



# Delegated Report

## Planning Application

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| Application No: | 20240867                                                                                                                                         |
| Location:       | 34 Artemis Close, Gravesend, Kent, DA12 2QN                                                                                                      |
| Description:    | <b>**REVISED DESCRIPTION**</b> Demolition of existing outbuilding and erection of an outbuilding for use as a games room and new boundary fence. |
| Applicant:      | Harbhajan Kaur Dosanjh                                                                                                                           |
| Site Visit:     | 28 November 2024                                                                                                                                 |

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### Preliminary Matters

The application was originally submitted seeking the erection of an outbuilding for use as an annexe. The scale of the proposed outbuilding and retention of the existing outbuilding were considered to be overdevelopment of the site, and the applicant explained on site that the purpose of the outbuilding was not for residential occupation.

Following discussions, the proposed development seeks to demolish the existing outbuilding and to erect a new outbuilding for use as a games room, with a new fence installed on the boundary line. This involved a change of description to read as follows:

**\*\*REVISED DESCRIPTION\*\*** Demolition of existing outbuilding and erection of an outbuilding for use as a games room and new boundary fence.

### Submitted Documents/Plans

- Application Form – dated 13 September 2024;
- Drawing no. A100 – Existing Site Location Plan, with Existing and Proposed Block Plans;
- Drawing no. A101 – Proposed Floor Plan;
- Drawing no. A102 – Proposed Roof Plan;
- Drawing no. A103 – Proposed Sections;
- Drawing no. A104 – Existing Side Elevation;
- Drawing no. A105 – Existing Front and Rear Elevations;
- Drawing no. A106 – Existing Floor Plan;
- Drawing no. A108 – Proposed Visual CGI.

### Relevant Planning History

| Reference | Description                                                                                                                                                     | Decision  | Decision Date |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20090079  | Erection of single storey rear extension to form an enlarged lounge and shower room/wc; construction of pitched roof over existing and proposed rear extension. | PERMITTED | 13.03.2009    |

## **Development Plan**

### **Gravesham Local Plan Core Strategy (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
- T1 – Impact of Development on Highway Network

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 9 – Promoting Sustainable Transport
- 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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

## **Consultations, Publicity and Representations**

### **Internal Consultees**

Local Ward Councillors – No comment received.

### **Neighbouring properties**

#### **First Consultation (October 2024)**

A notice was displayed on site 25 October 2024.

In addition, eight surrounding properties were consulted and no representations were received. The consultation period expired 15 November 2024.

#### **Second Consultation (January 2025)**

Following the change in description of the development and demolition of the existing outbuilding, a full reconsultation of the application was carried out.

A notice was displayed on site 17 January 2025.

In addition, eight surrounding properties were consulted and no representations were received. The consultation period expired 14 February 2025.

## **Officer's Analysis**

### **Site Description**

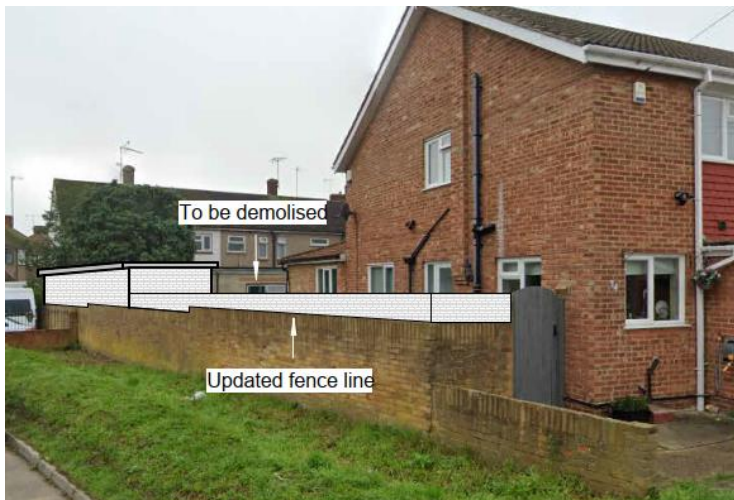
34 Artemis Close is a two storey semi-detached dwelling located on the southern side of the highway, adjacent to a strip of amenity land. The property has been extended previously by single storey at the rear and has an outbuilding in the rear garden.



## Development Proposal

This application proposes the demolition of the existing outbuilding and the erection of a replacement outbuilding located to the side the rear of the garden. The proposed outbuilding would be approximately 1m from the main dwelling in a wedge shape, with the following dimensions:

- Depth – 12m
- Width (max) – 7.65m
- Width (min) – 4.6m
- Height – 2.75m



The outbuilding would be used as a games/entertainment room and would include a small wc. There would be 2no. velux windows, one flank window into the garden and bifold doors on the front elevation and flank elevation.

As part of the development the applicant seeks to increase the height of the boundary, by introducing a fence.

## Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for outbuildings, stating that a outbuilding should generally be incidental to the enjoyment of the house, such as summer houses, etc. The SPD continues to set out that adequate private garden space should be retained and outbuildings should be subordinate and be constructed using appropriate materials.

The proposed outbuilding will be used as a games room / entertainment space, contain no primary living accommodation and therefore be incidental to the main dwelling. The development, due to the demolition of the existing outbuilding, will ensure that adequate amenity space is retained for the future occupiers, and is not excessive in size or bulk to dominate the host dwelling. Therefore, subject to conditions to ensure that the material used in its construction match the host dwelling, there is not objection to the design, appearance or use of the proposed outbuilding. A condition will be included ensuring the demolition of the existing outbuilding prior to any above ground works.

As part of this proposal, the boundary wall adjacent to the proposed outbuilding will be increased in height, with fencing shown to be installed to the inside of the existing boundary wall. There is limited detail of the proposed fencing, but to accord with permitted development this must not exceed 1.8m and as such a condition will be attached to the decision notice relating to height. The proposed fencing is considered to improve amenity, by creating greater levels of privacy for future occupiers.

Overall, the proposal is considered to be well designed, in accordance with Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### **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 proposed outbuilding does not provide any primary living accommodation and although it is large, with the demolition of the existing outbuilding there is adequate garden area remaining. Both of these points will be controlled by condition. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### **Neighbouring Amenity**

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The development will have no impact on the amenity of surrounding properties in terms privacy, overshadowing, loss of outlook or sense of enclosure. No neighbour representations have been received. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### **Parking and Highways**

The property benefits from a driveway with space to accommodate vehicles. The development does not result in any uplift in bedrooms and therefore the property has adequate parking. Therefore, the proposal is in accordance with local and national highway policy.

### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy.

The proposed outbuilding would be incidental to the main dwelling, is not excessive in size or bulk and will not detrimentally impact on the character or appearance of the street scene, amenity of future occupiers or neighbouring residents nor the highway. In addition, the proposed fencing is acceptable subject to conditions relating to height.

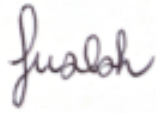
Therefore, it is recommended that planning permission is granted subject to conditions.

### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

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| <b>Case Officer:</b> | Mr Ethan Bonthron | <b>Team Leader:</b> | Mrs Faye Walsh |
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|----------------|-----------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|
| <b>Signed:</b> |  | <b>Signed:</b> |  |
| <b>Dated:</b>  | 20 <sup>th</sup> February 2025                                                    | <b>Dated:</b>  | 20 February 2025                                                                    |