



Delegated Report

Householder Planning Application

Planning Application No: 20240659

Location: 277B Singlewell Road Gravesend Kent DA11 7RN

Description: Erection of an outbuilding.

Applicant: Mr Sajjad Syed

Site Visit Date: 7th October 2024

Submitted Documents/Plans

- Application form
- Drawing No: PL-007 (Existing front and rear elevations)
- Drawing No: PL-008 (Existing side elevations)
- Drawing No: PL-011 (Proposed rear elevation)
- Drawing No: PL-012 (Proposed outbuilding elevations)
- Drawing No: PL-013 (Proposed side elevations)
- Drawing No: PL-014 (Proposed side elevations)
- Drawing No: PL-001 (Existing Block Plan)
- Drawing No: PL-002 (Proposed Block Plan)
- Drawing No: PL-003 (Existing Ground Floor Plan)
- Drawing No: PL-004 (Existing First Floor Plan)
- Drawing No: PL-005 (Existing Loft Plan)
- Drawing No: PL-006 (Existing Roof Plan)
- Drawing No: PL-009 (Proposed Ground Floor Plan)
- Drawing No: PL-010 (Proposed Roof Plan)
- Drawing No: PL-000 (Site Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240660	Erection of a two storey front side and rear extension, loft conversion with rear dormer and rooflights, internal alterations and removal of the chimney.	Refused	22.10.2024
20010049	Demolition of existing dwelling and erection of 1 no. detached two storey 4 bedroom dwelling with a room in the roofspace retaining use of existing double garage and 1 no. detached two storey 5 bedroom dwelling with detached double garage at the front.	Permitted	17.05.2001

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 01.11.2024 and no comments were received.

Analysis

Proposal

The application proposes the erection of a flat roof outbuilding in the rear garden to serve as an office with a bathroom.



Background

The application property was constructed circa 2001 under reference 20010049. It was constructed in the side garden of 277A Singlewell Road. A recent application at the site for Erection of a two-storey front side and rear extension, loft conversion with rear dormer and rooflights, internal alterations and removal of the chimney under reference 20240660 was refused.

Character and Appearance

The application property is a detached family dwelling situated on an irregular shaped plot which tapers in towards the rear boundary, this is the location where the proposed outbuilding will be situated.

The proposed outbuilding will be constructed with a flat roof which will have a maximum height of 2.5m and as such could possibly be constructed without the benefit of planning permission.

The outbuilding will include fenestration in the eastern and southern elevations to allow for access and views into the structure. The outbuilding will not be an out of character addition as there are examples of much larger outbuildings in the neighbouring gardens.



The outbuilding is appropriately designed and will not be visible from a public vantage point thus having no impact on the character and appearance of the wider area.

In terms of scale the outbuilding is not excessive in size and is considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be adequate amenity space and so the proposed development will adequately safeguard future occupier amenity.

Neighbouring Amenity

Due to the siting and proximity of the outbuilding there are no concerns relating to a loss of light, outlook to neighbouring properties, however a condition will be imposed to ensure no new fenestrations/alterations are made to the approved plans as a means of safeguarding neighbouring amenity. The proposed development adequately safeguards neighbouring occupier amenity.

Parking and Highways

The proposal will not impact existing parking arrangements and so this does not require any further investigation.

Conclusion & Recommendation

The proposal is recommended for permission 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:	4th November 2024	Dated:	5th November 2024