs Baljit Bedesha

Site Visit Date: 14th June 2022

Submitted Documents/Plans

Application Form Dated 15/05/2022;

Drawing no: MR-001-100 P2 (Site Location Plans – Existing and Proposed);

Drawing no: MR-001-200 P1 (Elevations – Proposed); and

Drawing no: MR-001-200 P3 (Floor Plans - Proposed with Block Plan and OS Plan).

~~Drawing no: MR-001-100 P1 (Site Location Plans – Existing and Proposed);~~

~~Drawing no: MR-001-200 P3 (Floor Plans – Proposed with Block Plan and OS Plan).~~

~~Drawing no: MR-001-200 P1 (Floor Plans – Proposed with Block Plan and OS Plan)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20200080	Loft conversion into fourth bedroom	Withdrawn	27.07.2020
20170767	Erection of a single storey side extension to form bathroom.	Permitted	03.11.2017
19960242	Erection of single storey rear extension to form enlarged lounge and enlarged kitchen.	Permitted	25.07.1996
19850269	Erection of car port at the front	Permitted	17.06.1985

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

No comments received

Neighbouring properties

7 surrounding properties were consulted and a site notice displayed. Representations were received from three neighbouring properties.

The following concerns were raised and are addressed in this report:

- Height of the outbuilding; and
- General appearance and outlook from neighbouring boundaries;

The following concerns were also raised, however these would be issues for Building Regulations and not covered in the following report.

- Outbuilding constructed without following building regulations with poor workmanship; and
- Stability of the structure.

The following concern was also raised, however these are considered a civil matter and not part of the planning decision process:

- Impact on the value of properties in the immediate vicinity.

Officer's Analysis

Design, Character and Appearance

5 Masfield Road is a three-bedroom detached dwelling located on the northern side of the highway. The property has a front garden which has hard standing to provide parking for at least two vehicles and a drooped curb. The garden at the rear currently extends out 16.74m at its furthest point.



The application proposes the retention of a part retrospective outbuilding at the base of the triangular shaped rear garden to be used as a garden room. The application proposes a flat roof and is of a triangular shape in keeping with the boundaries of the rear garden. The dimensions of the outbuilding are listed below:

Depth (max): 8.04m
Width (max): 7.21m
Height (max): 2.93m
Height (eave): 2.71m

The outbuilding will be finished with a bitumen flat roof and there will be two white UPVC windows and a door to the front elevation. The walls will be red faced brick.

Neighbours have raised concerns with the general appearance of the outbuilding. As referenced above, the materials proposed are considered appropriate and will be set out as a condition.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the outbuilding is considered acceptable in terms of design and accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The policy goes on to state that all 'new developments will located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants' and accord with the adopted Residential Layout Guidelines' (RLG) (2020).

Gravesham's RLG states that the garden space for a three-bedroom property should have a minimum area of 60m² and depth of 10m. The garden, post-development, will have a compliant area of 62.51m², but will only be 7.15m in depth.

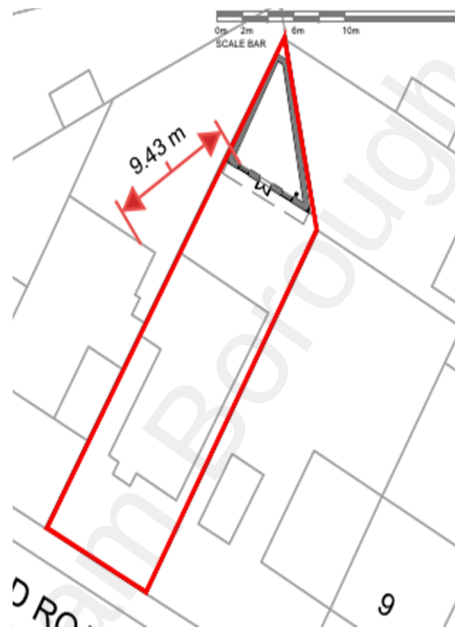
Whilst the depth is below the RLG recommendation, as the garden has a sufficient overall area, the amenity space is deemed as acceptable.

Neighbouring Amenity

Neighbours have raised concerns with the height of the outbuilding and the detrimental effect on general outlook.

Permitted development allows a maximum of 2.5m for an outbuilding. The maximum height of the proposal measures at 2.93m, only marginally higher than permitted development. Therefore, the height of the outbuilding is not deemed as excessive and would not have a detrimental impact on neighbouring amenity.

The outbuilding is located at the base of the rear garden and the surrounding neighbouring rear gardens. The windows of the outbuilding are considered non-habitable and the distance to the closest neighbouring habitable window is 9.41m, with rear boundary treatments in place to further obscure views. The application also does not propose any windows to flank elevations. Therefore, the outbuilding is considered sufficient distance from neighbouring properties.



The outbuilding will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

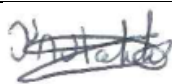
Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permitted

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	6 th July 2022	Dated:	11 July 2022

Gravesham Borough Council