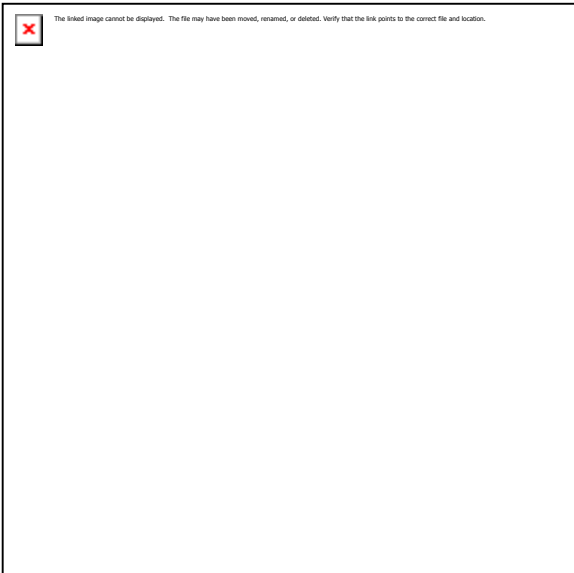




Delegated Report

Householder Planning Application

Planning Application No: 20220638

Location: 21 Grange Road Gravesend Kent DA11 0ET

Description: Erection of an Outbuilding

Applicant: Mr Khakh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 01 (Existing Proposed Block Plans)
- Drawing No 02C (Proposed Plans/Elevations)
- Drawing No: 03 (Site Location Map)
- Supplementary Information

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220401	Application for a Lawful Development Certificate in respect of the proposed erection of an outbuilding to form a gym.	Certificate Granted	20.05.2022
20131117	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension to form a dining room.	Certificate Granted	03.02.2014
20131119	Single storey rear extension with a depth of 3.676 metres, maximum height of 3.270 metres and eave height of 2.870 metres.	Prior Approval Not Required	03.02.2014

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 (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

KCC Heritage and Conservation

No comments received.

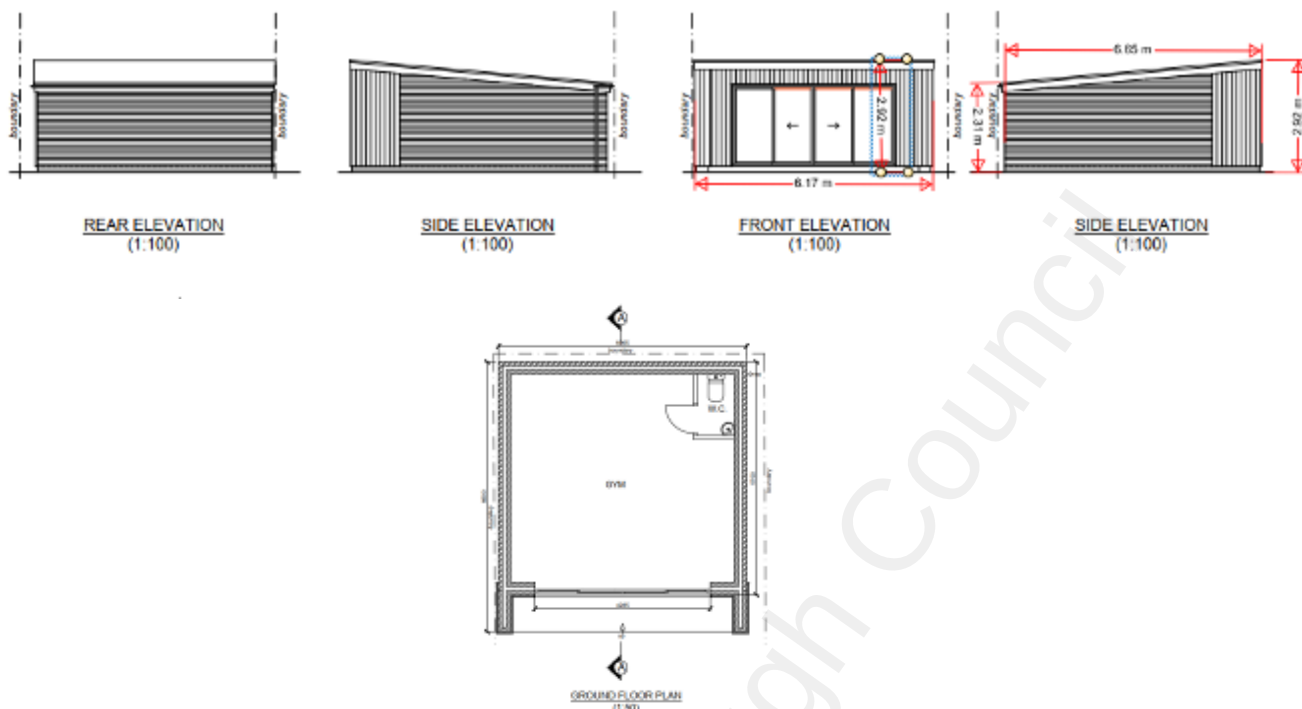
Neighbouring properties

The application was advertised by way of site notice and letters to two surrounding properties. The consultation period expired on 15th July 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of an outbuilding which will be used as a gym. The outbuilding will have a width of approx. 6.1m and a depth of approx. 6.6m. The building will be finished with a monopitched roof which will have a maximum height of 2.8m on the front elevation and a maximum height of 2.3m on the rear elevation. The building will include a bifold door in the front elevation and will be finished with brick work on the rear and side elevation and cladding on the front elevation and part cladding on the side elevations.

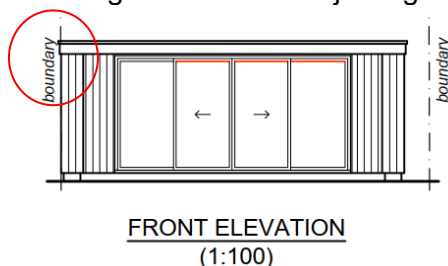


Character and Appearance

The application site is an end of terrace two storey house in use as a single family dwelling. The site has been previously ended by way of a single storey rear extension however it is noted that this extension is not shown on the plans. There is a previous prior approval consent and the grant of a lawful development certificate which the proposed extension was constructed under.



A recent lawful development certificate was also granted for the erection of the proposed outbuilding, however it is noted that this may have been granted in error as a proposed outbuilding shows that there would have been overhanging of rainwater goods onto an adjoining boundary.



The current proposal previously showed encroachment, however the agent was asked to revise the plans or submit a certificate B alongside the application. The agent has since revised the plans to contain the development within the boundary.

The outbuilding will be constructed using bricks on the side and rear elevations, however there will be cladding on the front elevation and on part of the side elevations. The outbuilding will also contain a w.c which is considered acceptable.

The outbuilding will include a covered canopy area which will be approx. 1m deep and there will be a step to allow for entry into the building. The proposal states that the increase in height of the proposal compared to the previously granted LDC is due to the lack of resultant head height, however it is noted that the height of the canopy is not necessary to accommodate internal head height and is more of a cosmetic thing.

The building is large, however there are similar outbuildings in the vicinity and the applicant could build the outbuilding under the previously granted lawful development certificate and so on balance the proposal is considered acceptable.

Amenity of Future Occupiers

Post development the application site will retain a garden depth of approx. 9.5m and an area of approx. 61.smq. Whilst the depth fall marginally short of the preferred standards for a three bedroom property the depth is slightly above the preferred standards. The proposal is therefore considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposed development is not liable to harm the amenity of No.19 Grange Road as there is an access way dividing the boundary of these properties and so there is no risk to light outlook or privacy.

The neighbouring property known as No.23 Grange Road appears to have a structure in the rear garden and the proposed outbuilding is situated away from the shared boundary with this property. The outbuilding due to its positioning and proposed fenestration safeguards this occupiers privacy, outlook and light levels.

In order to further enhance the privacy of neighbouring occupiers

Parking and Highways

The proposal will not impact any existing parking arrangements and so there are no concerns 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:	25th July 2022	Dated:	25th July 2022