



Delegated Report

Householder Planning Application

Planning Application No: 20240299

Location: 301 Wrotham Road Istead Rise Gravesend Kent

Description: Demolition of existing garage and erection of replacement garage to side of house.

Applicant: Mr Todd Bennett

Site Visit Date: 05/12/2023

Submitted Documents/Plans

Application Form Dated 28/03/2024;
Drawing Number 3522-002 Rev A (REVISED - Block Plans as Existing and Proposed, Site Location Plan and Site Plan); and
Drawing Number 3522-01 Rev B (REVISED - Elevations and Plans as Existing and Proposed).

~~Drawing Number 3522-002 (Block Plans as Existing and Proposed, Site Location Plan and Site Plan); and
Drawing Number 3522-01 Rev A (Elevations and Plans as Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231151	Increase the front elevation to a two storey dwelling including raising the roof to match the roof of the existing rear elevation.	Permitted	18.12.2023

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No Comments Received

Neighbouring properties

One surrounding property was consulted and no comments were received and a site notice was displayed on the 24th April 2024. The consultation period ended on 17th May 2024.

Preliminary Matters

The applicant advised via email that the existing garage was to be demolished. Further to this a description change was agreed and updated plans submitted by the Agent.

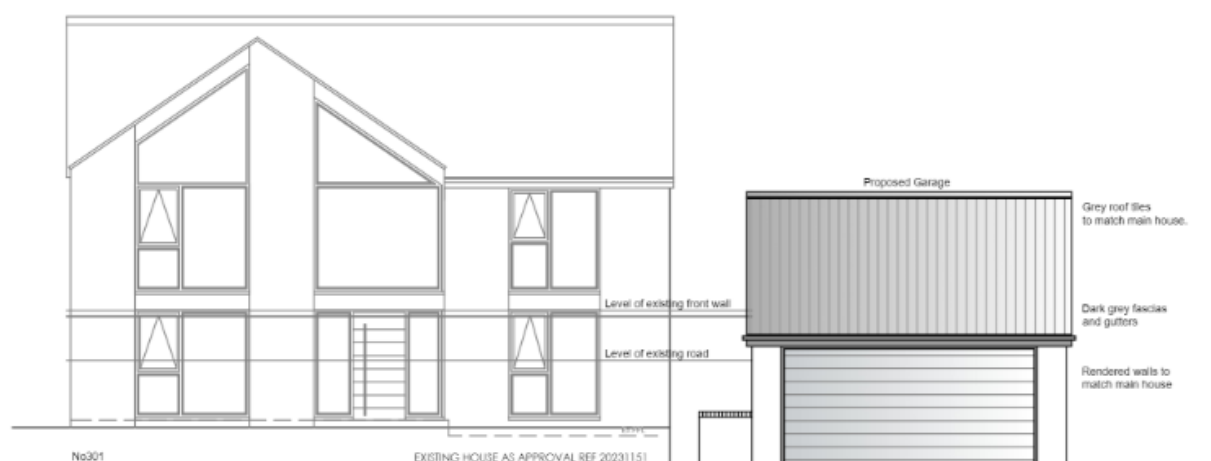
Officer's Analysis

Design, Character and Appearance

301 Wrotham Road is a detached bungalow located on the Western side of the highway. The site is within a rural settlement inset from the Green Belt and within a residential area, characterised by detached houses of varying designs within the immediate streetscene, with a number of the properties being extended over time. The application property has access to parking to the front, as well as a driveway to the side of the dwelling and an outbuilding to the rear. The land slopes steeply down to the rear.



The application proposes the demolition of the existing outbuilding and the erection of a detached garage to the side of the existing house. However it is important to note that planning permission was granted under reference 20231151 for increasing the front elevation to a two storey dwelling including raising the roof to match the roof of the existing rear elevation. The proposed plans show the dwelling as extended, even though it has not yet been constructed;



The proposed garage will have a pitched roof to reflect that of the existing host dwelling. The dimensions are listed below:

- Depth – 6.95m
- Width – 6m
- Height (max)– 5.69m

- Height (eaves) – 3.11m

The garage will be constructed with brickwork and render with a tiled roof to match the existing dwelling.

Whilst the proposed garage will be constructed to side of the existing dwelling, it is considered to be sufficiently set back and not highly visible from a public vantage point. Furthermore, by virtue of the generous size of the application site, it is not considered to result in over development.

As such, the proposal is not excessive in size or bulk, is constructed using appropriate materials and is not detrimental to the street scene. Therefore, the garage is considered acceptable in terms of design and accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The garden size, post-development, will have a depth of approx. 20m from the rear elevation and an approximate area of 368m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

By virtue of the sizable plot and distance from neighbouring properties, the proposal will not cause material harm to neighbouring amenity in terms of outlook, privacy or sense of enclosure.

The garage will not provide any primary living accommodation and will be conditioned to remain that way.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

The proposed garage is in accordance with the requirements as set out by SPG 4 - KCC Parking Standards (2006.) for a garage size for two cars, as set out below:

SPG 4 – KCC Parking Standards (2006)

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

As such the application site will provide sufficient off road parking. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

The new replacement garage will be located further forward than the existing garage which reduces the amount of hardstanding available. However as already identified the garage is large enough to accommodate vehicles and there remains sufficient hardstanding for parking. A condition will restrict the use of the garage to ensure it remains available for parking.

Landscape Character Assessment

The site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposal is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within the rural settlement of Istead Rise.

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	22nd May 2024	Dated:	23 May 2024