



Delegated Report

Householder Planning Application

Planning Application No: 20220370

Location: 1 Hudson Close Gravesend Kent DA12 5FB

Description: Erection of an outbuilding

Applicant: Mr Ade Oyelola

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 01/04/2022;
OS Plan - received 21/04/2022;
Block Plan - received 19/04/2022;
Block Plan – Proposed - received 24/05/2022; and
Plans and Elevations – Proposed - received 24/05/2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
20100277	Demolition of existing dwellings and erection of a total of 195 dwellings comprising 127 two storey, two and three bedroom terraced houses, 10 three storey, four and five bedroom houses, 4 two storey, two bedroom houses with wheelchair access; 54 one and two bedroom flats comprising two blocks of three storey and two blocks of four storey flats and laying out of associated car parking spaces and amenity area.	Permitted	01.12.2010

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 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
- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

No comments received

Neighbouring properties

6 surrounding properties were consulted and one representation was received. The neighbour raised questions with the dimensions and intended use of the proposal, which were responded to accordingly. The consultation period expired 14th June 2022.

Officer's Analysis

Design, Character and Appearance

1 Hudson Close is a three-bedroom end of terrace house in use as a single dwelling and located on the western side of the highway. The property has a small front garden and an allocated parking space.



The application proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a flat roof and be used as a home office. It is inset from the boundary at all sides by a minimum of 0.54m. The dimensions of the outbuilding are listed below:

- Depth – 3.6m
- Width – 4m
- Height – 2.8m

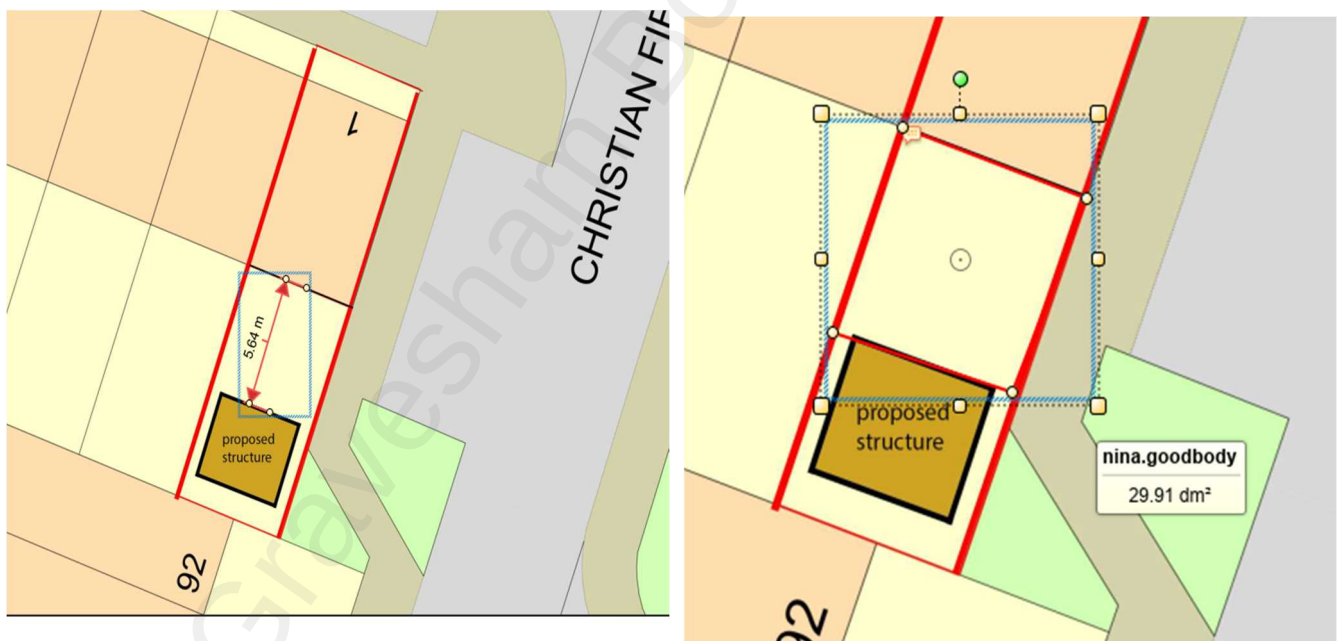
The outbuilding will be finished with a flat roof and structural insulated panels. There will be a UPVC window and an aluminium door to the front elevation.

Whilst the dimensions of the outbuilding itself are not generally deemed excessive, the proposal has a large footprint for the modest sized garden it is to be located in. It would result in a dominant structure which is considered out of keeping with the character of the residential layout of its surroundings.

Overall, it is considered that the outbuilding would be inappropriate in terms of its size and scale, and would be out of keeping with the residential character and appearance of the site and surroundings in general. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a three-bedroom property should have a minimum area of 60m² and depth of 10m. The garden, post-development, will have a useable area of 29.91m² and a depth of 5.64m, which is substantially below the recommendations of the RLG.



There is therefore a conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling, as the amenity space is unlikely to provide appropriately for the number of occupants at the property.

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties in terms of outlook,

privacy or sense of enclosure. The outbuilding will not provide any primary living and therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Conclusion

The size and scale of the proposed outbuilding would be substantial within the context of the application property, and would be incongruous with the character and appearance of the layout of residential properties in the surrounding area. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The proposed outbuilding would result in an unacceptable and cramped amenity space for future occupiers, and would therefore fail to provide a high standard of amenity, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020) and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	4 th July 2022	Dated:	11 July 2022