



Delegated Report

Householder Planning Application

Planning Application No: 20220725

Location: 369 Singlewell Road, Gravesend, Kent, DA11 7RL

Description: Extension to the existing outbuilding.

Applicant: Mr A Rai

Site Visit Date: 12 July 2022

Submitted Documents/Plans

Application form
Design and Access Statement
Drawing no. 22/366/01 (Existing Outbuilding)
Drawing no. 22/366/02 A (Proposed Outbuilding)

~~Drawing no. 22/366/02 (Proposed Outbuilding)~~

[The revised drawing involved removing two window openings. The central bifold doors have been retained.]

Relevant Planning History

Reference	Description	Decision	Decision Date
20220493	Application for a Lawful Development Certificate in respect of the proposed extension to the existing garden building for use as storage and garden room.	Refused	27.06.2022
20220407	Erection of a ground floor front extension to extend the dining room and create a new porch, with conversion of the roof space to habitable rooms, alterations to the roof and internal revisions to relocate the cloakroom.	Permitted	07.06.2022
20130648	Erection of two storey rear and single storey side extension to form enlarged kitchen, enlarged lounge and garage at ground floor level with additional bedroom and enlarged bedroom at first floor level.	Permitted	27.08.2013

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

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
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – 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)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties. The consultation period expired on 26 July 2022.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for an extension to the existing outbuilding at the bottom of the rear garden. The extension involves widening the existing outbuilding by approximately 5.2m. The extension will use matching external materials.

The submitted Design and Access Statement sets out that the current building is used for garden related storage. The extended building will continue to be used for the storage of garden items, and as a gym and cycle storage.

The proposal is very nearly within the parameters of permitted development; the only reason the previous

application for permitted development failed was because part of the existing rear wall was just less than 2m from the boundary, and the height of the building exceeded 2.5m.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises detached property in use as a single family dwelling located within the urban boundary of Gravesend, as can be seen from the Google Earth image below:



The proposal involves an extension to an existing outbuilding. As the site of the proposal is at the bottom of the garden of the application property, surrounded by other gardens, it will not be visible from any public vantage point. The extension will be a continuation of the height and design of the existing single storey outbuilding, and it will not be substantial in size within the context of the application property and its use as incidental to the enjoyment of the main dwelling. Outbuildings are also a common feature within the rear gardens of properties in the area.

A condition requiring matching materials is recommended. On this basis, it is considered that the outbuilding would be appropriate in terms of its size, scale and appearance, and would maintain the character and appearance of the site and surroundings in general. The proposal would be in accordance with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The proposal will not add any additional living accommodation to the property as the outbuilding is intended for storage and a gym. There will be no significant loss of garden space with the remaining garden area amounting to approximately 400m². There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

Neighbouring Properties

In term of the extended outbuilding, as the extension would be a continuation of the existing single storey outbuilding, and as the building would be positioned at some distance from neighbouring boundaries and properties, the proposal would not cause any material harm to any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure.

It must also be considered that no representations have been received from neighbouring properties raising any amenity concerns.

Whilst there is nothing within the proposal to indicate the use of the outbuilding would be anything other than incidental, it would, however, be considered appropriate to restrict its use to ensure that it does not become severed from the main residential property, which would not be appropriate in this area. A condition should be imposed on this basis.

Overall, the proposal would therefore safeguard the amenities of neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Parking and Highways

There would be no change to the current parking situation at the property. It is therefore considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

Subject to conditions, the proposal is considered to be acceptable in terms of the impacts on the character and appearance of the application site and surrounding area, on residential amenities and on parking and highway safety. The proposal is therefore considered to comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies P3 and T1 of the Local Plan 1994 and paragraphs 109 and 130 of the NPPF 2021.

Approve with conditions.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	15 August 2022	Dated:	15 August 2022