



Delegated Report

Application No: 20210941

Location: 2 Martins Close, Higham ME3 7HE

Description: Erection of an outbuilding in the rear garden to be used as an annex ancillary to the main dwelling (demolition of existing outbuilding).

Applicant: Mrs Suzan Ataseven

Site Visit Date: 28 July 2021.

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 27 July 2021.

Drawing no. AWA/1074/07 (existing elevations) received 27 July 2021.

Drawing no. AWA/1074/06 (roof plans) received 27 July 2021.

Drawing no. AWA/1074/04 (floor plans) received 27 July 2021.

Drawing no. AWA/1074/05 (outbuilding plans) received 27 July 2021.

Drawing no. AWA/1074/02 (existing block plan) received 27 July 2021.

Drawing no. AWA/1074/08 (outbuilding elevations) received 27 July 2021.

Drawing no. AWA/1074/01 (site location plan) received 27 July 2021.

Drawing no. AWA/1074/03 (proposed block plan) received 27 July 2021.

Relevant Planning History

20210942	Erection of a single storey side extension and a single storey rear extension.	Pending Consideration
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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 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- T1 – Impact of Development
- P3 – Vehicle Parking Standards

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)
- Technical Housing Standards – Nationally Described Space Standards (March 2015)
- Housing Standards Policy Statement (1st October 2015)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Dickens' Country Protection Society

The Society would observe this would be a very cramped development.

Highway Development Management Officer

The proposed building has a shower, living room and a kitchen; the study seems to be easily capable of conversion to a bedroom at a later date, increasing the number of bedrooms at the property. It is noted the existing garage does not appear to be in use and in truth an access onto Gore Green Road is liable to be hazardous.

Therefore, unless it is possible to restrict the use of the annex so no overnight sleeping can take place or the study is restricted to home office, which is doubtful, a parking space should be provided to meet the needs of a potential three bedroom property.

Central Government no longer supports maximum residential vehicle parking standards and Kent County Council's, Kent Design Guide, Interim Guidance Note 3, Residential Parking, requires a minimum of two parking spaces for a three bedroom property in a village, but one can be discounted for the existing two bedroom property. (Guidance suggests on average 1.5 per 2 bed dwelling). This could be considered generous as there is an existing garage even if they do not use it, but as indicated earlier it would be preferable that it was not in use and this development will remove it.

Neighbouring properties

This application has been advertised by site and press notice and individual letters to 5 surrounding properties. Two letters of objection have been received from one address. The main

concerns raised are:

- Strongly object to an additional habitable building
- The height is indeterminate
- There appears to be a raised level
- Loss of privacy
- Increase in noise
- Constitutes back-to-back housing

Analysis

Proposal

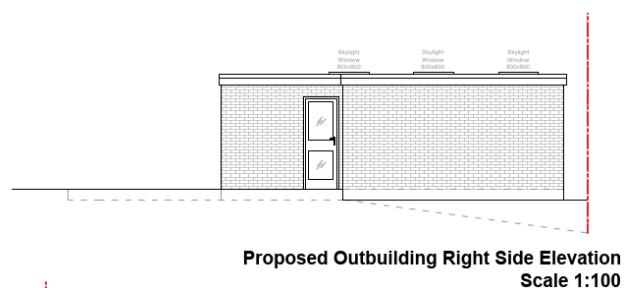
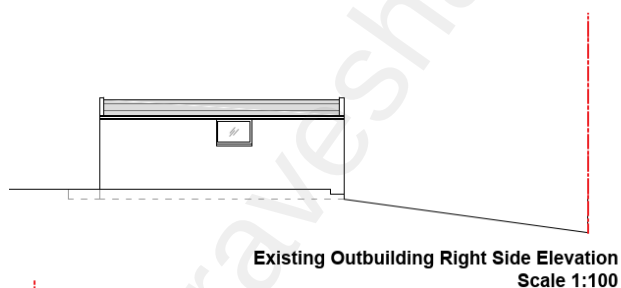
This application seeks planning permission for the erection of an outbuilding in the rear garden to be used as an annex ancillary to the main dwelling (demolition of existing outbuilding). The existing outbuilding is a garage that would have taken access from the road behind (Gore Green Road). The proposed outbuilding will be located to the rear of the property on land currently forming the drive and garage. It will be approx. 7.8m deep, 6.1m wide and 2.8m high with a flat roof. Internally it will have a study, living room, kitchen and shower room.

Character and Appearance

The application site is located within a village location inset from the Green Belt where the principle of development is acceptable. The site is also located adjacent, but not within, a Conservation Area and is within the Higham Arable Farmland Landscape Character Area. The site is located within a cul-de-sac of mid 20th century bungalows. Most have generous front gardens with off road parking.

The application site is a semi-detached bungalow close to the entrance to the cul-de-sac. There is a garage to the rear which once would have taken access from Gore Green Road. The land to the rear slopes down to the north. The rear garden is arranged over a few levels as it slopes down.

The proposed outbuilding will be located to the rear where the existing garage and driveway is located. This is at a lower level than the house. The application drawings show the land being built up by approx. 0.8m in order to form a flat surface.



The existing height of the garage to the southeastern elevation is approx. 2.09m and the proposed height of the new building will be approx. 2.8m.

The site is located within the Higham Arable Farmlands Landscape Character where the guidelines are to restore and create. The proposed outbuilding would be located to the rear of a small enclave of houses within the village and therefore the proposals will not impact on the surrounding landscape character.

In terms of the street scene, the proposed development is considered to comply with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

The use of the annexe would not appear to be incidental to the main dwelling as it would not require any shared facilities with the main house and would essentially provide a wholly separate unit of accommodation including a study that could be used as a bedroom, bathroom, and kitchen/living room, and which because of the private access at the rear, could also have its own separate access.

Whilst it is understood from the applicant that the annexe would be for visiting, the potential for the separation of the annexe and the subdivision of the plot is too likely in this case, and would be detrimental to the amenities of the occupiers of the main dwelling, through the reduction in outside amenity space and likely noise and disturbance issues from a residential unit being within 11m of the main house.

In terms of the impact on the occupiers of the annexe, it would not adequately serve as a self-contained unit of accommodation due to its size (GIFA 29m²), which is below the space required in the NDSS of 50m² for a 1 bedroom, 2 person single storey dwelling. There are also likely to be overlooking issues for the occupiers of the annexe caused by the proximity of habitable room windows of no. 2 only 11m away, which is well below the recommended 21m in the Residential Layout Guidelines SPG. Furthermore, there would be an inadequate amount of amenity space for the occupiers of the annexe.

In terms of the impact on neighbouring amenities, the use of an annexe would not cause material harm to any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. The annexe is single storey and is positioned at the bottom of the garden. The land will be built up by approx. 0.8m however the neighbouring property to the north is located on higher ground than the application site and the boundary treatment is also on the higher ground. It therefore would be unlikely to cause any overlooking issues or loss of privacy or light. There are no windows on the side elevations, and those proposed on the front and rear would be no higher than a typical boundary fence between residential properties.

On the basis that the proposed annexe would not be incidental to the main dwelling, together with the unacceptable impact on the residential amenities of the occupiers of the annexe and main dwelling, it is considered the proposal would fail to comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Parking and Highways

The application property does not have any off-road parking spaces to the front. However, it does benefit from a rear vehicular access route. There is a garage and parking area that has previously been accessed from Gore Green Road. This appears to have not been used for parking in recent years and in reality is not an ideal access to resursect.

The proposed building has a shower, living room and a kitchen; as discussed above the study seems to be easily capable of conversion to a bedroom at a later date, increasing the number of

bedrooms at the property. It is not possible to restrict the use of the annex so no overnight sleeping can take place or the study is restricted to home office and therefore a parking space should be provided to meet the needs of a potential three bedroom property.

Central Government no longer supports maximum residential vehicle parking standards and Kent County Council's, Kent Design Guide, Interim Guidance Note 3, Residential Parking, requires a minimum of two parking spaces for a three bedroom property in a village, but one can be discounted for the existing two bedroom property. (Guidance suggests on average 1.5 per 2 bed dwelling). This could be considered generous as there is an existing garage even if they do not use it, but as indicated earlier it would be preferable that it was not in use and this development will remove it.

The proposal would increase parking demand at the site, the position of the annexe would also lessen the capacity of the rear garden for parking use. The residential use of the annexe and the increase in the total number of bedrooms at the site is likely to increase the pressure placed on parking in the area as a result.

As such, it is considered that there would be adverse parking impacts as a result of this proposal, and the proposal would fail to comply with Policies CS11 and CS19 of the Core Strategy 2014 and Saved Policy P3 of the Local Plan 1994.

Conclusion

The proposed annexe would not be for use incidental to the main dwelling due to it the potential for forming a wholly separate unit of accommodation with its own potential independent access, which together with the inadequate levels of privacy and amenity space for future occupants, will have an adverse impact on the residential amenities of both properties. The proposal would thereby fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130(f) of the National Planning Policy Framework 2021.

The proposed annexe would be likely to increase the pressure placed on parking in the area as a result of the increased demand and reduced capacity for parking at the site. The proposal would thereby fail to comply with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy P3 of the Gravesham Local Plan First Review 1994.

Recommendation:

Refuse.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 15 September 2021	Dated: 15 th September 2021