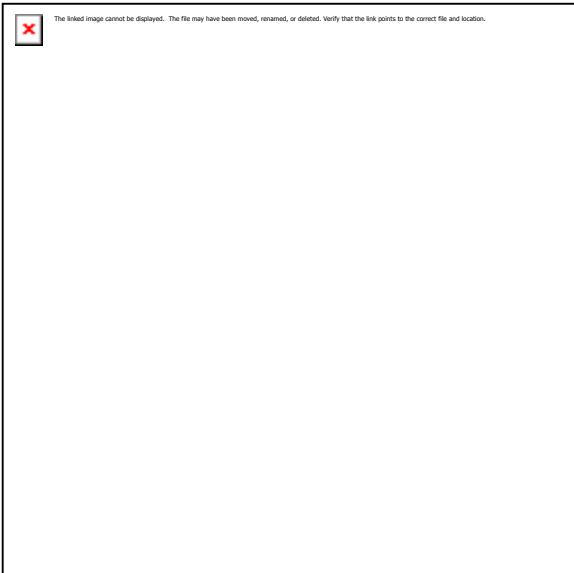




Delegated Report

Householder Planning Application

Planning Application No: 20220387

Location: 6 The Avenue Gravesend Kent DA11 0NA

Description: Erection of a single-storey extension to the existing outbuilding.

Applicant: Mr & Mrs Luckhurst

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Drawing No: 001 (Existing/Proposed Block Plans & Site Location Map); and
- Drawing No: 002 (Existing/Proposed Plans/Elevations & Site Location Map).

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210743	Demolition of existing garage and erection of part three and part single storey rear extension.	Permitted	15.11.2021
20220386	Amendment to the previously approved application 20210743 to allow an extension of a further 1.5 metres at the rear, changes to the rear elevation and the addition of solar panels.	Pending Decision	

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Pelham Road/ The Avenue Conservation Area Character Appraisal
- Management Plan Gravesend's 19th Century Suburban Conservation Areas
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

GBC Conservation Officer

No comments received.

KCC - Heritage Conservation

No comments received.

Neighbouring properties

The application was advertised by way of site notice, press notice and letters to four surrounding properties. No comments were received. The consultation period expired on 13th May 2022.

Analysis

Procedural Matters

It is noted that the proposed block plans show different projections to the host dwelling, the elevations shown on the proposed plans reflect the permitted elevations under application under 20210743. However a subsequent application for a larger single storey rear extension to the host dwelling is under

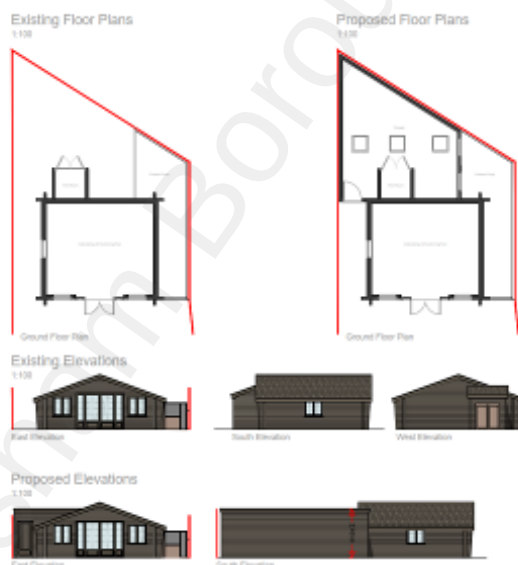
determination at the time of writing this report under reference 20220386.

Furthermore it is noted that the existing garage is not shown on the proposed plans which indicates that there is an intention to demolish this, again this has not been included in the description.



Proposal

The proposal seeks the erection of a single storey rear extension to an existing outbuilding. The extension will be of an irregular shape and will be built up to but within the irregular shape of the plot. The extension will be finished with a flat roof which will have a maximum height of 2.4m and include a door in the eastern elevation as well as two windows in the north elevation and three roof lights.



The proposed extension will be used as a storage area.

Character and Appearance

The site is located within Pelham Road and The Avenue Conservation Area. The proposal seeks the erection of a single storey outbuilding which will not be visible from a public vantage point and is therefore not liable to harm the conservation area.



6 The Avenue is a two storey semi-detached property, the property currently has a garage in the rear garden and an outbuilding to the rear of the plot which is currently in use as a swimming pool. There is also a chicken coop to the side of the outbuilding which will remain as part of this proposal. The existing garage will be demolished according to the proposed block plans.

The proposed extension is acceptably designed as it is evident that there are several large flat roof outbuildings in the gardens of neighbouring properties. Furthermore the proposal states the extension to the outbuilding will serve as a storage area which is considered as incidental use to the host dwelling, therefore the proposal is considered compliant with CS19 of the Local Plan Core Strategy 2014 and CS19 of the Local Plan Core Strategy 2021.

Amenity of Future Occupiers

Post development there will be sufficient amenity space (over 100sqm) and so the proposal is considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to harm light and outlook to surrounding properties due to its location. It is noted that there are two windows situated in the northern elevation which face towards No. 4 The Avenue, however this property has an outbuilding in place so the view from the windows will be of the outbuilding and thus there is no harm to neighbouring amenity.

Parking and Highways

The proposal will result in the loss of the existing garage, however this is not capable of accommodating a modern day vehicle and was in use as a storage area when the last officer site visit was conducted.

Furthermore the garage is not being demolished to allow for the construction of the outbuilding and does not require permission to be demolished. Furthermore an open parking area could replace the substandard garage.

Whilst there will be a loss of a garage it is considered that a refusal on this basis would not be sustainable at appeal.

Conclusion & Recommendation

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	25/05/2022	Dated:	25 th May 2022

Gravesham Borough Council