



Delegated Report

Householder Planning Application

Planning Application No: 20230277

Location: 90D Windmill Street Gravesend Kent DA12 1LH

Description: Change of use for existing garden room already constructed at the property to an Annex.

Applicant: Mr Matthew Hammock

Site Visit Date: 24th April 2023

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Block Plan; and
Existing Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210409	Erection of outbuilding in rear garden for use as part games room and part tool shed	Permission	07.06.2021
20210144	Erection of a single storey front extension.	Permission	31.03.2021
20201002	Erection of a two storey front extension.	Refused	18.12.2020
20090468	Erection of part two storey, part single storey rear extension to form family room at ground floor level and two enlarged bedrooms at first floor level; construction of dormer extension in existing rear roof slope and conversion of roof space into a bedroom and bathroom/wc.	Permission	31.07.2009

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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
- Section 16 – Conserving and Enhancing the Historic Environment

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)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Windmill Hill Conservation Area Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by the displaying of a site notice and individual neighbour letters to 13 properties. The consultation period expired on 19th May 2023.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Background

Planning permission was given in 2021 for the erection of outbuilding in rear garden for use as part games room and part tool shed (App. Ref. 20210409). It would appear that this permission was implemented in accordance with the approved plans.

Procedural Notes

The supporting application form states that the work has not commenced, however the submitted floor

plans and elevations show the proposed annexe use as existing.

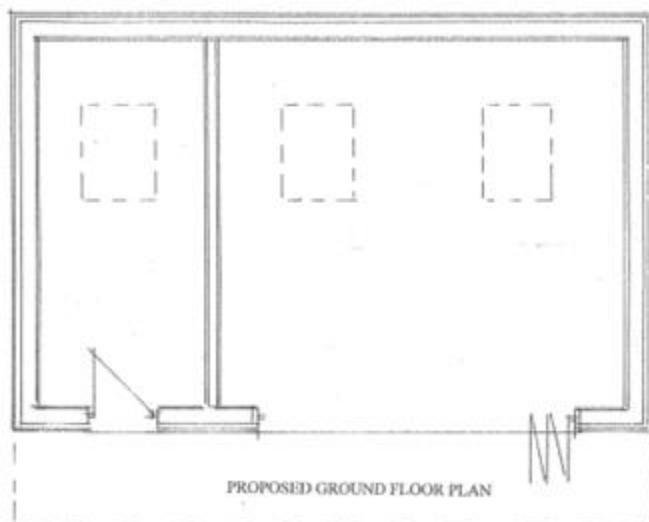
Proposal

This application seeks permission for the partial conversion of the existing outbuilding, currently used as a games room and tool shed, into an annexe.

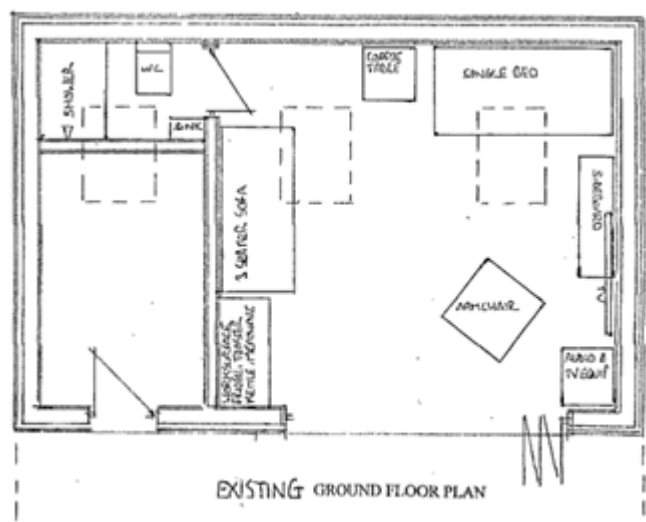
The existing outbuilding is accessed via the rear garden of the associated property only, with no direct access from the rear of the property.

The proposed conversion of the outbuilding would be internal alterations only to provide an open plan living, kitchen and bedroom area, with separate toilet and shower room. The existing tool shed would remain. No external alterations would be carried out. Access would be from the existing bi-fold doors along the front elevation.

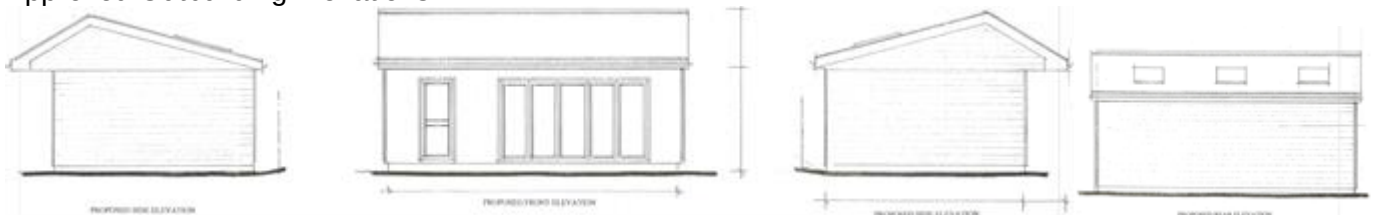
Approved Outbuilding Floor Plan



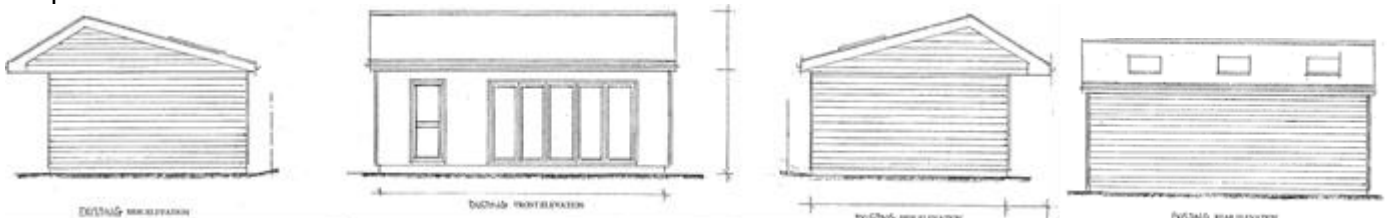
Proposed Annexe Floor Plan



Approved Outbuilding Elevations



Proposed Annexe Elevations



The annexe accommodation will include an open plan kitchen/living and bedroom area and a separate shower/WC. The internal floor area of this space will measure approximately 23.05m². The supporting application form states that an elderly parent will be using the annexe, as they currently reside in the main dwelling on the third floor but are unable to manage the stairs.

Design, Character and Appearance

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 application site is a two storey semi-detached house located in an urban residential area within Gravesend. It is a four bedroom dwelling which has been extended within the roofspace with dormer to the rear. Whilst the property itself is not within a conservation area, it is adjacent to the Windmill Hill Conservation Area and therefore Policy CS20 (LPCS) is also relevant.

Policy CS20 (LPCS) sets out that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include Gravesend Town Centre and the Borough's urban and rural conservation areas.

The property benefits from off street parking to the front for more than two cars.



The conversion of the outbuilding would not result in any elevational changes and is therefore considered to be acceptable in terms of the impact on the appearance of the property.

Overall, due to little/no external alterations, the proposal is considered to be acceptable from a design perspective and would have no impact on the adjacent Windmill Hill Conservation Area. As such, the development would comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014 and sections 12 and 16 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

In terms of the additional living accommodation from the proposed annexe, the proposal will add a further one bedroom to the application property, taking it up to 5 bedrooms overall. Garden space around the property will not be affected by the proposals, as there are no additions proposed beyond the existing footprint of the outbuilding. The existing useable garden space is in excess of 19m deep and measures approximately 178.72m², which is satisfactory for a 5 bedroom house.



There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

Due to the lack of access to the rear of the garden from any other means than from the main dwelling, it would not be possible to sever the annexe from the main dwelling. However, there would be amenity concerns given the small size of the proposed annexe with an internal floor area of 23.05m², it would not adequately serve as an independent self-contained unit of accommodation on a long-term basis, as it is below the 39m² space required in the NDSS 2015 for a 1 bedroom, 1 person single storey dwelling. Furthermore, there would be an inadequate amount of amenity space for the occupier of the annexe (and main property) and privacy concerns.

However, the annexe is in close proximity to the main house and a store will remain within the building, which is connected to the main dwelling. The size of the accommodation would also be very modest and would not adequately serve as a separate self-contained unit of accommodation. Furthermore, it has been made clear that the annexe is for the sole use of the applicant's elderly parent.

In this case, a condition restricting the annexe as ancillary accommodation related to the existing main dwelling would help prevent any adverse impacts on amenities. Based on the imposition of this condition, the proposal would be acceptable in term of amenity impact.

Neighbouring Properties

In term of the converted outbuilding, it was given planning permission for a games room and storage and therefore was already in ancillary use to the main dwelling. Whilst its use as an ancillary annexe may be more intensive than a games room, due to the nature of the accommodation for an elderly relative, it would not cause any material harm to adjoining properties. The annexe is single storey and positioned at the bottom of the garden some distance from neighbouring houses. There are no windows on any elevations other than that facing the main house. No additional openings could be conditioned. As there are no major changes to the building itself, there would be no additional overlooking, or loss of privacy or light. It must also be considered that no representations have been received from neighbouring properties raising any amenity concerns.

Overall, the proposal would therefore safeguard the amenities of neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Parking and Highways

There would be an additional 1 bedroom at the property as a result of the proposal. The maximum vehicle parking standard for a 5 bedroom property is 3 spaces. There is existing parking provision at the front of the property for at least three cars. The site is located in a sustainable urban location and there have been no objections in relation to parking. It is not considered that there would be any significant pressure placed on parking in the area as a result of the annexe use.

The proposal would comply with Saved Policy P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

Subject to conditions, the proposed change of use of the existing outbuilding is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS11, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 111 and 130 of the NPPF 2021.

(For detailed conditions 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:	13 th June 2023	Dated:	13th June 2023