Gravesham Borough Council

Delegated Report

Householder Planning Application

Planning Application No: 20210592

Location: 214 Springhead Road Northfleet Gravesend Kent

Description: Retention detached outbuilding for home gym.

Applicant: Mrs Manjinder Dhadwal

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The application comprises the following documents and plans:

Planning Application Form received 14th June 2021;
Planning Statement received 10th May 2021;
Site Location Plan received 8th October 2021;
Drawing No. 02-001 – Existing and Proposed Block Plan received 8th December 2021;
Drawing No. 03-001-PR – Proposed Out Building Plan & Front Elevation received 14th June 2021; and
Drawing No. 03-002-PR – Proposed Out Building Sides & Rear Elevation received 10th May 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20210593	Change of use of land to side of 214 Springhead Road to part of residential curtilage as garden land.	Under Consideration	
20160890	Demolition of existing garages and construction of a new three bedroomed chalet bungalow with associated car parking area. New vehicular access for adjacent dwelling.	Permission	02.02.2017
19950308	Erection of two storey & part 1st.floor side extension to form games room at ground floor with two bedrooms & en-suite bathroom at 1st. floor level.	Permission	18.09.1995
19860898	Erection of single storey side and rear extension to form garage lobby utility room enlarged kitchen and enlarged dining room	Permission	21.01.1987

Development Plan

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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)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (March 2015) (NDSS)
- Housing Standards Policy Statement (1st October 2015)

Consultations, Publicity and Representations

KCC – Heritage

No comments on archaeological matters.

Neighbouring properties

A site notice was displayed, together with letters sent to five surrounding properties with an overall expiry date of 10th January 2022. No representations have been received.

The Local Ward Councillor was also consulted and no response was received.

Officer's Analysis

Procedural Issues

The supporting planning statement refers to the outbuilding as proposed, however as stated within Section 4 of the planning application form and as confirmed by a streetscene photo dated April 2021, the majority of the outbuilding has been constructed. Therefore this proposal is part-retrospective.

Google Streetview (dated April 2021)

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Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

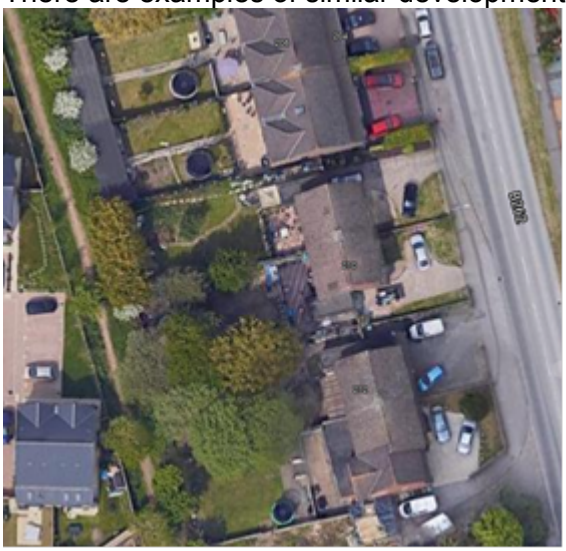
The application site is a two storey semi-detached house located in an urban residential area within Northfleet, Gravesend. The property benefits from an existing crossover front driveway and attached double garage to the side which provides off street parking to the front for more than four cars. The rear garden is generous with some views afforded from the streetscene due to the property being the last on the road with an access road to the side for turning.

The application proposes the retention of single storey a brick built outbuilding in the rear garden to form a home gym. It would be located along the east facing boundary of the rear garden. The outbuilding would be located approximately 16.16m from the host property and would measure approximately 9.91m wide, 4.3m deep and approx. 2.43m in height to the eaves at the front and 2.43m to the eaves at the rear.

The proposed finish would be facing brick, white uPVC windows and bi-fold door and flat roof in either glass fibre or felt. Only some views of the outbuilding would be afforded from public vantage points due to the location to the rear and the existing boundary and garages to the side, therefore the proposed materials are considered acceptable in this location.

The building would have a floor layout of a gym with w/c. There would be bi-fold doors and 2no. windows in the front elevation only, with 1no. window on the west facing side elevation. No other windows or doors are proposed.

There are examples of similar developments in the neighbouring properties to the north.



In terms of the size of the outbuilding within its setting, it is considered to be acceptable in terms of design, size and bulk.

The development is constructed using sympathetic materials in terms of the facing brick and roof tiles, is not visible from a public vantage point and does not have an impact on the street scene. Therefore the application is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) 2014 and Section 12 of the National Planning Policy Framework (NPPF) 2021.

Amenity of Future Occupiers

The property benefits from a generous plot and an existing usable garden area of 194.31m^2 approx. has been retained. Therefore it is considered that the proposal provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the distance the outbuilding is from the rear elevations of the surrounding properties, and proximity to habitable room windows, together with the modest height and existing soft landscaping providing natural screening, the outbuilding does not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. Furthermore, the proposed doors are located within the front elevation only and the side window faces away from any neighbouring properties and therefore no direct views over the neighbouring gardens would be afforded and the existing boundary fencing would mitigate any overlooking. As such there would be no overlooking caused by the development.

The application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Parking and Highways

There are no parking or highways issues as a result of this proposal. It is not considered that an outbuilding puts undue pressure on the existing parking arrangement. The property has a driveway to the front that appears to be able to provide parking for more than four vehicles.

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Suggested Conditions

A condition will be attached to the decision notice to ensure that the outbuilding does not contain any primary living accommodation at any time.

A condition will be attached to the decision notice to ensure that no business use will operate from or within the outbuilding at any time.

A condition will be attached to the decision notice to ensure that no gate, fence or other means of enclosure are erected or consulted on the site which would subdivide the existing residential curtilage.

Conclusion

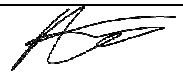
The outbuilding and its use as a unit of accommodation incidental to the main dwelling of 214 Springhead Road is designed to not detract from the existing dwelling and does not cause any harm to the amenity of or privacy of neighbouring properties. The proposal safeguards the amenity of future occupiers with sufficient garden space and there is adequate parking space on the driveway.

The application has been fully considered and it is recommended that permission is granted subject to conditions.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Amanda Grout	**Team Leader:**	**Richard Hart**
Signed:		**Signed:**	*R Hart*
Dated:	28th January 2022	**Dated:**	**31st January 2022**

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