



Delegated Report

Householder Planning Application

Planning Application No: 20230002

Location: Santona Watling Street Gravesend Kent

Description: Erection of an outbuilding with a pitched roof.

Applicant: Mr Avtar Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01 – Existing Ground Floor Plan;
Drawing No. 02 – Existing Loft Floor and Roof Plans;
Drawing No. 03 – Existing Elevations;
Drawing No. 04 – Proposed Floor Plans and Elevations;
Drawing No. 05 – Existing Block Plan; and
Drawing No. 06 – Proposed Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220760	Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20220198 relating to details of (3) materials to be used in the construction of the external surfaces of the buildings hereby permitted, and details of all external joinery and rainwater goods, including their colour finishes; (4) hard landscaping and (5) soft landscaping schemes	Approval of Details	09.09.2022
20220198	Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.	Permission	21.04.2022
20211027	Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.	Refused	05.10.2021
19780913	Erection of single storey extension to existing garage at the front	Permission	20.11.1978
19770472	Erection of extension at first floor level to form two additional bedrooms	Permission	11.08.1977
19490359	Erection of a dwellinghouse	Permission	20.06.1950

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development

CS02 – Scale and Distribution of Development

CS12 – Green Infrastructure
CS18 – Climate Change
CS19 – Design and Development Principles

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

Supplementary Planning Guidance (SPG)

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standards (March 2015) (NDSS)

Consultations, Publicity and Representations

Neighbouring properties

Consultation was undertaken by way of individual letters sent to four surrounding properties with an overall expiry date of 25th January 2023. No representations have been received.

The Local Ward Councillor was also consulted and no response was received.

Officer's Analysis

Procedural Notes

As the planning history shows, planning permission has been given for a replacement dwelling (Application Ref. 20220198). The submitted plans with this application show the existing property, not the replacement dwelling, therefore, as the planning permission for the replacement dwelling is still valid, the impact of the proposal will be assessed on both the existing and proposed dwelling as approved.

Trees

The application form states there are no trees on the site, however it has been brought to the Local Authority's attention that a number of trees along the rear boundary of the site have been removed. This will be assessed under the relevant section below.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. 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 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

In terms of the size of the outbuilding within its setting, it is considered to be acceptable in terms of design, size and bulk.

It should be noted that if the planning permission for the replacement dwelling were to be implemented, the proposed outbuilding would not interfere with this scheme and would not pose any further material impact.

The development is constructed using sympathetic materials in terms of the facing brickwork and roof tiles, is not visible from a public vantage point and does not have a detrimental impact on the street scene of Watling Street or Pomarium Close. Therefore the application is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) 2014 and Section 12 of the National Planning Policy Framework (NPPF) 2021.

Amenity of Future Occupiers

The property benefits from a generous plot and a usable garden area of 284.52m² approx. would be retained if the outbuilding were constructed. This would increase to 433.69m² if the replacement dwelling permission were implemented. Therefore it is considered that the proposal will provide acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the distance the outbuilding is from the rear elevations of the surrounding properties, existing boundary treatments, and proximity to habitable room windows, together with the modest height, the outbuilding does not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. Furthermore, the proposed doors and windows are located within the front elevation only and therefore no direct views over the neighbouring gardens would be afforded and the existing boundary fencing and hedging would mitigate any overlooking. As such there would be no overlooking caused by the development.

The outbuilding is to be used for purposes incidental to the applicant, and not as business. As such there is no concern with the use and any impact on neighbouring amenity, and any alternative use will be safeguarded via a condition.

The application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and paragraph 130f of the NPPF (2021).

Parking and Highways

There are no parking or highways issues as a result of this proposal.

Trees

The rear boundary of the site, as can be seen from the previously shown satellite image, has trees/hedging along the northern boundary. The proposed outbuilding would be located in this position and as shown on the submitted plans it is like these would be removed to accommodate the proposed building. The trees are within the curtilage of the application property and are not protected, therefore their removal would not require a separate consent.

Suggested Conditions

A condition will be attached to the decision notice to ensure that the outbuilding does not contain any primary living accommodation at any time.

A condition will be attached to the decision notice to ensure that no business use will operate from or within

the outbuilding at any time.

A condition will be attached to the decision notice to ensure that no gate, fence or other means of enclosure are erected or consulted on the site which would subdivide the existing residential curtilage.

Conclusion

The outbuilding and its use as a unit of accommodation incidental to the main dwelling of Santona, Watling Street, is designed to not detract from the existing dwelling or have a detrimental impact on the character of the area and does not cause any harm to the amenity of or privacy of neighbouring properties. The proposal safeguards the amenity of future occupiers with sufficient garden space and there is adequate parking space on the driveway.

The application has been fully considered and it is recommended that permission is granted subject to conditions.

Recommendation:

Permission

(For detailed conditions / reasons for refusal 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:	28 th February 2023	Dated:	1st March 2023