



Delegated Report

Householder Planning Application

Planning Application No: 20230955

Location: 305 Wrotham Road Istead Rise Gravesend Kent

Description: Erection of an outbuilding in the rear garden for the use of a games room/gym and sauna, and levelling of the rear garden with steps.

Applicant: Mr Harminder Dhanda

Site Visit Date: 29/09/2023

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2167-004 (Existing Elevations)
- Drawing No: 2167-002 Rev 00 (Existing Cross Section and Elevations)
- Drawing No: 2167-008 (Existing Plans and Elevations)
- Drawing No: 2167-001 Rev 01 (Existing and Proposed Site Plans)
- Drawing No: 21673-003 Rev 01 (Existing and Proposed Cross Section)
- Drawing No: 2167-004 Rev 01 (Proposed Rear Games Room Plan)
- Drawing No: 2167-006 Rev 02 (Proposed Elevations of Rear Games Room)
- Drawing No: 2167-007 Rev 01 (Proposed Elevation of Rear Games Room)

Superseded

- ~~Drawing No: 2167-007 REV 1 (Proposed Side Elevation)~~
- ~~Drawing No: 2167-006 REV 1 (Proposed Elevations)~~
- ~~Drawing No: 2167-003 REV 1 (Proposed Cross Section)~~
- ~~Drawing No: 2167-005 REV 1 (Proposed Floor and Roof Plan)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20050100	Roof extension incorporating front and rear dormers.	Permitted	24.03.2005
19850641	Erection of single storey side extension to form garage and dining room and retention of new roof front rear and north side dormers	Permitted	14.03.1986

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 20.10.2023 and no comments were received. The outbuilding will see the removal of an existing garden shed and there will also be some levelling of the garden which will see

Analysis

Procedural Matters

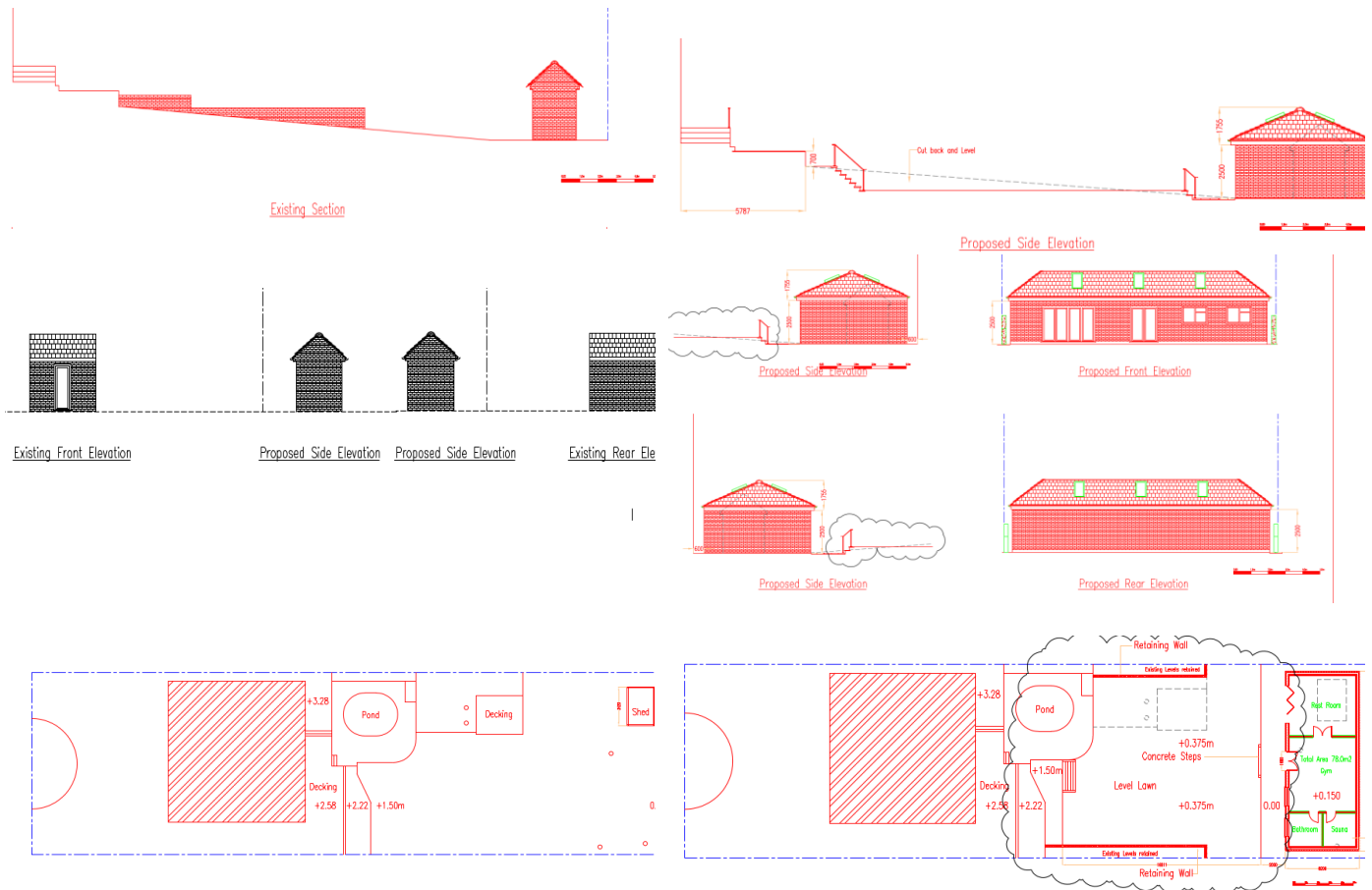
It is noted that Drawing No: 2167-002 Rev 00 (Existing Cross Section and Elevations) shows the elevations as proposed however these elevations show the shed as existing.

Proposal

The proposal seeks the erection of a detached outbuilding situated at the rear of the plot. The building is shown as being set away from the common boundaries and will be completed with a dual pitch hip roof. The proposal also seeks to carry out a major engineering operation by way of altering the land levels to a lower level.

Existing

Proposed



Character and Appearance

The application site is a detached chalet bungalow in use as a single family dwelling. The property is also located in a rural settlement which is inset from the greenbelt and a landscape character area.

305, is set back from the highway which is situated on higher land as the land slopes down to the west, the garden of the application site is therefore on an incline which results in the dwelling being on higher land than the proposed outbuilding.



The proposal will result in an engineering process which will see excavation works carried out, this will result in the garden having split levels which will be accessible via ramps/stairs. The resultant garden space will be laid to lawn and will maintain the existing pond. There will be two retaining walls on the northern and southern boundaries.

The proposed outbuilding will comprise a dual pitch structure which will contain roof lights in both the front and rear elevations. The proposed use of the outbuilding is stated as a gym with a rest area, it will also include a bathroom and sauna. A larger outbuilding could potentially be constructed without the benefit of

planning permission however given the height of the building planning consent is required.

The approximate height of the outbuilding will be 4.2m which is above average for such a structure however it is considered that this would not have a harmful impact as it is situated at the foot of the plot and will not be visible from a public vantage point.

There are other outbuildings within the vicinity and so the outbuilding is not an out of character addition. The structure will be contained within the property boundary and so there are no concerns relating to encroachment, the proposed materials for the outbuilding are also deemed acceptable.

It is considered that the proposed outbuilding is adequately designed and compliant with CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

Post development there will be adequate amenity space for the occupants of the property with the outbuilding offering additional recreational space to the occupants.

The proposal is therefore compliant with SPG2- Residential Layout Guidelines (2020) and CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed outbuilding shares boundaries with No's 37 and 39 Brookside which are situated at the foot of the plot and No's 303 and 307 Wrotham Road. Firstly it is important to note that the proposal has not received any objections.

The properties situated to the rear of the plot known as No's 37 and 39 Brookside are situated some distance from the proposed outbuilding as it is located at the foot of all of the plots concerned. There are no windows proposed in the flank or rear elevations and so there are no concerns relating to loss of privacy and due to the siting of the outbuilding and proximity from the main dwellings there are no concerns surrounding loss of light or outlook.

In terms of the adjacent properties the proposed outbuilding will not result in any loss of light, outlook or privacy due to the siting of the outbuilding. The reduction of the land levels will ensure that the properties are not overlooked and the existing fence lines will be maintained.

In order to further maintain neighbouring amenity a condition will be imposed to ensure the outbuilding is only used ancillary to the host dwelling and is not used as a separate unit. Furthermore a condition will be imposed to ensure there are no further fenestrations added other than those which have been permitted as part of this application.

Parking and Highways

The proposal will not impact any existing parking arrangements.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	08.05.2024	Dated:	8th May 2024