



Delegated Report

Householder Planning Application

Planning Application No:	20220482
Location:	104 Havelock Road Gravesend Kent DA11 0JL
Description:	Retention of Outbuilding in rear garden.
Applicant:	Ms Viktorija Valiulyte
Site Visit Date:	26.05.22

Preliminary Matters

The property has 3 bedrooms which was established by a telephone call with the applicant 21.06.22

Submitted Documents/Plans

Application Form;
Block Plan (Received 17.05.22);
Elevations and Floor Plan (Received 10.05.22);
OS Plan (Received 04.05.22); and
Supplementary Information – Planning Statement (04.05.22.)

Relevant Planning History

No relevant history.

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)

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

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015); and
- Householder Extensions/Alterations Design Guide (2021.)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Neighbouring properties

A site notice was displayed 26.05.22.

6 surrounding properties were consulted including the site itself and no responses were received. The consultation period expired 15.06.22.

Officer's Analysis

Design, Character and Appearance

104 Havelock Road is a two storey mid-terraced property located south of the highway.

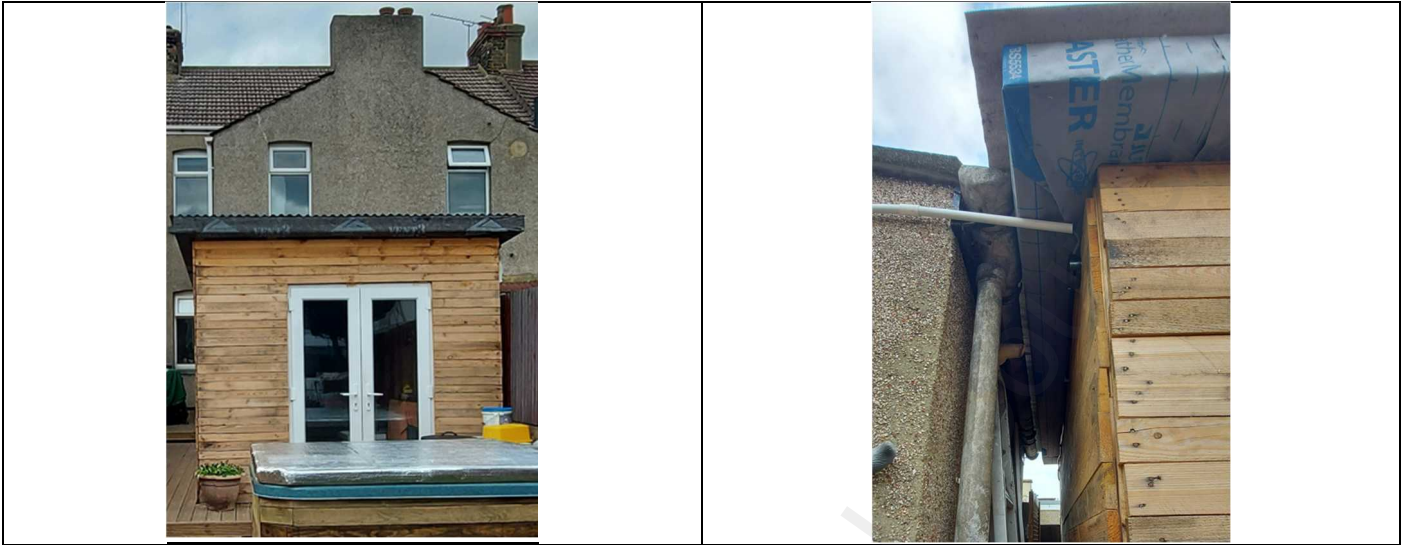


This application is for the retention of the existing outbuilding located in the rear garden and used for storage.

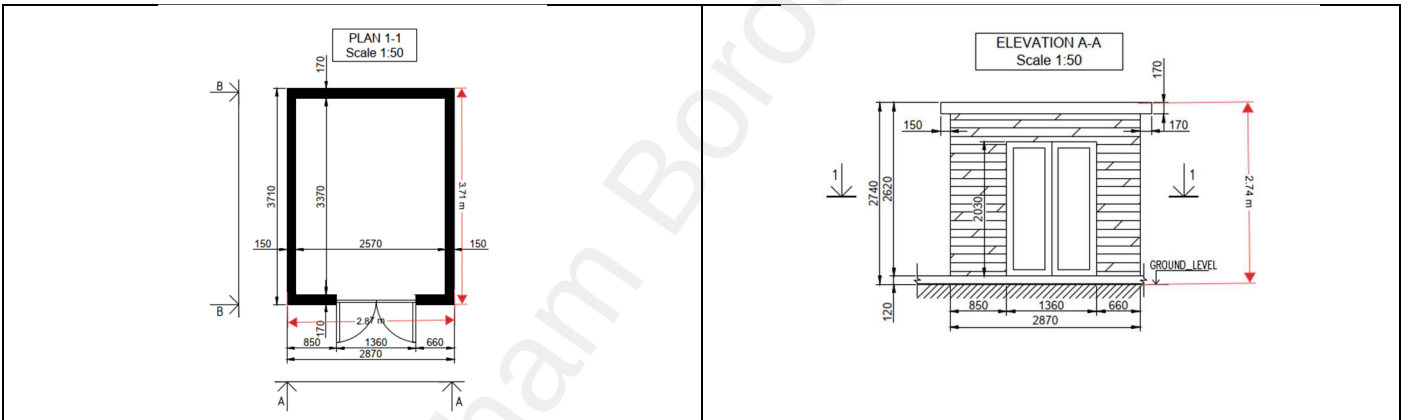
The outbuilding is located adjacent to the existing single storey rear projection. There are high boundary treatments on both boundaries shared with adjoining neighbours. According to the plans, there is a 0.35m space between the wall of the outbuilding and the rear wall of the dwelling. The roof of the outbuilding is in close proximity to the rainwater goods of the existing property which is not sympathetic in design terms. However, this will only be visible in the immediate locality and cannot be seen from the public vantage

point.

Although the location of the outbuilding is not ideal, it is important to consider that a similar development 0.24m lower could be constructed under permitted development rights if all criteria is met.



The external materials of the outbuilding are; wooden cladded walls, a white (u)PVC double door and black corrugated metal roofing sheets. The outbuilding is 2.74m high, with a depth of 3.71m and width of 2.87m.



The outbuilding will not have any impact on the street scene as it is located to the rear of 104 Havelock Road. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The outbuilding is located directly in front of the existing dwelling and would therefore prevent fenestration from allowing any light into the property directly from that part of the rear elevation. However, on site, it was noted that there are windows serving the side elevation of the rear projection.

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. For a 3 bedroomed property, garden depth should be 10.00m and area should be 60sqm. 104 Havelock Road meets the depth requirement for a 3 bedroomed property but fails to meet the area requirement at approximately 50.65sqm.

Although the garden space is under the RLG recommendation for area, on balance, the depth requirement is met. Therefore, even though the garden is below the RLG area recommendation it is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

As aforementioned in this report, no neighbour comments were received for this application. Notwithstanding the absence of neighbour comments, full consideration of the impact on adjacent properties has been made. The outbuilding is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of privacy, loss of light, outlook or sense of enclosure.

The outbuilding is single storey and has a modest height of 2.74m. If it were 0.24m lower, similar could be constructed under permitted development rights, if all criteria is met. With consideration to the path of the sun and the existing single storey rear projection it is deemed that there will not be an additional detrimental loss of light to neighbouring properties.

No windows are shown in the side elevations of the outbuilding which should ensure privacy. Outlook and a sense of enclosure are not considered to pose an issue to neighbouring properties as the outbuilding is single storey. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the existing outbuilding is unlikely to have any archaeological impact.

Groundwater Source Protection Zone

The application is for an outbuilding to be used as storage, therefore it is not considered a potentially contaminating development as per guidance from the Environment Agency.

Rainwater Goods

As aforementioned in this report, the roof of the outbuilding is in close proximity to the rainwater goods of the existing dwelling. Although this is not a planning issue, this may need to be addresses under other regulations/obligations.

Conclusion

The existing outbuilding has been constructed using acceptable materials including wooden cladded walls, black corrugated metal roofing sheets and (u)PVC doors. Although the resulting private garden space will be less than the recommended area as per the RLG (amended June 2020), on balance, the depth of the garden meets the guidance. The siting of the outbuilding is not ideal, however a similar structure 0.24m lower could be constructed under permitted development rights if all criteria is met. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24.06.22	Dated:	30th June 2022