

Delegated Report

Householder Planning Application

Planning Application No: 20230553

Location: 31 Mitchell Avenue Northfleet Gravesend Kent

Description: Erection of a garden outbuilding for ancillary use to the main dwelling.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Site Location Plan;
Existing Block Plan;
Proposed Block Plan;
Proposed Floor Plan;
Elevations; and
Photographs.

Relevant Planning History

No relevant planning history.

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

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comments received.

KCC Heritage: The site lies within an area of multi-period archaeological potential. However, 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.

GBC Housing Services: No comments received.

Neighbouring properties

The final date to submit comments ended on 7th July 2023.

2no. surrounding properties were consulted and a site notice also displayed. No comments were received from members of the public.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This application relates to a residential plot, in an urban area. The majority of nearby buildings are similarly sized dwellinghouses and associated outbuildings. To the rear of this site lies Wombwell Park.

The proposed outbuilding would be located to the rear, with limited visibility from the street. There would however be some pedestrian visibility from Wombwell Park. The rear fencing would partially obscure the building.

The proposed outbuilding would incorporate a gym and separate WC and be incidental in its use. It would extend along the full width of the rear boundary. However, with a depth of 4.67m and a height of 2.8 metres, the scale would be relatively minor. This is particularly evident when compared to neighbouring outbuildings to the northwest which meets the shared boundary at a depth of 13.1m.

Given that the building would have limited public visibility, it would be minor in scale and would use appropriate materials to its exterior (as detailed in the application form), it is considered that the proposed outbuilding would not result in significant harm to the character of the area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

Whilst the proposed gym is not a habitable room for which minimum space standards are required, the associate WC would meet the required minimum space standard. The external garden would also continue to have adequate depth and area.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed outbuilding would be located to the rear at single storey height. It would not be excessive in depth or height so as to creating an enclosing, or overbearing space from the neighbours perspective. There would also be no concerns regarding excessive overshadowing of the neighbours property given the scale of the building. The openings on the outbuilding would face into the subject property garden only and so there would be no direct overlook as a result of the development.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17th July 2023	Dated:	17 July 2023