

# Delegated Report

## Householder Planning Application

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**Planning Application No:** 20240522

**Location:** 34 Cambria Crescent Gravesend Kent DA12 4NH

**Description:** Erection of an ancillary garden outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations.

**Applicant:** Mr and Mrs K. Mitten

**Site Visit Date:** **Desktop Assessment**

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### Submitted Documents/Plans

- Application Form
- Drawing No: 1000 (Site Location Map)
- Drawing No: 1001 REV B (Existing Block Plan)
- Drawing No: 1101 REV B (Proposed Block Plan)
- Drawing No: 1110 REV B (Proposed Ground Floor Plan)
- Drawing No: 1120 REV B (Proposed Section and Elevations)

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                    | Outcome   | Decision Date |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20230832  | Demolition of an existing garage, garden store and garden room, and replace with an outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations. | Permitted | 06.10.2023    |

### 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 (2023) 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 (2023), the Council will also seek to replace these.

## Other material considerations

### National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed and beautiful 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

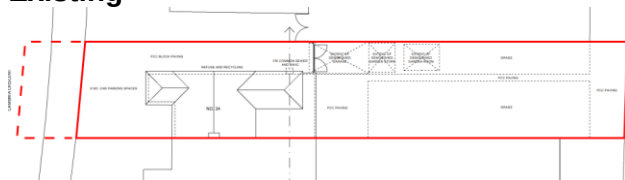
The application was advertised by way of letters to three surrounding properties. The consultation period expired on 09.07.2024 and no comments were received.

## Analysis

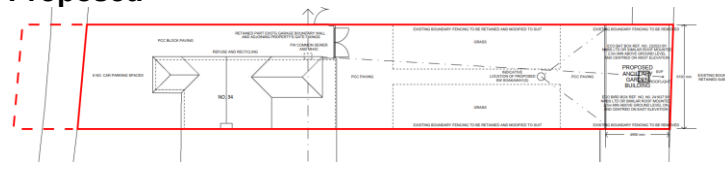
### Proposal

The proposal seeks to erect an ancillary garden outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations.

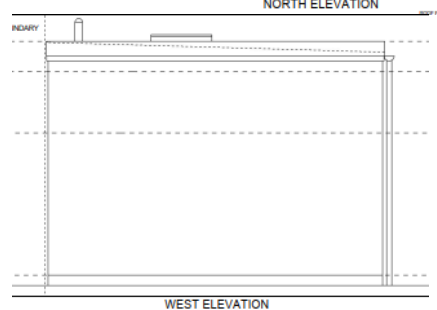
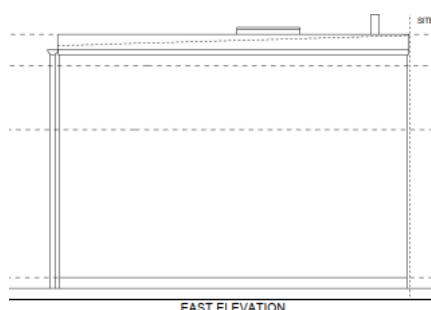
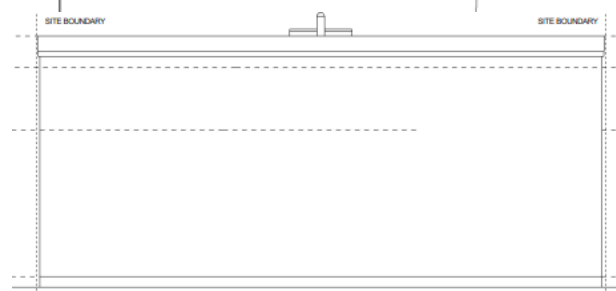
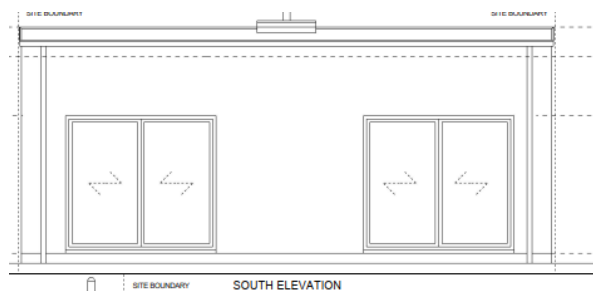
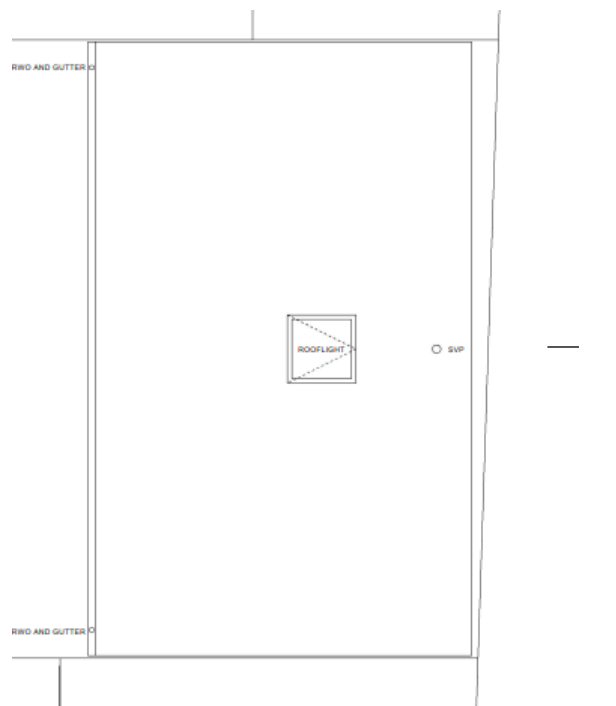
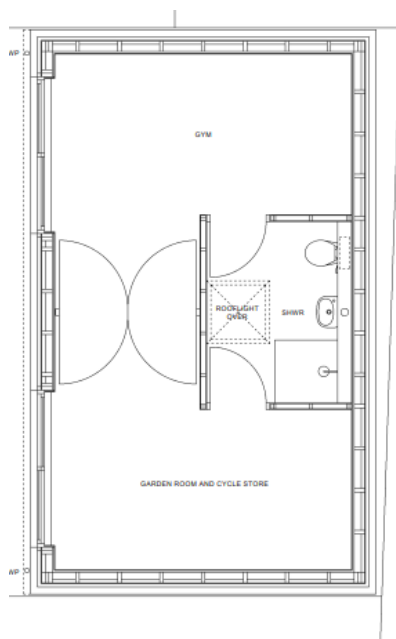
### Existing



### Proposed



## Proposed Plans and Elevations

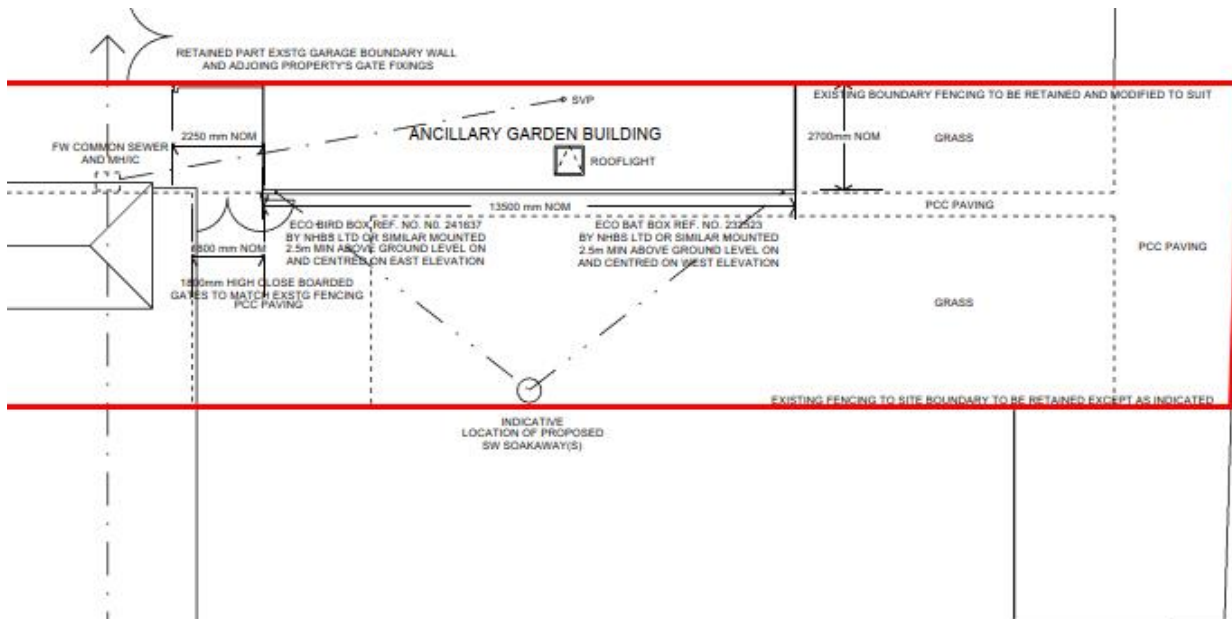


## Background

The application site currently has an extant planning permission (reference 20230832) for:

*Demolition of an existing garage, garden store and garden room, and replace with an outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations.*

Based on the current submission, it would appear that the garden store and garden room has already been demolished. The submitted supplementary information states that the current proposal is seeking to relocate the below permitted outbuilding. However given that there is an extant planning permission the applicant is still able to construct the below and so this possibility is relevant to the current application.



Consideration has to be given to the possibility that both outbuildings would be built and whether there would be sufficient garden space post development. This will be further discussed under the amenity section of this report.

### Character and Appearance

The application site is a two storey semi detached house in use as a single-family dwelling. There is off road parking provision to the front of the property.



The proposal seeks erect a single storey flat roof outbuilding to serve a gym and garden room. The outbuilding will be located at the foot of the garden and will be constructed on the adjacent boundaries. The end walls of the structure will serve as a boundary treatment as the proposed plans show the fencing in these areas will be demolished.

The removal of the existing boundary treatment is a civil matter which would be negotiated between the applicant and neighbouring properties.

The outbuilding will also contain a shower and w/c with the proposed use of the building falling as ancillary to the existing dwelling. There will be two bifold doors in the southern elevation which will provide access and a roof light to serve the shower room.

Outbuildings are not considered to be an out of character addition in this area with many surrounding properties having similar arrangements. The outbuilding is acceptable in terms of scale, the retention of soft

landscaping will ensure there is adequate biodiversity post development. The proposal will also include the addition of a bat box.

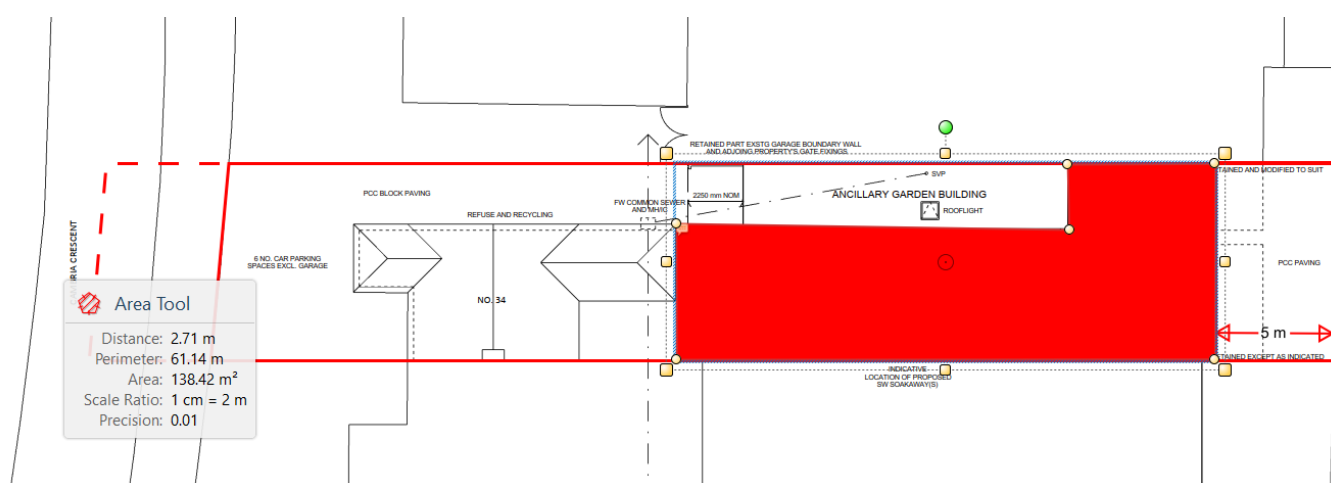
The proposed outbuilding is acceptably designed and complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance (2021).

### Amenity of Future Occupiers

Post development the garden space will measure some 172sqm which is compliant with the requirements of SPG2 Residential Layout Guidelines 2020.

However consideration must be given to the fact the previously permitted outbuilding could still be constructed and so is important to calculate this so the garden space is not deficient.

Based on the below should both structures be constructed there would still be sufficient amenity space and so the proposal is compliant with SPG2 – Residential Layout Guidelines 2020.



### Neighbouring Amenity

Due to the positioning of the proposed outbuilding, it will not impact light or outlook received to the neighbouring properties. The siting of the proposed outbuilding will also mean it is positioned away from neighbouring dwellings and so it will not result in any material harm.

In order to maintain neighbouring privacy, the building will be condition to ensure no openings are created in the rear and flank elevations. Furthermore, a condition to ensure its use is maintained as ancillary to the main dwelling will be imposed.

The proposal adequately safeguards neighbouring amenity and complies with SPG2 Residential Layout Guidelines (2020).

### **Conclusion & Recommendation**

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

(For detailed conditions and informatives, see draft Decision)

|                      |                   |                     |                 |
|----------------------|-------------------|---------------------|-----------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota | <b>Team Leader:</b> | Miss Faye Hobbs |
|----------------------|-------------------|---------------------|-----------------|

|         |                                                                                   |         |                                                                                     |
|---------|-----------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|
| Signed: |  | Signed: |  |
| Dated:  | 09/08/2024                                                                        | Dated:  | 13 August 2024                                                                      |