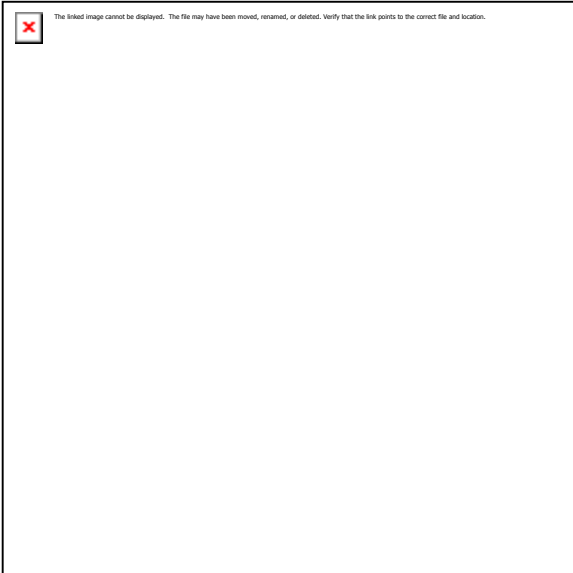




Delegated Report

Householder Planning Application

Planning Application No: 20220228

Location: 3 The Avenue Gravesend Kent DA11 0NA

Description: Erection of outbuilding for use as a spa.

Applicant: Mr H. S. Randhawa

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The application comprises the following documents and plans:

Planning Application Form;
Drawing No. 531/01 – Location Plan & Existing Site Plan; and
Drawing No. 531/PL01 – Proposed Site Plan, Plan & Elevations.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20020395	Erection of a detached storage shed in the rear garden.	Permission	27.06.2002
20010747	Erection of a detached storage shed in the rear garden.	Refused	15.11.2001

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development

CS02 – Scale and Distribution of Development

CS11 – Transport

CS12 – Green Infrastructure

CS18 – Climate Change
CS19 – Design and Development Principles
CS20 - Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994) (the Local Plan):

P3 – Vehicle Parking Standards

TC3 – Development Affecting Conservation Areas

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)

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance (SPG)

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG4 – KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Pelham Road/The Avenue Conservation Area Appraisal (2009)
- Technical Housing Standards – Nationally Described Space Standards (March 2015) (NDSS)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

KCC – Heritage Conservation (E&W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

GBC – Conservation Officer

No comments received.

Neighbouring properties

Consultation was undertaken by way of the displaying of a site notice and individual letters sent to fifteen surrounding properties with an overall expiry date of 8th April 2022. No representations have been received.

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

Officer's Analysis

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 Gravesend. The property is also location within The Pelham Road/The Avenue Conservation Area and therefore Policy CS20 (LPCS) is also relevant.

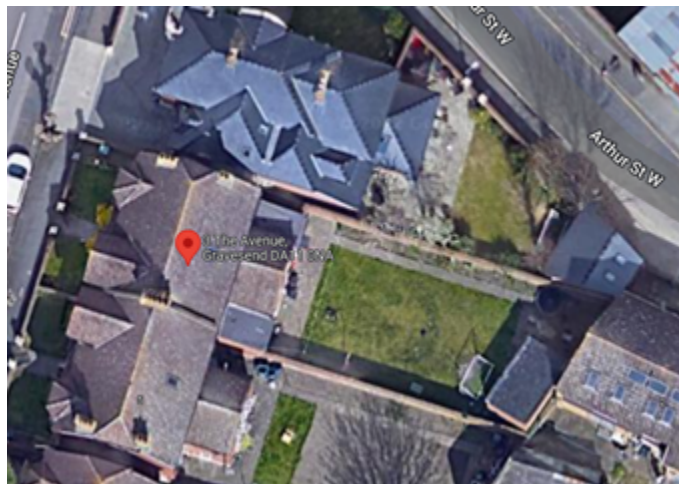
Policy CS20 (LPCS) sets out that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include Gravesend Town Centre and the Borough's urban and rural conservation areas.

The application proposes the erection of single storey outbuilding in the rear garden, located along the east facing boundary of the rear garden. The outbuilding would be located approximately 16.13m from the host property and would measure approximately 4.94m at its widest at the rear, decreasing to 3.6m at the front, 4.48m deep, and approx. 2.72m in height to the eaves and 3.97m to the ridge, with a pitch roof.

The proposed outbuilding would be located adjacent to the existing outbuilding, against the common boundaries to the rear and east facing side. The proposed outbuilding is similar in size, scale and location as the outbuilding at No. 1 (Ref. 20160235), approved in April 2016.

The proposed finish would be Staffordshire Blue engineering brick and Marley Wessex roof tiles and French sliding doors to the front.

The proposed outbuilding would not be visible from The Avenue. Some views would be afforded from Arthur Street West, However they would be partially obscured by the outbuilding at No. 1 The Avenue. Therefore minimal views of the outbuilding would be afforded from public vantage points due to the location to the rear and the existing built form, therefore the proposed materials are considered acceptable in this location.



The building would have a floor layout of a spa room. There would be French doors in the front elevation only, with no other windows and doors proposed.

The adjoining property to the east, No. 1 has an outbuilding that is located in a similar position and of similar footprint to the proposed.

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 brickwork and roof tiles, is not visible from a public vantage point and does not have an impact on the street scene or the Pelham Road/The Avenue Conservation Area. Therefore the application is in accordance with Policies CS19 and CS20 of Gravesham's Local Plan Core Strategy (LPCS) 2014 and Sections 12 and 16 of the National Planning Policy Framework (NPPF) 2021.

Amenity of Future Occupiers

The property benefits from a generous plot and a usable garden area of 167m² approx. would be retained if the outbuilding were constructed. Therefore it is considered that the proposal will provide 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, 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 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 proposed outbuilding will adjoin the flank elevation boundary of no. 2 Arthur Street West. There are no windows or opening in this elevation and as such no impact.

The outbuilding is to be used as a spa for purposes incidental to the applicant, and not as business. As such there is no concern with the use and any impact on neighbouring amenity, and any alternative use will be safeguarded via a condition.

The application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and paragraph 130f of the NPPF (2021).

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.

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 3 The Avenue is designed to not detract from the existing dwelling or have a detrimental impact on the Pelham Road/The Avenue Conservation Area 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

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	26 th April 2022	Dated:	26 April 2022