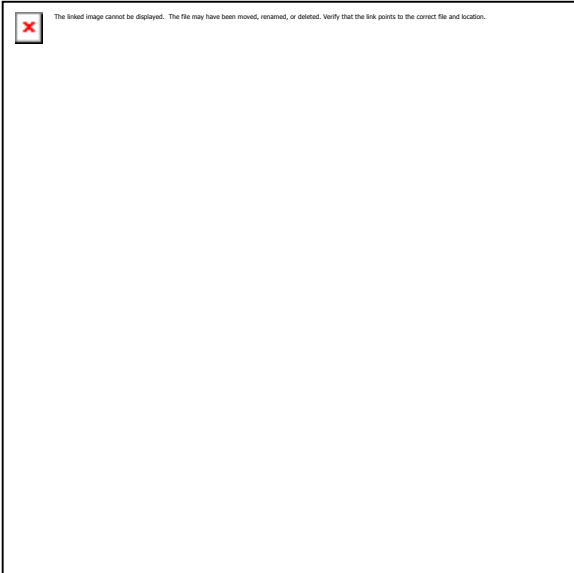




Delegated Report

Householder Planning Application

Planning Application No: 20220556

Location: 71 Wilberforce Way Gravesend Kent DA12 5DJ

Description: Demolition of existing garage and erection of outbuilding in the rear

Applicant: Mr Joe Simmons

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing No: 71-WILBERFORCE-WAY-GR-01 (Existing Plans, Elevations, Existing Block Plan & Location Map)
- Drawing No: 71-WILBERFORCE-WAY-GR-02 REV B (Proposed Plans, Elevations, Proposed Block Plan & Section AA)
- ~~Drawing No: 71-WILBERFORCE-WAY-GR-02 (Proposed Plans, Elevations, Proposed Block Plan & Section AA)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19632501	Garage	Permitted	27.09.1963
20220562	Single storey rear extension with a depth of 5 metres, maximum height of 2.80 metres and eaves height of 2.37 metres.	Prior Approval Not Required	21.06.2022

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

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

Consultations, Publicity and Representations

GBC – Highways Officer

The property benefits from two parking spaces at the front of the property, so there are no highway reasons to object to the loss of the garage.

Neighbouring properties

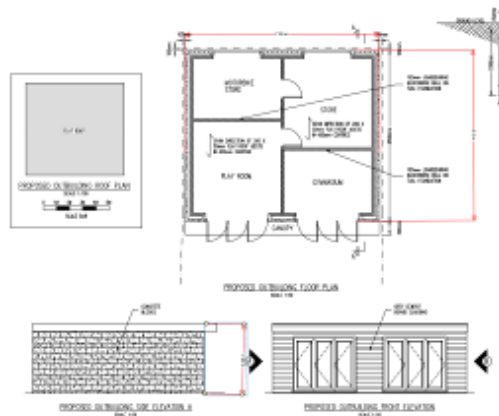
The application was advertised by way of letter to five surrounding properties. The consultation period expired on 17th June 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the demolition of the existing rear garage and erection of an outbuilding. The outbuilding will be of a similar footprint to the existing garage. The building will have a width of approx. 7.3m and a depth of approx 6.5m. The building will be finished with a flat roof which will have an overall height of approx 2.6m.

The building will have two sets of doors in the north elevation and two roller shutters in the southern elevation. Internally the building will have separate rooms.



Character and Appearance

The application site is a mid terrace two storey house in use as a single family dwelling. The site currently has other pending applications so it is evident that the property is undergoing extensive renovations.

The existing garage was built circa 1963 under planning permission 19632501 with the below conditions.

- (1) The design of the building and its erection to be in all respects to my entire satisfaction.
- (2) The provision of proper entrance gates and drive-in constructed to my satisfaction.
- (3) On vacating the premises, if the garage is removed, the site and the boundary walls and fences are to be returned to their original condition, to my entire satisfaction.
- (4) All the expenses incurred in carrying out the conditions enumerated herewith, to be borne by you.

Whilst the garage is being removed in this instance, it will be replaced and so condition 3 is not applicable. As can be seen below there are several outbuildings within the vicinity of different designs and so the proposed is not considered an out of character addition.



The building is suitably designed and will be set within the property boundaries and so there is no concern regarding encroachment. The agent submitted revised plans which show the outbuilding will be constructed

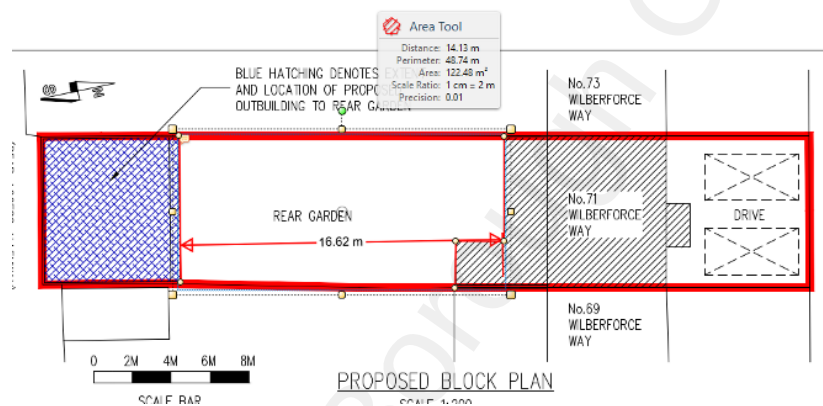
using bricks on all elevations to match the host dwelling.

As the garage is replacing an existing garage which was of a similar footprint, it is considered acceptable in terms of scale and due to its rearward location it is not visible from the public road and is not liable to harm the character or appearance of the wider streetscape.

The proposal is considered an improvement to the existing outbuilding and is compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021)

Amenity of Future Occupiers

Post development the garden will have sufficient amenity space and so the proposal is considered to adequately safeguard the amenity of future occupiers. It is also noted that a single storey rear extension was granted prior approval consent, whilst this extension is yet to be erected, post development it has been calculated that if this extension were to be built there is still sufficient amenity space.



Neighbouring Amenity

The proposed development is not liable to harm the amenity of neighbouring properties as the development is situated to the rear of the property and will be of a similar scale to what is already in place. Furthermore the outbuilding will be used as a gym and playroom and not as a habitable room.

The proposal is therefore considered to adequately safeguard the amenity of adjoining occupiers.

Parking and Highways

The proposal will result in the loss of a garage, however there is adequate parking space to the front of the property and so the proposal does not result in detrimental impact to parking provision at the site.

Conclusion & Recommendation

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	6 th July 2022	Dated:	8 th July 2022

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Gravesham Borough Council