

Delegated Report

Householder Planning Application

Planning Application No: 20230203

Location: 374 Singlewell Road Gravesend Kent DA11 7RZ

Description: Erection of a detached outbuilding to be used as a home gym.

Applicant: Mr & Mrs G Dhell

Site Visit Date: 25 April 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 22/393/01 Existing and proposed block plans, proposed layout and elevations and red line site boundary; and
Planning, Design and Access Statement.

Relevant Planning History

None.

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

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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

None

Neighbouring properties

The application was publicised to four neighbouring properties by letter. One representation has been received and is summarised as follows;

- No objection provided that there is no encroachment over the boundary with no. 37 Hever Court Road. Access to the boundary fence should be maintained.
- No objection provided that the soakaway is positioned away from the boundary with no. 37 Hever Court Road. It may be advisable to connect to a drain rather than a soakaway.

Officer's Analysis

Background

A pre-application enquiry relating to the erection of an outbuilding in the rear garden of the application site, for use as a home gym, was determined in February 2023.

The proposed development has been partially constructed, with works commencing on 01 October 2022. At present the building works have ceased, pending the outcome of this application.

Principle of Development

The application site is located in an urban area, where domestic outbuildings are commonplace. Therefore it is considered that the principle of providing an outbuilding is not objectionable in planning policy terms. However, in order to determine whether the detail of the development is satisfactory, it is necessary to examine the potential for amenity impacts and any design and other issues.

In relation to outbuildings, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals;

- Should only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate to the existing dwelling and plot;
- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment;
- Should not detract from the character of the area; and
- Should not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking/overshadowing of existing properties.

Design, Character and Appearance

The proposed development would have a general design that would be in keeping with the surroundings and it would not be widely visible in the surrounding area. Despite a relatively large footprint, the outbuilding would be subservient to the existing dwelling. The proposed external facing materials would be consistent with an existing outbuilding at the application site but would not match with those of the existing dwelling. However, the materials would not look significantly out of character with the building or surrounding area and would not be widely visible.

The proposed floor area of the outbuilding would result in a large gymnasium but the proposed use would be incidental to the dwelling at the application site (a home gym). To ensure that any future use of the gymnasium remains incidental to the dwelling, any planning permission granted should be subject to a

condition that precludes any commercial/business activities in the outbuilding.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing dwelling or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Neighbouring Amenity

The closest residential properties to the application site are nos. 372 and 376 Singlewell Road and no. 31 Hever Court Road (located to the north (no. 372) and south). No. 37 Hever Court Road is located immediately to the east and no. 377 Singlewell Road is located to the west, across the roadway.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the rear and side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Biodiversity and Climate Change

The proposed development would involve the loss of an area of garden that was previously laid to grass and the planting of three fruit trees in the rear garden. The tree planting should be undertaken prior to the first use of the outbuilding and can be controlled by planning condition.

Overall, the proposal would not be detrimental to biodiversity at the application site and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone Three. However, as the proposed development would be within the confines of an existing residential garden with relatively few groundworks, then it is considered that there would be no adverse impacts to groundwater. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Because surface water run off would be drained via a soakaway, there would be no adverse surface water run off impacts and the proposal would be in line with Policy CS18 of the Gravesham Local Plan Core Strategy (2014).

It should be noted that the issues raised by a local resident are not planning matters, they are civil matters that should be addressed between relevant landowners. As such, these issues are not material considerations in the determination of this application. However, the issues can be brought to the attention of the applicants by way of an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials as set out in submission
Use as a home gym only
Tree planting to be undertaken before first use
No further openings in rear and flank elevations

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	26th April 2023	Dated:	27th April 2023