

Delegated Report

Householder Planning Application

Planning Application No: 20250297

Location: 55 Haynes Road Northfleet Gravesend Kent

Description: Erection of rear double garage with basement.

Applicant: Mr Metailia

Site Visit Date: 20 May 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 01 Site location plan;
Drawing no. 02 Existing block plan;
Drawing no. 03 Proposed block plan;
Drawing no. 04 Proposed layouts and elevations; and
Planning Statement.

Procedural issues

The submitted block plans are not an accurate illustration of the existing and proposed development at the application site. At the site visit, the case officer noted that there is a new outbuilding in the rear garden of some 22 square metres footprint and a frontage parking area at the site. Had there not have been an in principle design objection to the proposal, the applicant would have been asked to provide amended block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230771	Erection of rear double garage.	Permitted	10.10.2023
20221163	Erection of a double garage at the rear of the property.	Refused	21.12.2022
20190789	Erection of a rear double garage.	Permitted	08.11.2019
20180573	Erection of a rear garage.	Refused	02.01.2019
	Appeal reference AP 2019/00012/REF	Appeal dismissed	19.07.2019

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

Consultations, Publicity and Representations

GBC - Service Manager (Housing Landlord Services)

No response received.

STG - Building Control Partnership

A copy of the site inspection report for the application property has been provided.

Neighbouring properties

The application was publicised to ten neighbouring properties by letter. No representations have been received.

Officer's Analysis

Background

The application site has had four planning applications for detached garages at the rear of the dwelling since 2018. Two were refused (references 20180573 and 20221163) and two were permitted (references 20190789 and 20230771). The grounds of refusal related to the proposed design, size, scale and bulk of the building. It was considered that the proposals would have resulted in an incongruous building that would be out of keeping with the surrounding area.

The latest approved proposal (20230771) had dimensions of 7 metres (width) by 8 metres (depth) by 4

metres (maximum height) with a low pitched, gable ended roof design. It is noted that the current proposal has the same above ground dimensions as the building approved under planning permission 20230771.

Principle of Development

The application site is located in an urban area, where domestic outbuildings are commonplace. Therefore, it is considered that the principle of providing an outbuilding is not objectionable in planning policy terms. However, in order to determine whether the detail of the development is satisfactory, it is necessary to examine the potential for amenity impacts and any design and other issues.

Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to outbuildings, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals;

- Should only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate to the existing dwelling and plot;
- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment;
- Should not detract from the character of the area; and
- Should not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking/overshadowing of existing properties.

The dwelling at the application site is a two storey, mid-terrace with a pitched roof that is faced with red bricks and concrete tiles and has a large rear garden. The dwelling has a footprint of some 47 square metres. There is an open canopy on the rear elevation that adjoins a narrow outbuilding. Located immediately adjacent to this outbuilding, is a further outbuilding (recently constructed) with a floor area of some 22 square metres.



The proposed garage would have dimensions of 7 metres (width) by 8 metres (depth) with a maximum height of 4 metres. The design has a low pitched roof featuring two gable ends and the external facing materials would be brickwork and tiles. The basement area would be used as a gym and storage area and would have its own external access (there would be no access to the basement from inside the garage parking area). The footprint of the outbuilding would be 56 square metres and the overall floor space (measured internally) would be 94 square metres.

The proposed uses for the outbuilding (garage/gym/storage) would be incidental to the existing dwelling at the application site and in order to ensure that they remain as such, a condition should be attached to any planning permission granted to preclude any other uses.

The proposed external facing materials and roof design would match with the existing dwelling at the application site. The proposed garage would have a large footprint and height and would be widely visible in the surrounding area by virtue of its proximity to a private access used by the occupiers of dwellings in Haynes Road, Packham Road and Alders Court. Due to the inclusion of a basement, the floor area of the proposed outbuilding would be some 94 square metres, which would be similar to the floor area of the dwelling at the application site. As such, the proposed development would not be subservient in size to the existing dwelling.

Due to the existence of other outbuildings within the rear garden of the application property, the level of built development, should this proposal be granted planning permission, would represent an over development of the application site.

It is noted that there are a number of existing outbuildings in the area surrounding the application site. However, they are smaller in height, footprint and scale than that proposed. In any event, every planning application is determined on its own merits and that development, which is contrary to development plan policy, is rarely justified solely by the reference to similar existing developments.

Overall, it is considered that due to its design, scale and floor area, the proposed garage would not be subservient to the existing dwelling, would be out of keeping with its surroundings and would result in an over development of the application site. As such, the proposal would be harmful to the character of the application site and the surrounding area and would be contrary to paragraph 135 of the NPPF 2024, to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and to the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would result in a reduction in the size of the rear garden at the application site but sufficient rear garden area and depth would be retained for a three bedroom dwelling.

The proposed basement would be used as a gym and storage area but would have no windows or natural light. Whilst this would lead to poor conditions for future users, the proposed uses would be non-habitable and therefore, there would be no significant detriment to residential amenity.

Overall, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Residential Layout Guidelines (June 2020).

Neighbouring Amenity

The closest residential properties to the application site are nos. 53 and 57 Haynes Road (located to the north east and south west respectively). No. 10 Alders Court is located to the south east across a private roadway and no. 1 Packham Road is located to the west.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

The proposed gym use in the basement has the potential to cause adverse noise and disturbance impacts to surrounding residential occupiers. However, due to its location underground and to there being no windows or openings to it, no adverse noise impacts would occur.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Paragraph 115(b) of the NPPF 2024 requires new development to ensure that safe and suitable access can be achieved for all users and paragraph 116 sets out that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety.

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards, a single garage should have dimensions of 3.6 metres (width) by 5.5 metres (length), with a double garage requiring the same length and a minimum width of 6 metres. The proposed garage would have internal dimensions of between 6.4 to 5 metres (width) and between 7.4 to 3.8 metres internal (length). This is due to the encroachment of the staircase to the basement into the ground floor layout. Therefore, despite its large size externally, the proposed garage would only be able to accommodate one vehicle.

It is acknowledged that the applicant has previously expressed his preference to park a sprinter van in the proposed garage and it would appear that the proposed layout would allow this. However, a personal preference of the applicant would not necessarily justify the erection of such a large garage, which does not comply with the adopted Vehicle Parking Standards.

Until recently, the application property had no off-street parking provision. At the time of the case officer's site visit, one car was parked on the site frontage. The whole of the site frontage has been block paved and according to the applicant, he intends to use it for parking vehicles. The applicant also set out that Kent County Council have approved a dropped kerb but that he has not installed it yet. Therefore, the site frontage will be able to accommodate two vehicles.



According to the Borough Council's adopted Vehicle Parking Standards, a two or three bedroom dwelling should have two vehicle parking spaces. Therefore, the application site already meets the adopted parking requirement (on the site frontage). The proposed garage would provide an additional parking space.

It is noted that the application site is located in a relatively sustainable location, close to local shops and services and a bus route. There are no parking restrictions in Haynes Road and on street parking appears readily available (albeit during school drop off and pick up periods, there is significant demand). The proposed development would result in a small decrease in demand for on-street parking in the surrounding area, which would slightly reduce existing parking pressures and would improve highway safety.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2, an area of multi-period archaeological potential and is in close proximity to a gas pipeline (along the site frontage). However, as the proposed development would be within the confines of an existing residential rear garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Conclusion

The proposed development would have no adverse highways or residential amenity impacts and there would be no adverse impacts to groundwater, archaeology or gas infrastructure. All of which weigh in support of the proposal. However, the proposal would not be subservient to existing dwelling, would be out of keeping with its surroundings and an over development of the application site.

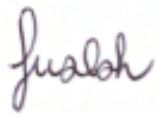
Overall, it is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits and therefore planning permission should be refused on design grounds.

Recommendation

That planning permission be refused on the following ground;

1. Due to its overall design, scale and floor area, the proposed garage would not be subservient to the existing dwelling by virtue of the proposed basement. It would be out of keeping with its surroundings and it would result in an over development of the application site. As such, the proposal would be harmful to the character of the application site and the surrounding area and would be contrary to paragraph 135 of the National Planning Policy Framework 2024, to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and to the Householder Extensions/Alterations Design Guide (2021).

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

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22nd May 2025	Dated:	22 May 2025