



Delegated Report

Householder Planning Application

Planning Application No: 20230422

Location: 85 Chalk Road Gravesend Kent DA12 4UT

Description: Erection of an outbuilding to be used as a workshop/shed/summerhouse and garden room.

Applicant: Mr Jason Bloomfield

Site Visit Date: 04.05.23

Preliminary Matters

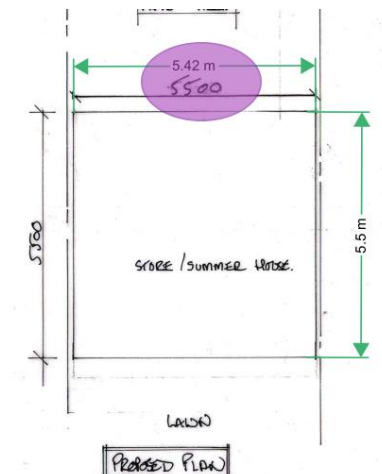
There was some discrepancy regarding the description of the proposal, as the application form indicated a workshop and garden room, whilst the plans indicated a store/shed/summerhouse. As such the proposal was confirmed by the agent on 25.04.23 with the description amended accordingly. A condition can be added to the decision notice to ensure that the workshop element of the outbuilding is to be used for the enjoyment of the occupants e.g for interests/hobbies and not for any commercial or business use.

Submitted Documents/Plans

Application Form;
Site Location Plan (received on 25.04.23);
Block Plan as Existing (received on 25.04.23);
Block plan as Proposed (received on 25.04.23); and
Drawing No. 23/02/03 – 03 – Elevations and Floor Plan as Existing and Proposed.

Plan Note

The proposed floor plan is considered to include an incorrectly annotated width, as highlighted below:



The 5.42m measurement will be used to assess the application, and the 5.50m annotation is considered erroneous. This does not impact the determination of this application.

Relevant Planning History

No relevant history, however another application for the erection of a single storey rear extension (application reference number 20230421) is pending decision as of 09.06.23.

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)

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 04.05.23 and two representations were received. The overall consultation period expired on 26.05.23.

1 comment was in support of the application and 1 comment neither objected or supported the planning application, (no objection to proposal).

The comments included the following:

- Concern about contractor vehicles or materials blocking the adjacent access (other than for necessary deliveries)
- Development allows the homeowners to make the best use of their land
- Development will not cause any harm to any neighbours

Neighbouring amenity will be assessed within the report below, the rest of the above points raised are not material planning considerations for this application.

Officer's Analysis

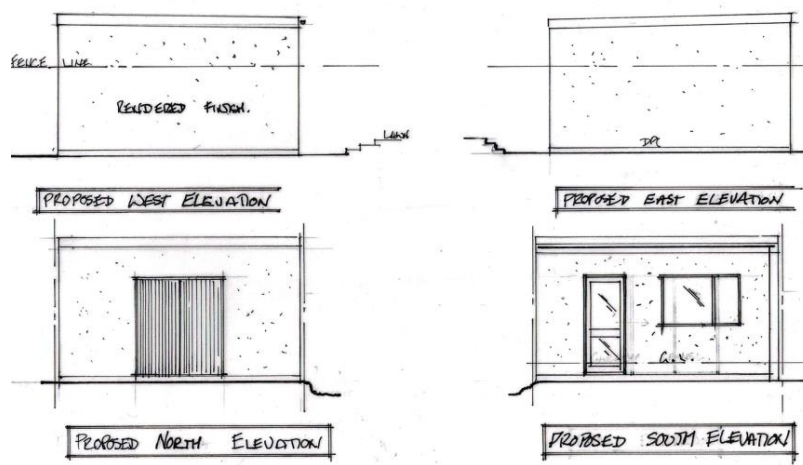
85 chalk road is a two storey, end terraced property located north east of the highway. There is a shared access located directly adjacent to the site which provides rear access for neighbouring properties along Chalk Road and Havisham Road as well as access to respective garages.



This application proposes the erection of an outbuilding to be used as a workshop/shed/summerhouse and garden room.

Proposed Development

The existing garage and patio area in the rear garden is at a lower level than the lawn area, which is reached via some steps. The plans show that part of this lawn/garden area would be excavated to facilitate the outbuilding, and new steps would be formed to access the remaining lawn area.



The outbuilding would have the following (maximum) dimensions:

- Height 3.29m
- Depth 5.50m
- Width 5.42m

Design, Character and Appearance

The outbuilding would be constructed with a flat roof, with external materials to include rendered blockwork and PVC windows and doors. It would be modest in height, however the width would span across the site boundary on both sides. It would be preferable if the outbuilding had been set away from the boundary, which would also serve the occupants better access to the rear patio/garage area, however, the overall scale of the outbuilding is acceptable. In addition it would not detract from the character of the area and is considered to be an acceptable addition to the rear garden environment. The development would not impact the character and appearance of the street scene, as although it would be visible from the shared access road, it would not be highly visible from the public vantage point.

Overall, the proposal is considered to be acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would comply with the requirements. As such the proposed development is considered to provide acceptable garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

Two neighbour responses were received as a result of the proposal, and impact on neighbouring amenity will be assessed below.

The outbuilding is acceptable in terms of scale and height and is located towards the rear of the garden. As such it would not detrimentally impact neighbouring amenity in terms of loss of light, outlook and privacy, and would not cause a sense of enclosure.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Conclusion

The proposed outbuilding will be constructed using appropriate materials and would be of an acceptable scale. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	9 th June 2023	Dated:	14th June 2023