

Delegated Report

Householder Planning Application

Planning Application No: 20230569

Location: 44 Lanes Avenue Northfleet Gravesend Kent

Description: Retention of Garage to the rear of the garden.

Applicant: Mr Peter White

Site Visit Date: 15th June 2023

Submitted Documents/Plans

- Application Form
- Drawing No: PW/01 (Site Location Map)
- Drawing No: PW/02 (Existing/Proposed Block Plans)
- Drawing No: PW/03 (Proposed Floor Plan)
- Drawing No: PW/04 (Proposed Elevations)

Relevant Planning History

No relevant planning history

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

I have no objections to the proposal, but given it would provide this property with potentially an excessive of car parking, I would suggest a condition that prevents any commercial activity taking place within the garage. Such as car repairs, gym/personal training, storage of materials for commercial purposes, as such activities would require further assessment.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 7th July 2023 and two representations were received.

The main points raised in the comments were:

- Outbuilding is existing;
- Garage is not used for parking vehicles; and
- A further comment received was neutral to the proposal and neither supported nor objected to the proposal.

Analysis

Proposal

The proposal seeks retrospective permission for the erection of an outbuilding. The building has a width of 7m, a depth of 5.7m and an overall height of 3.6m. The building is finished with a crown roof form and it includes double doors in the eastern elevation which allow access from the garden area and an aluminium roller shutter in the western elevation which allows vehicular access from the rear alley way.

The outbuilding is finished with white render and the roof comprises felt and red tiles on the hipped elements.



Background

Images from google earth show work commenced on site circa 2020 and was completed around 2021.

Character and Appearance

The application site is a mid-terrace two storey dwelling with off road parking provision to the front of the property. There was previously a flat roof garage to the rear of the property which has been replaced with the current outbuilding which can be accessed via an alleyway from Lanes Avenue.

Policy CS19 of the Local Plan Core Strategy 2014 requires “new development to be visually attractive, fit for purpose, locally distinctive and to make a positive contribution to the street scene, public realm and the character of the area”. Gravesham’s adopted design guidance states that an outbuilding should be subordinate to the host dwelling.

The outbuilding is prominent when viewed from neighbouring gardens and the main streetscene. Whilst there are other outbuildings within the vicinity they are of a smaller scale and have a more domestic appearance, the outbuilding at the application site appears as an independent single storey dwelling. It should be noted that a similar proposal for a large outbuilding was refused at 55 Haynes Road (see planning reference 20180573), a subsequent appeal was made (*See Appendix 1 for full appeal decision*) and dismissed with the inspector stating that the outbuilding was out of character and incongruous.



The outbuildings prominence is due to the height of the building. The crown roof is a dominant addition which makes the outbuilding dominant within neighbouring gardens and highly visible from the main streetscape. As can be seen from the image obtained from a site visit below, the neighbouring property has a flat roof outbuilding which is far more subservient and not as visually obtrusive in comparison to the

neighbouring outbuilding



The existing outbuilding by virtue of its scale, bulk, massing and design would constitute an overly dominant and incongruous building that has the appearance of an independent dwelling that would be out of keeping with the residential garden of 44 Lanes Avenue and the surrounding area in general. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021) and Section 12 National Planning Policy Framework (2021).

Amenity of Future Occupiers

Post development there is approx. 98sqm of resultant private amenity space, it is not clear whether the main dwelling contains 3 or 4 bedrooms, however if it is the case that there are a minimum of 4 bedrooms as per the Council's Technical Guidance there would be a need for a minimum garden area of 100sqm.

On balance the deficit is minimal and a refusal on this basis is not considered appropriate especially when considering the number of bedrooms in the dwelling has not been clarified. The proposal on balance is therefore acceptable and adequately safeguards existing occupier amenity.

Neighbouring Amenity

Due to the siting of the outbuilding and the path of the sun it is not liable to impact light or outlook to any of the neighbouring properties. The proposed use of the outbuilding is stated as a garage so there are no concerns of potential overlooking which could impact neighbouring privacy, furthermore there is no toilet or shower facilities within this building.

Parking and Highways

The proposal will increase on site parking provision and so there are no concerns in this regard.

Conclusion & Recommendation

The application is recommended for refusal owing to the below ground(s):

The existing outbuilding by virtue of its scale, bulk, massing and design would constitute an overly dominant and incongruous building that has the appearance of an independent dwelling that would be out of keeping with the residential garden of 44 Lanes Avenue and the surrounding area. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021) and Section 12 National Planning Policy Framework (2021).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	19/07/2023	Dated:	21st July 2023