

Delegated Report

Householder Planning Application

Planning Application No: 20231035

Location: 8 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Erection of an outbuilding to be used as a gym with shower/w.c. and store.

Applicant: Mr Gill

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing No: 1003A (Proposed Plans and Elevations)
- Drawing No: 1001 (Site Location Map)
- Drawing No: 1002 (Existing and Proposed Block Plans)

Supplementary Information:

- Planning Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
AP 2023/00046/REF	Demolition of conservatory and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions.	Appeal Withdrawn	19.09.2023
20230357	Demolition of conservatory and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions.	Refused	14.06.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 31.10.2023 and no comments were received.

Analysis

Procedural Matters

It is noted that the planning statement makes reference to the grant of a lawful development certificate under reference 20220401, however this application does not relate to 8 Brenchley Avenue.

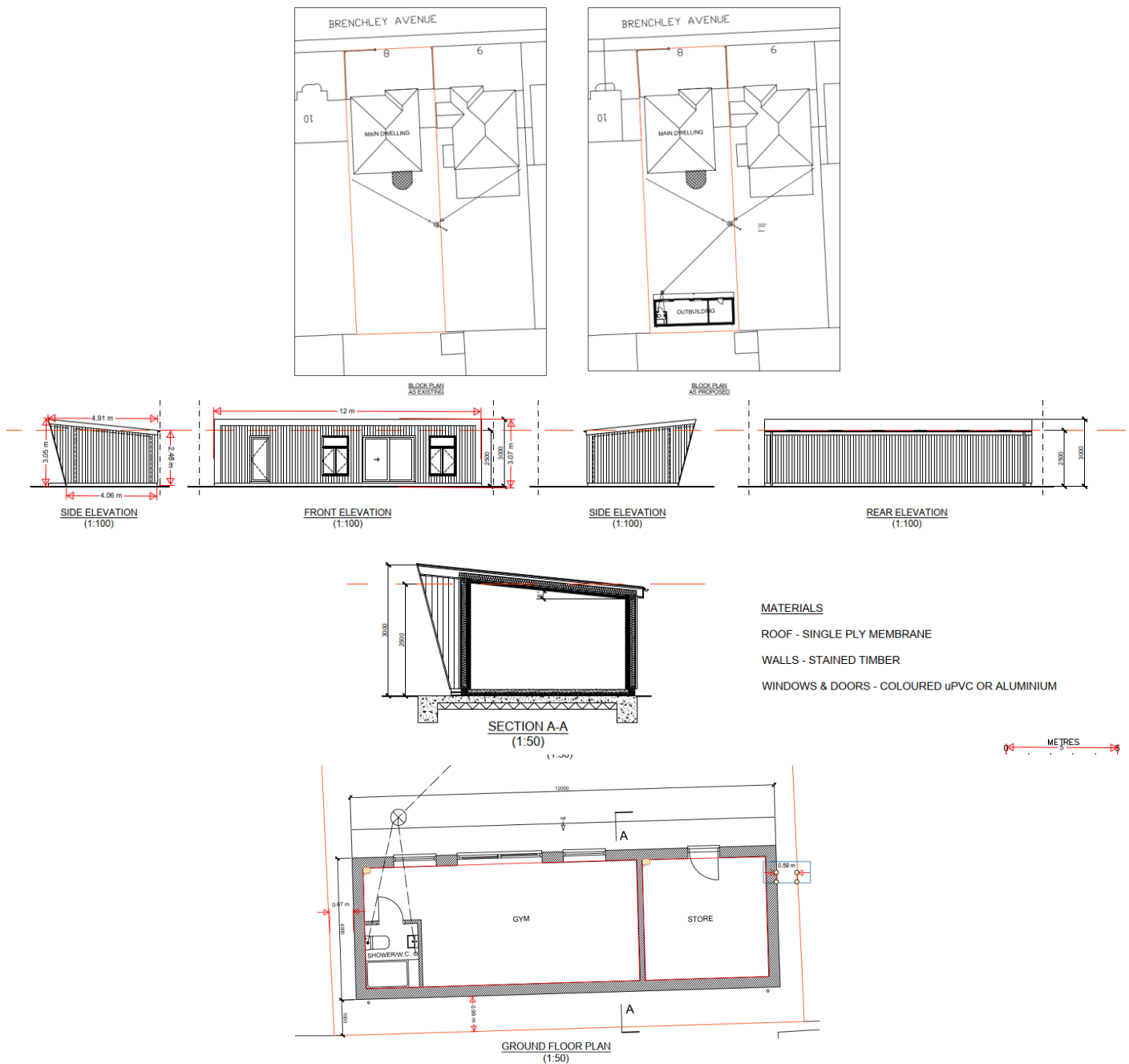
PREVIOUS APPROVED SCHEME

An application for a Lawful Development Certificate was submitted to the Council on 04/04/2022 for the erection of an outbuilding to form a gym with a shower room/w.c. and store (reference 20220401)

The proposals were for a building with a flat roof to a maximum height of 2.5m to ensure that the proposals are compliant with the requirements under Permitted Development as indicated on the approved drawing numbered 02A.

Proposal

The proposal seeks the erection on an outbuilding in the rear garden for use as a gym with a shower/w.c. and a store. The outbuilding also appears to have a canopy area above it at the front.



Background

The application site has previously been refused planning permission for the demolition of the conservatory and chimneys with the erection of a part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions (ref 20230357).

A subsequent appeal was lodged (ref: AP2023/00046/REF) but turned away by the Inspectorate due to the appellant missing the deadline for appealing.

Character and Appearance

The application property is a four-bedroom semi-detached bungalow, with a garage to the side and a rear conservatory which has likely been erected under permitted development. To the rear the property has a generous rear garden with soft landscaping. There are no restrictive conditions on site which would otherwise prevent the erection of an outbuilding under the scope of the GPDO.



Paragraph 10.16 of SPD4 - Householder Extensions/Alterations Design Guide (2021) states:

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also 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 outbuilding is not visible from a public vantage point and is set away from all adjoining common boundaries which lessens its impact on the neighbouring properties. Furthermore it should be noted that an outbuilding with a maximum height of 2.5 metres within 2 metres of the boundary of the curtilage of the dwellinghouse can be erected without the benefit of planning permission. The proposed outbuilding has a monopitch roof which ranges between 2.5m and 3.0m and so in this instance it would require planning permission.

The scale of the outbuilding is proportionate to the plot it sits within, it will be constructed with timber boarding with a membrane ply roof and white UPVC fenestration. The outbuilding is considered to be appropriately designed.

In terms of design and scale the proposed outbuilding is acceptable and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the resultant garden space will be compliant with the requirements of SPG2 – Residential Layout Guidelines (2020) and so the amenity of future occupants is deemed to be adequately safeguarded.

Neighbouring Amenity

SPD4 - Householder Extensions/Alterations Design Guide (2021) states:

“An outbuilding should normally only be used for purposes incidental to the enjoyment of the house”

It should also be noted that the outbuilding is going to be used as a gym and a storage area with a w.c which is not unusual for an outbuilding and is deemed ancillary to the host dwelling. In order to ensure the outbuilding is not used as a separate self contained accommodation unit a condition will be imposed to ensure its purpose is incidental to 8 Brenchley Avenue and does not include use as separate self contained accommodation, or other primary living accommodation.

The surrounding dwellings have generous gardens which means the outbuilding is not in close proximity to any habitable rooms.

The outbuilding is not liable to impact any of the surrounding properties in terms of light and outlook due to its siting to the rear of the plot, however in terms of privacy a condition will be imposed to ensure no further

fenestrations are introduced as a means of protecting the neighbouring properties amenity space.

The proposal is compliant with the council's adopted technical standards.

Parking and Highways

There will not be any impact on existing parking arrangements as a result of this development and s further assessment is not required in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended 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:	24.11.2023	Dated:	27th November 2023