

Delegated Report

Planning Application

Planning Application No: 20250152

Location: 256 Singlewell Road, Gravesend, Kent DA11 7RE

Description: Extension of outbuilding to enclose existing canopy.

Applicant: Mr Mun Dhariwal

Submitted Documents/Plans

Application form

Design and Access Statement

Drawing no. E116(02)001 (existing plans and elevations)

Drawing no. E116(02)1250 (existing location and proposed block plan)

Drawing no. E116(02)1250 rev A (existing location and block plan)

Drawing no. E116(08)001 (proposed plans and elevations)

Relevant Planning History

20211562	Proposed extension to summer house.	Permitted	04.03.2022
20211273	Erection of a single storey front extension to existing summer house.	Permitted	13.12.2021
20211246	Application for variation of condition 3 attached to planning permission reference no 20130959 to allow the gym outbuilding to be used for a personal trainers business, Mon - Fri 8am - 8pm.	Temporary consent	03.12.2021
20211033	Extension and raising part of the roof of existing summer house.	Refused	05.10.2021
20150026	Erection of front and side boundary walls with railings and vehicular entrance gates and the widening of the two existing vehicular accesses.	Permitted	20.08.2015
20140597	Application for a non-material amendment to planning application reference 20130959 for the erection of detached outbuilding with canopy in rear garden to replace existing to provide gym,	Permitted	22.07.2014

play room/games room and shed;
to allow roof height and footprint
increase, alteration to the pitch of
the canopy incorporating
installation of roof lights, installation
of two roof lights to outbuilding and
also to allow deeper windows
which will be frosted.

20130959	Erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, play room/games room and shed.	Permitted	11.12.2013
20070377	Construction of additional vehicular access on to a classified road to form an 'in and out' driveway.	Permitted	29.06.2007
20061008	Erection of part first floor, part two storey and part single storey rear extension and single storey side extension to form garage, gym, family room, breakfast area and hobby room at ground floor level with two bedrooms, ensuite shower room/wc and two bathrooms/wcs; construction of pitched roof on front elevation to form canopy incorporating an open front porch; new bay window at first floor level on front elevation with new pitched roofs over both front first floor level windows and erection of wall mounted with railings and gates to front boundary of property.	Permitted	11.01.2007
20060132	Erection of two storey side, part first floor, part two storey and part single storey rear extension to form garage, breakfast area, family room and hobby room at ground floor level with two bedrooms each with balcony and en-suite bathroom/w.c. and enlarged bathroom/w.c at first floor level and erection of wall with mounted railings and gates to front of property.	Permitted	23.03.2006
20051103	Erection of two storey side, part first floor and part single storey rear extension to form garage, enlarged kitchen/dining room, family room and hobby room at ground floor level with three bedrooms, two ensuite bathrooms and enlarged	Refused	07.02.2006

bathroom at first floor level and erection of wall and gates to front of property.

19960566	Erection of single storey rear extension to form enlarged living room, dining room, w.c. and bathroom and erection of a pitched roof canopy at the front.	Permitted	03.10.1996
19860074	Erection of a conservatory at the rear	Permitted	10.04.1986
19850554	Erection of single storey rear extension to form breakfast area and sun room	Permitted	21.08.1985
19490673	Erection of a detached house	Permitted	29.10.1949
19480178	Erection of two blocks of three houses and two blocks of three garages	Permitted	29.11.1948

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- 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);
- Design for Gravesham: Design Code (2024);

- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

KCC Archaeology

The site lies within an area of multi-period background archaeological potential. However, based on existing Historic Environment Record data for the area and the nature of the proposed development, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

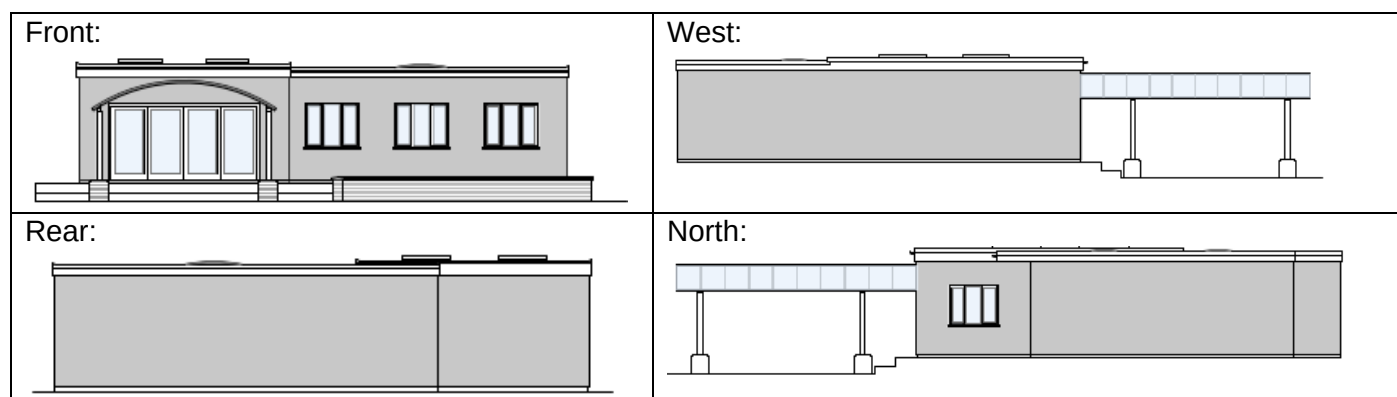
Neighbouring properties

The application has been advertised by individual letters to five neighbouring properties. No letters of representation have been received. The overall consultation period expired on 21 March 2025.

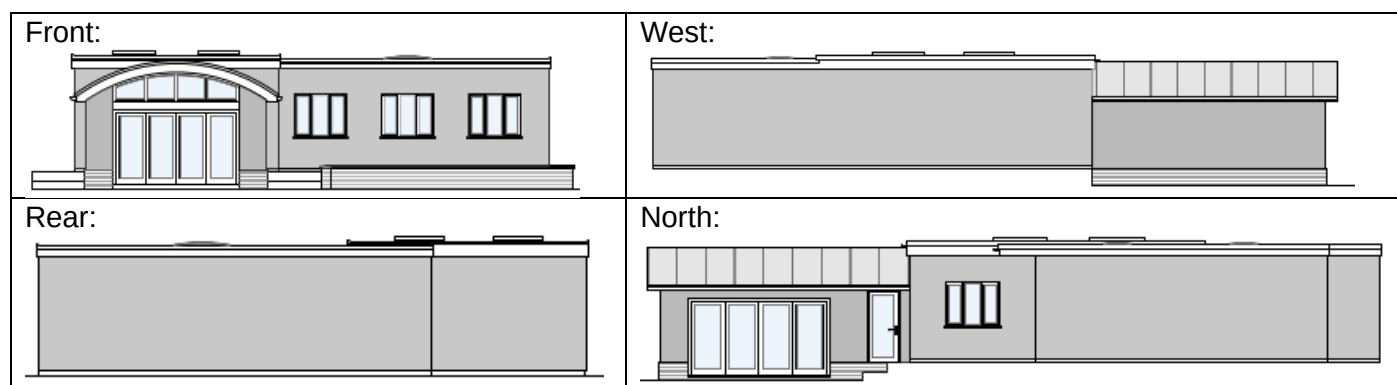
Officer's Analysis

Proposal

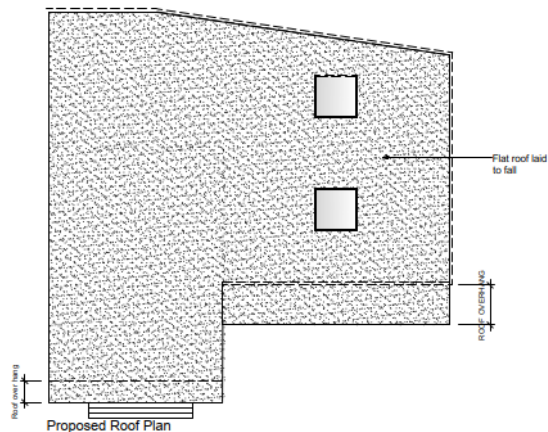
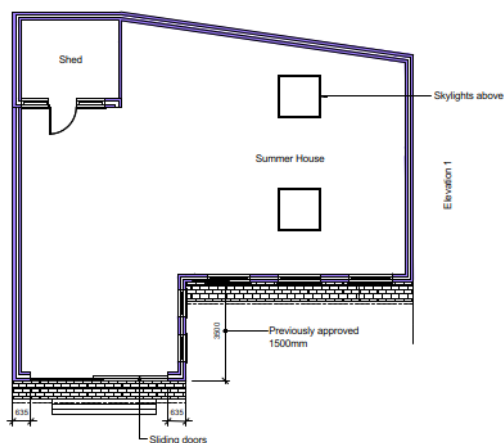
This application seeks planning permission for an extension of outbuilding to enclose an existing canopy. The plans below show the existing situation:



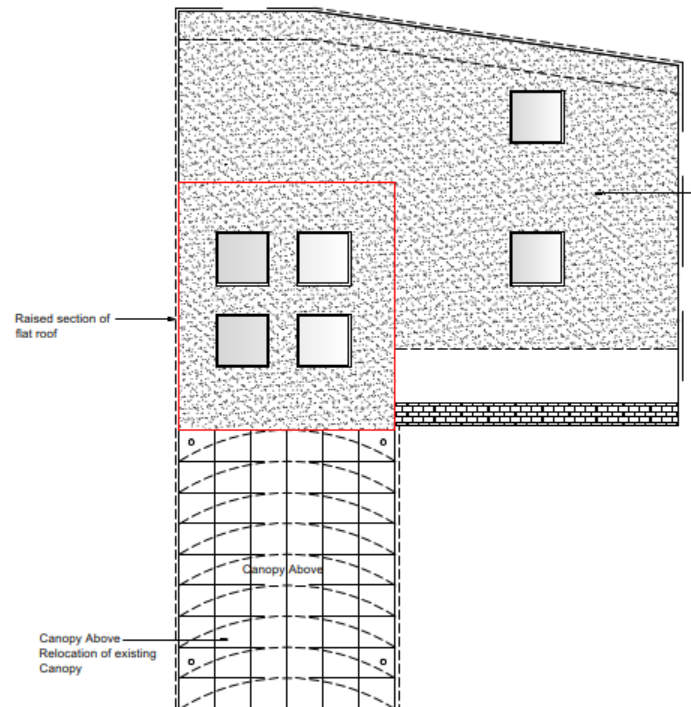
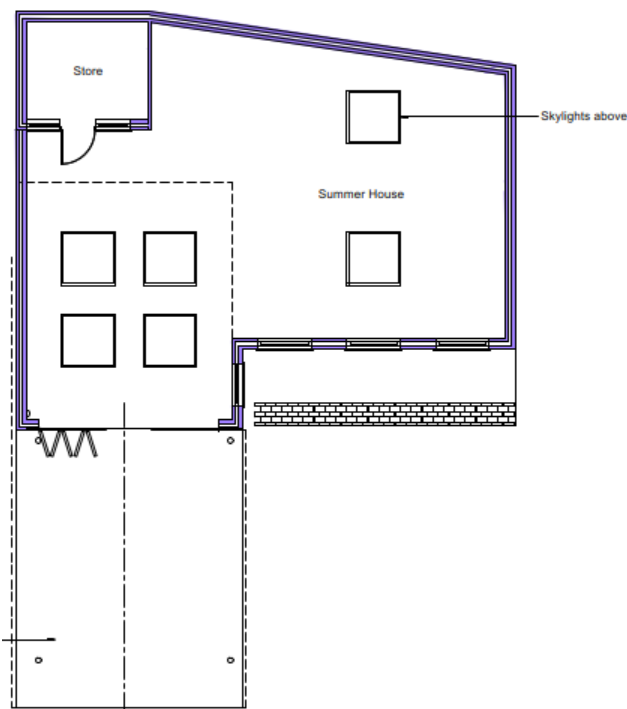
The proposed plans show the enclosing of the existing canopy:



Whilst the above plans show the existing situation this is not what the applicant received planning permission for. The implemented permission is 20211562:



The following was refused under reference 20211033:



This was refused for the following reason:

1. The proposed increase in roof height and increased depth of the built form along the northern boundary will result in a development out of scale and appearance with the surrounding properties and outbuildings therefore introducing a dominant building with a non-domestic appearance detrimental to the enjoyment of the gardens of neighbouring properties and the character of the surrounding area contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

The proposed scheme is essentially the same as the refused scheme but with a lower roof height (approx. 3.8m as opposed to 5m).

Design, Character and Appearance

The application site is a substantial detached two storey dwelling located along the semi-rural suburbs of Gravesend. The property has been extended extensively in the past and has a large area of hardstanding

to the front with parking. To the rear is a large building that is being used as a gym. This had a temporary consent for use as a gym until 2022 and is therefore no longer lawfully being used as a gym.

The properties in the street are large and most have been extended. Garden rooms and summerhouses are a feature of the area to the rear of these dwellings however the existing outbuilding is by far the largest within the area;



The proposal to further increase the size will create a building out of character with the domestic scale of the area. The height will be approx. 3.8m which further intensifies the bulk and dominance of the building which will no longer appear subservient to other buildings to the rear of properties. The canopy, which does not have the benefit of planning permission, results in built form along the majority of the boundary with the neighbour to the north, further increasing the dominance of the building. The infilling of this canopy will create even more hard development along this boundary significantly higher than existing boundary treatment.

The increased depth of the built form along the northern boundary will result in a development out of scale and appearance with the surrounding properties and outbuildings therefore introducing a dominant building with a non-domestic appearance contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2024.

Amenity

Future occupiers

The remaining garden space is sufficient for the size of the dwelling and therefore no objections are raised.

Neighbouring amenity

No. 248 is located to the north of the application site. Whilst there will be no significant impact in terms of loss of outlook, daylight or privacy, the height of the building at 3.8m will be readily visible from this property and will result in a significant level of built form along this boundary. Due to the path of the sun there will be

some additional shading of the garden however, this is the rear most part of the garden and will not occur for the entire day. On balance objection is not raised to this.

No. 258 is located to the south of the application site. The increase in built form is located to the opposite side of the site to this neighbour. There will therefore be no significant impact in terms of amenity for this neighbour.

The gardens to the rear of the properties in Windsor Road are approx. 29m in length and therefore will suffer no detrimental impact to amenities.

The proposed increase in size of the outbuilding, on balance, will have no significant detrimental impact on the amenities of neighbouring properties and therefore accords with Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024 in terms of amenity.

Parking and Highways

The proposed increase in the building size and height will not result in the off road parking being reduced or the number of people living or visiting the property being increased and therefore no objection is raised on highways grounds.

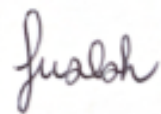
Conclusion

The proposed increase in depth of the built form along the northern boundary will result in a development out of scale and appearance with the surrounding properties and outbuildings therefore introducing a dominant building with a non-domestic appearance detrimental to the enjoyment of the gardens of neighbouring properties and the character of the surrounding area contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

Recommendation:

Refuse.

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

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7 April 2025	Dated:	10 April 2025