



Delegated Report

Householder Planning Application

Planning Application No: 20240190

Location: 28 Orchard Avenue Gravesend Kent DA11 7NX

Description: Demolition of existing outbuilding and erection of outbuilding for use as a garden room.

Applicant: Mr Jason Wellard

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 22/02/2024;
Supplementary Information – Site Photos;
Supplementary Information – Design and Access Statement;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed; and
Elevations and Floor Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150572	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension with flat roof and glazed roof lantern.	Certificate Granted	28.07.2015
19980382	Erection of single storey rear extension to form lounge, study/dining room and utility room incorporating 2 no. dormer windows in the western side roof slope and conversion of proposed roof space into a bedroom with an ensuite bathroom.	Permitted	01.09.1998

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

Gravesham Local Plan: First Review (1994)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 25th March 2024.

Officer's Analysis

Design, Character and Appearance

The application proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a flat roof and be used as a garden room. It is set-in from the boundary at all sides by a minimum of 0.46m. The dimensions of the outbuilding are listed below:

- Depth – 5.36m
- Width – 6.8m
- Height – 2.75m

The outbuilding will be timber cladded to the front with steel cladding to the sides and rear. There will be a grey UPVC window and bi-fold doors to the front elevation.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point, as such, the outbuilding is considered acceptable in terms of design and accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The garden size, post-development of the proposed outbuilding, will have a minimum depth of 13.32m and an approximate area of 200.29m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th April 2024	Dated:	18 April 2024