



Delegated Report

Householder Planning Application

Planning Application No: 20220996

Location: 12 Cruden Road Gravesend Kent DA12 4HD

Description: Retention of single storey outbuilding

Applicant: Mr Stanley Akwaeze

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 220808-10 (Existing Floor Plans and Roof Plan)
- Drawing No: 220808-11 (Existing Plans and Sections)
- Drawing No: 220808-12 (Existing Block Plan)
- Drawing No: 220808-20C (Existing Floor and Roof Plans)
- Drawing No: 220808-30B (Proposed Block Plan, Site Plan and Location Map)
- ~~Drawing No: 220808-30 (Proposed Block Plan, Site Plan and Location Map)~~
- ~~Drawing No: 220808-20 (Existing Floor and Roof Plans)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220158	Erection of a first floor rear extension and porch to front	Permitted	11.04.2022
20220159	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope, hip to gable roof alterations, conversion of loft to form habitable rooms, installation of rooflights in the front roof slope and erection of a front porch.	Certificate Granted	22.04.2022
20220160	Single storey rear extension with a depth of 6.00 metres, maximum height of 2.70 metres and eaves height of 2.40 metres.	Prior approval not required	04.05.2022
20220867	Erection of a two storey side extension, a part two storey and part single storey rear extension and a front porch. Erection of a rear dormer extension in the rear roof slope, with a hip to gable roof alteration.	Refused	30.09.2022

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to three surrounding properties. The consultation period expired on 20th October 2022 and one representation was received. The main points raised in the objection were:

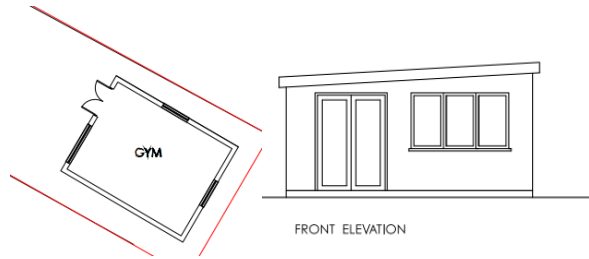
- Applicant will be living in outbuilding whilst house is renovated and windows on the outbuilding will impact privacy of a neighbouring property.
- Construction is unsightly
- Loss of value to neighbouring property
- Proximity of construction to common boundary and repercussions on fencing
- Would not object if height was lower and more attractive

Some of the points raised are non material planning considerations and will not form part of the planning decision making process.

Analysis

Proposal

The proposal is retrospective for the retention of an outbuilding. The current structure measures 2.9m high with a mono pitch roof which slopes down to the North. The extension is 5.3m wide and 6.8m deep. It is set away 1.2m from the northern boundary, 1m from the eastern boundary and 1.3m from the southern boundary. It include a window and door in the front elevation, a window in the eastern elevation and a window in the Northern elevation.



Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The site has been subjected to several recent planning consents and a refusal. Whilst the permitted applications may impact the amount of useable garden space post development, it is not possible to consider these applications as part of this proposal as they are not yet constructed.

The plans show the outbuilding as being finished with a white render and UPVC windows, which is acceptable. A condition will be imposed to ensure the external finishing of the outbuilding is completed within 6 dates of permission should it be forthcoming.

The proposed use of the outbuilding is stated at "Gym", SPD4 - Householder Extensions/Alterations Design Guide (2021) states:

"An outbuilding should normally only be used for purposes incidental to the enjoyment of the house"

In order to ensure the outbuilding is not used as a separate self contained accommodation unit a condition will be imposed to ensure its purpose is incidental to 12 Cruden Road and does not include use as separate self contained accommodation, or other primary living accommodation.

In terms of scale the outbuilding is considered acceptable, it should be noted that something similar could have been constructed under permitted development on the basis of the height being lower.

The outbuilding is deemed compliant with the requirements of CS19 Local Plan Core Strategy and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the garden area will be approx. 139sqm which is compliant with the council's technical standards. However to ensure the amenity space is adequately preserved a condition will be imposed which removed permitted development rights under class E which allows for the creation of outbuildings.

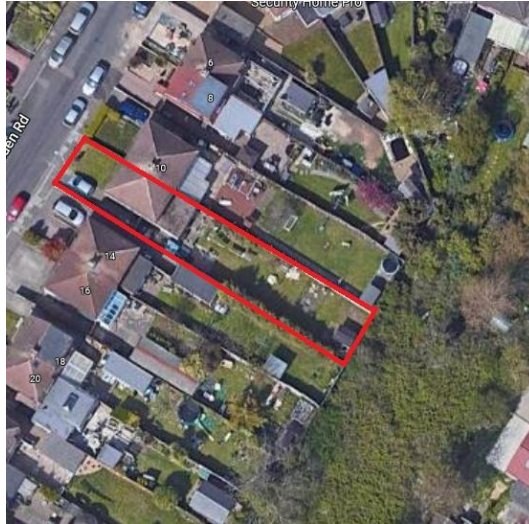
The proposal therefore adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The outbuilding is located to the rear of the plot and is not liable to result in any detrimental harm in terms of loss of light or outlook to the neighbouring properties due to its position.

The outbuilding however is shown as having a window in the eastern and Northern elevation. The window in the northern elevation faces directly towards an adjoining garden area and can give rise to overlooking. In order to alleviate any perceived overlooking a condition will be imposed to ensure the window is obscure glazed and fixed shut in perpetuity.

The window positioned in the rear of the outbuilding does not face towards any neighbouring garden and will look in the direction of a rear access way and so it is not appropriate to condition this window.



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:	2 nd November 2022.	Dated:	10th November 2022