

Delegated Report

Householder Planning Application

Planning Application No: 20240907

Location: 142 Darnley Road Gravesend Kent DA11 0SN

Description: Demolition of existing outbuilding. Erection of replacement outbuilding for use as a gym and family room.

Applicant: Mr Lak Bhatti

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 04/10/2024;
Supplementary Information – Planning Statement;
Drawing Number 01 (Site Location Plan);
Drawing Number 02 (Block Plans – Existing and Proposed);
Drawing Number 03 (Outbuilding Plans and Elevations – Existing); and
Drawing Number 04 (Outbuilding Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19850267	Erection of two storey rear extension to form kitchen with lounge diner over internal alterations to form granny flat and construction of front and rear dormers to form two bedrooms and bathroom in roof space	Permitted	22.05.1985

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 Development Affecting Conservation Areas
- TC7 Other Archaeological Sites

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- 19th Century Suburban Conservation Areas Management Plan;
- Darnley Road Conservation Area Character Appraisal (2009) and
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

GBC Conservation Officer – No comments received

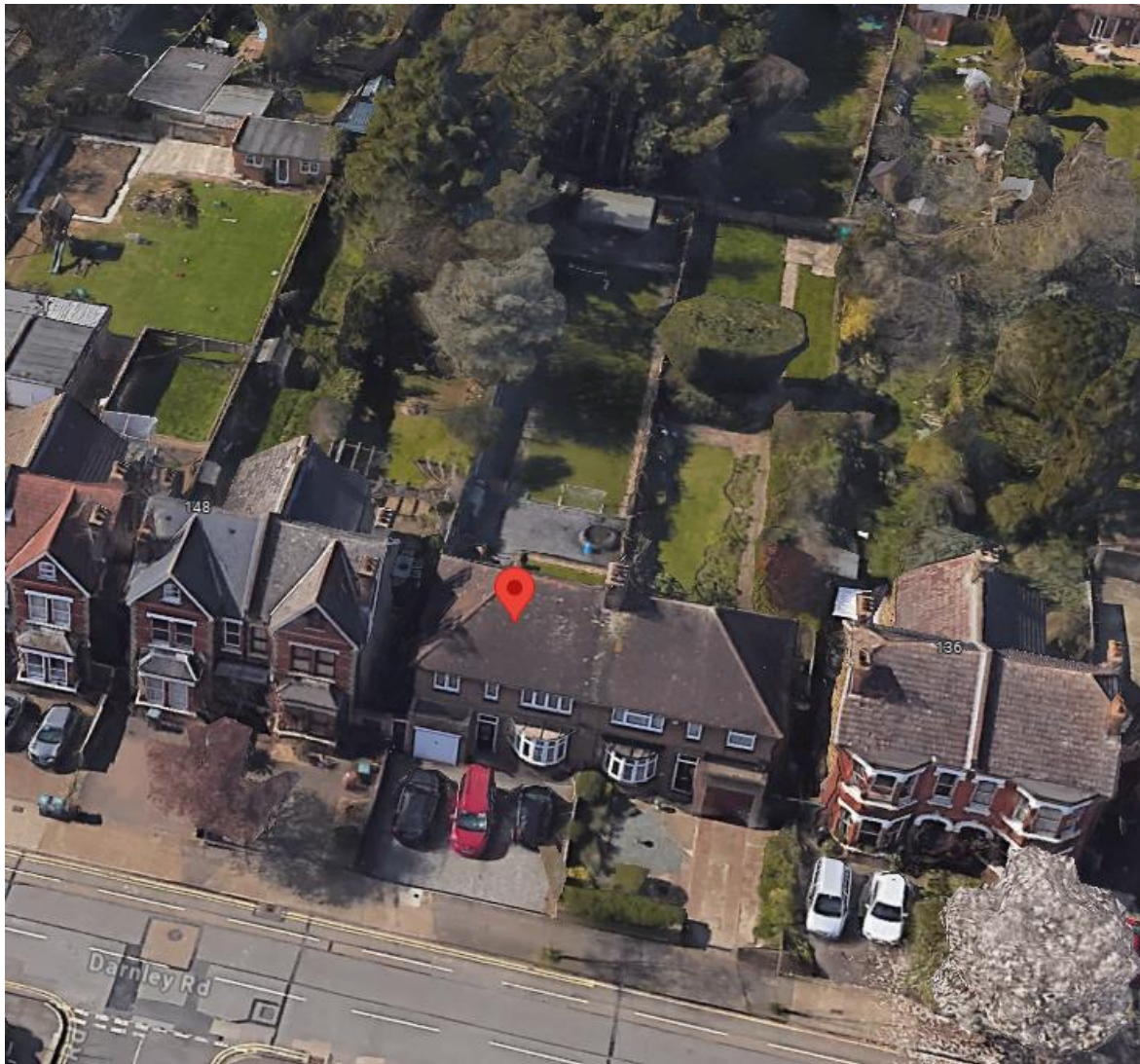
Neighbouring properties

Three surrounding properties were consulted and a site notice was displayed on 14th October 2024. No responses were received and the consultation period ended on 8th November 2024.

Officer's Analysis

Design, Character and Appearance

142 Darnley Road is a semi detached dwellinghouse located on the Western side of the highway within the Darnley Road Conservation Area. The property is hardstanding to the frontage to provide off road vehicular parking with an additional garage. There is an existing outbuilding to the base of the rear garden which the application looks to demolish.



The application proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a pitched roof and be used as a gym and family room. The dimensions of the outbuilding are listed below:

- Depth – 5m
- Width – 7.48m
- Height (max) – 4m
- Height (eaves) – 2.4

There will be two windows and bi fold doors and 2no windows to the front elevation and 2 roof lights and are proposed to be aluminium or coloured uPVC. The outbuilding will have facing brickwork to the front elevation and blockwork to the side and rear.

The application site is located in the Darnley Road Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The proposed outbuilding is located at the end of the rear garden and is not visible from a public vantage point. Therefore, the application is not considered to have a detrimental effect on the character and appearance of the Conservation Area.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the proposed development would be appropriate in

terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding conservation area. Therefore, the proposal would be in line with Policy CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD (2023).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development of proposed outbuilding, will have a depth of 39.74m and an approximate area of 410m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties.

The proposed outbuilding is set to the base of the large rear garden, away from neighbouring properties and as such will not have a detrimental impact in terms of loss of privacy, outlook or sense of enclosure.

Furthermore, the outbuilding will not provide any primary living accommodation and will be conditioned to remain that way.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

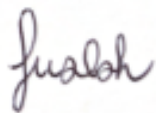
Conclusion

Permitted

Recommendation

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials, will not impact on the amenity of future occupiers or neighbouring properties and would not have a detrimental effect on the character and appearance of the Darnley Road Conservation Area. As such it is recommended that the proposal is permitted subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	25 November 2024	Dated:	28 November 2024