



Delegated Report

Householder Planning Application

Planning Application No: 20221226

Location: 14 Sun Marsh Way Gravesend Kent DA12 2FE

Description: Erection of a new store room.

Applicant: Marius Zelvys

Site Visit Date: 31st January 2023

Submitted Documents/Plans

- Application Form
- Drawing A01 (Site Location Map)
- Drawing A02 (Site Plans)
- Drawing A03 (Existing Floor and Roof Plans)
- Drawing A04 (Existing Elevations)
- Drawing A05 (Proposed Plans)
- Drawing A06 (Proposed Elevations)

Superseded Plans:

- ~~Drawing A05 (Proposed Plans)~~
- ~~Drawing A06 (Proposed Elevations)~~
- ~~Drawing A02 (Site Plans)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20151266	Reserved Matters application for the approval of layout, scale, appearance and landscaping (Conditions 1-4) and Land Raising (Condition 5), Landscaping Strategy (Condition 6), Parking Layout (Condition 7), Refuse Storage (Condition 8), Visibility Splays (Condition 9), Noise (Condition 10), Flood Resilient Construction (Condition 11), Construction Practice (Condition 12), Contaminated Land (Condition 13(a)), Facing and Roofing Materials (Condition 15 - partial), Surface Finishes (Condition 16 - partial), Boundary Enclosures (Condition 17), Archaeology (Condition 18), Open Space (Condition 19), SSSI Restoration Plan (Condition 20), Reptile Habitat Mitigation Strategy (Condition 22), Pedestrian Link Widening (Condition 23), Surface Water Drainage (Condition 24), Foul/Surface Water Sewerage (Condition 25) and Travel Plan (Condition 26) pursuant to outline application reference number 20110197 for residential development of up to 130 no. dwellings together with new site access, associated open space, landscaping and	Approval of Details	15.04.2016

	related flood accommodation works.		
20110197	Outline application for residential development for up to 130 units together with new site access, associated open space, landscaping and related flood accommodation works.	Permitted	27.03.2014

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

Local Ward Councillors

No comments received.

GBC – Highways Officer

A garage some 4.1 metres x 2.3 metres (internal measurements) falls well below current guidance of 5.5m x 3.6m internal dimensions as specified in SPG4. Indeed, the internal size is less than the minimum recognised car parking space. So, the garage would only be suitable for the parking of cycles, motorcycles and storage. It may also be possible to park some of the smaller city type cars, but this has not been explored as the garage is not suitable for the majority of vehicles on the road.

However, the length of drive remaining after construction is adequate for two vehicles, so I have no

objections, but would prefer the description changed to store to avoid possible confusion.

Neighbouring properties

The application was advertised by way of letter to seven surrounding properties. The consultation period expired on 20th December 2022 and no comments were received.

Analysis

Proposal

The proposal seeks to erect a new storeroom. The store will have a width of 2.7m at its widest and a depth of 2.5m, at its narrowest the room will have a width of 2.5m.

The store will be attached to the main dwelling and will be finished with a mono pitch roof which will have a maximum height of 2.9m, it will also include two high level windows in the rear elevation and an up and over door in the front elevation.

It will be constructed using materials to match the host dwelling.



Procedural Issues

The original proposal was for the Erection of a garage, however after considering the comments of the highways office the agent was asked if he would agree to a description change to state that the garage was in fact a store room due to its modest dimensions which are not capable of accommodating a modern day motor car.

Furthermore, during an officer site visit it was noted that there was an additional structure within the garden which was not shown on the submitted plans. It is acknowledged that the structure is a shelter for a seating area and is technically not an outbuilding, however it should have ideally been shown on the submission.



Character and Appearance

The application site is a two storey detached house in use as a single family dwelling. The site currently has a shared driveway which provides an opening between the application site and No.12 Sun Marsh Way. The proposed storeroom would be partially constructed in this driveway thus partially diminishing the openness between the two properties.



The proposed building almost has a lean-to appearance which would comprise a shallow pitch roof with a garage door in the front elevation. The proposed store would partially enclose the shared gap between the application site and the neighbouring property and could potentially set a harmful precedence in which the neighbouring property could apply for similar. This would harm the character and appearance of the area as it would appear cramped and over developed.

The storeroom is not a complimentary addition to the host dwelling and would appear as an awkward addition in part due to the roof profile, position and how it wraps around the rear of the host dwelling.

The proposal is considered to be poorly designed and an inappropriate form of development which would harm the openness between the application site and neighbouring property, contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 – Householder Alterations Guidelines 2021.

Amenity of Future Occupiers

Post development the application site would have a garden area of approx. 47.8sqm. The requirements set out in SPG2 – Residential Layout Guidelines states:

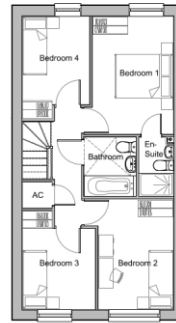
Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The original planning consent for the application site shows the property has the below floor plan:



Ground Floor Plan



First Floor Plan

The site should have a minimum garden area of 100sqm as it is a four bedroom dwelling. The proposal will further diminish the existing substandard garden space and would therefore fail to provide adequate amenity space for future occupiers and is contrary to the requirements of CS19 of the Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

Due to the orientation and positioning of the store room it is not considered to harm the amenity of neighbouring properties and so the proposal adequately safeguards the amenity of the adjoining occupiers.

Parking and Highways

The proposal will reduce the depth of the driveway, however there is still adequate to park two vehicles in tandem so there are no concerns relating to parking.

Conclusion & Recommendation

The proposed storeroom by virtue of its design and siting would be harmful to the character of the street scene. As such the proposal would therefore be contrary to Policy CS19 of the Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD (2021).

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

Case Officer: Sharon Sahota	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 30 th January 2023	Dated: 31 st January 2023