



Delegated Report

Householder Planning Application

Planning Application No: 20240067

Location: 20 Golf Links Avenue Gravesend Kent DA11 7PA

Description: Demolition of existing green house and shed in rear garden and erection of detached outbuilding for garden room/office/gym including internal store and bathroom.

Applicant: Mr Jagdeep Singh

Site Visit Date: N/A – Photos supplied with Application

Preliminary Matters

The agent was contacted in order to confirm the colour palette for the proposed outbuilding. A response was received on 15.04.24 to confirm that the proposed external materials of the outbuilding would be similar in appearance to the main dwelling.

Submitted Documents/Plans

Application Form;
Supplementary Information – Email from agent confirming the proposed external materials would be the same or similar to the dwellinghouse (received on 15.04.24);
Supplementary Information – Design and Access Statement;
Supplementary Information – Photo of Garden;
Supplementary Information – Photo of Garden;
Site Location Plan (received on 26.01.24); and
Drawing No. 23/07/01 – All Plans with Block Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200179	Erection of a rear extension.	Permitted	20.04.2020
20140871	Application for a Lawful Development Certificate in respect of a proposed conservatory at the rear.	Certificate Granted	21.11.2014
19880813	Erection of two storey side extension to form garage & w.c. with bedroom & shower room over	Permitted	26.09.1988

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 22.04.24.

Site Description

20 Golf Links Avenue is a detached, two storey dwelling fronting the eastern side of Golf Links Avenue.

Google Image of property



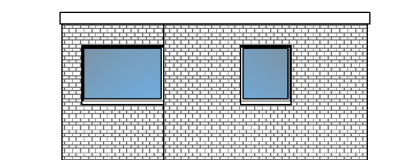
This application proposes the demolition of the existing green house and shed in the rear garden (behind a hedge), and the erection of a detached outbuilding to be used as a garden room, office, gym, internal store and bathroom.

Proposed Development

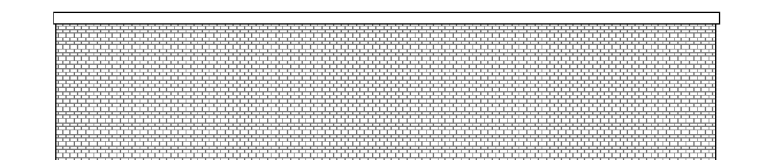
The outbuilding would be ancillary to the dwellinghouse and would have the following dimensions:

- Footprint of proposed outbuilding 59.92sqm (Footprint of existing dwelling 88.33sqm)
- Height 2.99m
- Width 12.99m
- Depth 4.00m at smallest point and 5.99m at the deepest point (L shaped)

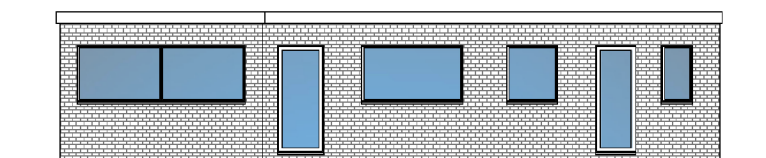
Proposed Plans



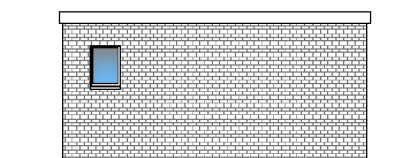
SOUTH ELEVATION



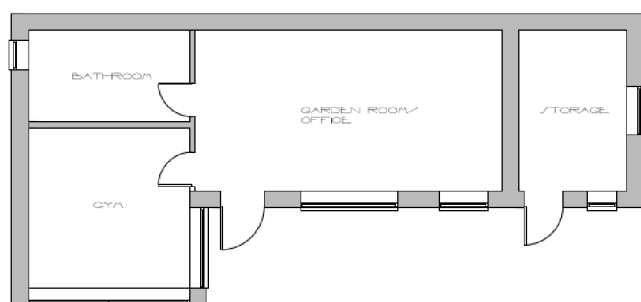
EAST ELEVATION



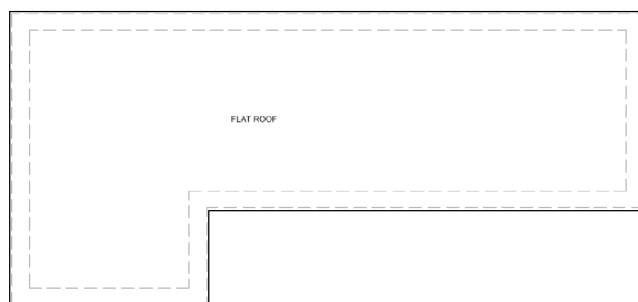
WEST ELEVATION



NORTH ELEVATION



PLAN



ROOF PLAN

Officer's Analysis

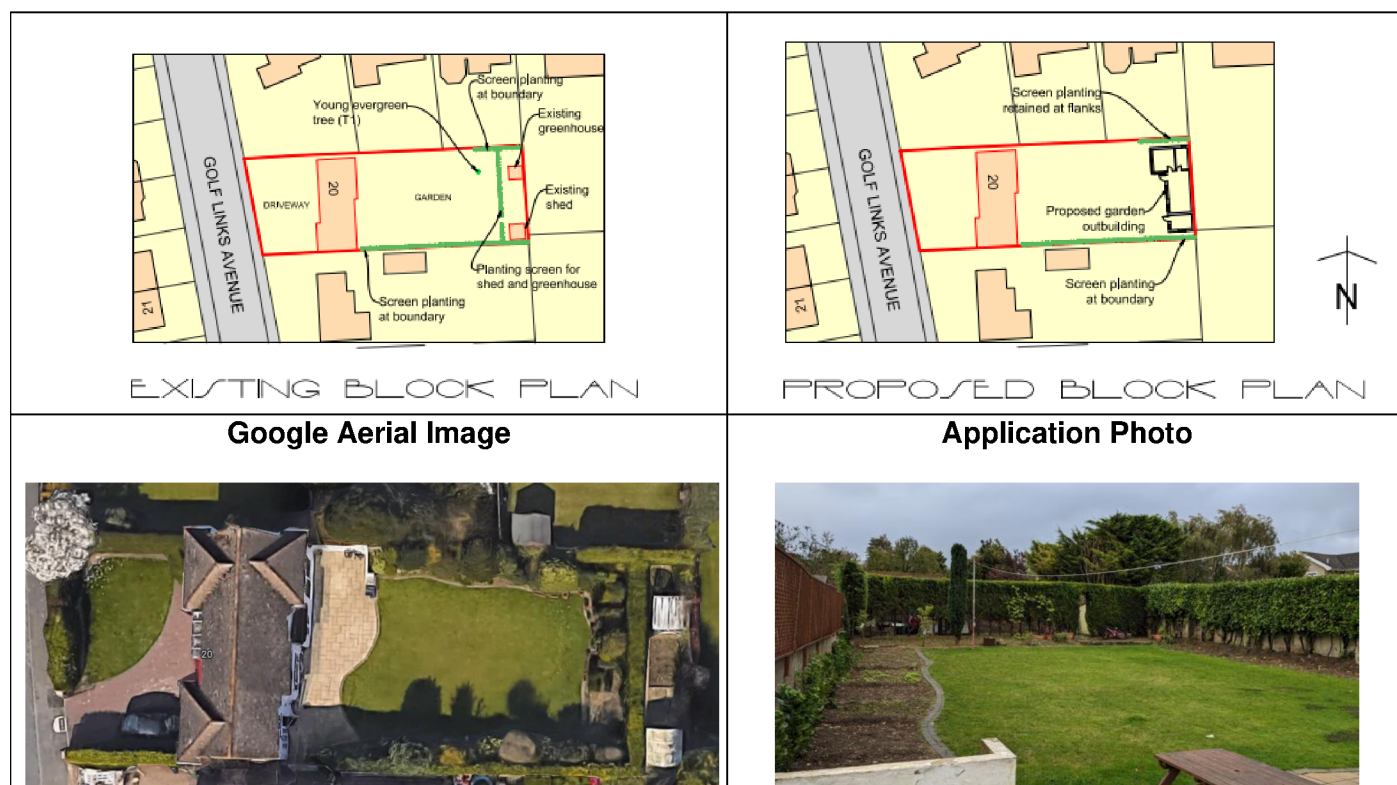
Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be

visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The use of the proposed outbuilding is described, on the Design and Access Statement as ancillary to the dwellinghouse. It would be unobtrusively located to the rear of the residential curtilage; set back behind the existing dwelling. A comparison of the aerial image and applicants' photo (below) identifies that a hedgerow and planting has been previously removed. The development would result in the removal of part of the existing planting screen, located to the west and the removal of a young evergreen tree. The screen planting along the northern and southern boundaries would be retained; which is desirable.



The scale of the proposed outbuilding would be fairly substantial; in terms of building footprint and width. However, it would be modest in height and is overall subservient to the existing dwelling and plot. The outbuilding would be constructed with brick and block walls, a single ply membrane or felt roof and uPVC windows and doors; which would complement the existing appearance of the dwellinghouse. The development would only be viewed from the rear garden environment and therefore would not impact the street scene.

Overall, the proposal complies with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out required garden space and room area, post development. The resultant garden area exceeds the requirement. In addition, the bathroom would meet the requirements of the RLG (2020) and the Design and Access Statement states that the bathroom window would be obscure glazed. Therefore, the proposal is considered to safeguard the amenity of future occupiers, in accordance with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application.

Neighbouring amenity is assessed in terms of loss of light, outlook, privacy and causing a sense of enclosure. The proposal, in situ, would not detrimentally impact neighbouring amenity. The proposal is single storey, located to the rear of the residential curtilage and the fenestration located on the flank walls of the outbuilding would be obscure glazed. In addition, the planting screen would further secure the privacy of neighbouring properties. Also the use of the building will be restricted to incidental purposes, and not as an independent unit of accommodation, or for business purposes. Therefore, the outbuilding would not be considered to be detrimental to neighbouring amenity and the proposal is in accordance with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Biodiversity

The development would result in the loss of some trees/planting and hedging, as evident from the photo (below) and read in conjunction with the documents and plans for the outbuilding.



As per the Gravesham Local Plan Core Strategy (LPCS) (2014); *Some previously developed sites in the urban area have high biodiversity value. The green space and green grid networks together with other areas such as school grounds and private gardens also have a role in providing and connecting habitats. Furthermore; Landscape features such as trees and hedgerows within the urban area are also important as they help to raise the quality of the environment and the quality of people's lives, as well as providing stepping stones and habitats for wildlife. Therefore, it is important that such landscape features within the urban area are retained and enhanced.* CS12 of the Gravesham Local Plan Core Strategy (LPCS) (2014), states; *'there will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought...'* Section 15 of the National Planning Policy Framework (NPPF) (2023), paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

This application does result in the loss of a hedgerow which is located to the rear of the garden, but forward of the rear elevation, provided a visual screen to the current sheds at the rear. The proposal

results in the removal of this hedge. While it is preferable for biodiversity to remain, and increase on site, this is not always possible. The hedgerow could be removed without planning permission and we could not insist on its retention. It is located to the rear of the property with minimal visual benefits. It limits the depth of the garden so its removal is preferable in this instance. While it would be desirable to have a planting plan to offset the loss, which could not be required in this instance, given it is a single family dwelling house. As such the proposal is considered acceptable.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The proposed outbuilding is overall subservient to the existing dwelling and residential curtilage. It would be constructed from appropriate external materials and would not impact the character and appearance of the street scene or detrimentally affect the rear garden environment. As such, the proposal is in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

In addition, the proposal is considered to protect the amenity of future occupiers and neighbouring amenity in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	16th April 2024	Dated:	22 April 2024