



Delegated Report

Householder Planning Application

Planning Application No: 20220897

Location: 66 Granville Road Gravesend Kent DA11 0JT

Description: Conversion of the existing garage into a habitable room, new external door to access existing roof garden, addition of balustrade to the existing roof terrace to bring it in line with building regulations, maintenance and repair of windows - most to be replaced to same dimensions - a bay window for the living space and celestial windows fitted above the garage conversion

Applicant: Mr D'souza

Site Visit Date: 24th January 2023

Submitted Documents/Plans

- Application Form
- Certificate B
- Drawing No: P1 (Site Location Map, Existing and Proposed Block Plans)
- Drawing No: P4 REV2 (Existing Elevations/Sections)
- Drawing No: P2 REV 1 (Existing Floor Plans)
- Drawing No: P5 REV 2 (Proposed Elevations/Sections)
- Drawing No: P3 REV 1 (Proposed Plans)

Superseded

- ~~Drawing No: P4 (Existing Elevations)~~
- ~~Drawing No: P2 (Existing Floor Plans)~~
- ~~Drawing No: P5 (Proposed Elevations)~~
- ~~Drawing No: P3 (Proposed Plans)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220892	Application for a Lawful Development Certificate in respect of the continued use of the existing roof terrace on top of the single storey extension.	Certificate Granted	11.10.22
19930664	Erection of a single storey rear extension to form bathroom, alterations to first floor to retain an additional bedroom and additional enclosure of yard to form store.	Permitted	07.02.1994
19920436	Change of use from shop, workshop, store & offices to residential dwelling and installation of bay window.	Permitted	06.10.1992
19930241	Change of use from first floor stores to living room, bedroom and bathroom/w.c.	Permitted	18.06.1993
19880387	Change of use of store to shop and installation of	Permitted	17.10.1988

	new door and window in the side elevation and erection of 6ft high double gates		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Highways Officer

I have no objections to the proposal as I do not consider the area marked as a garage is used as a garage, it is more of a store given its shape, the width of the door and the lack of a dropped kerb that would be required to serve a garage. The possibilities of parking a motorised vehicle in it would be limited at best to a motorcycle.

But given the past use appears to have been a corner shop, the “garage” would have been the shop’s store.

The proposed store will be adequate for the parking of cycles.

Neighbouring properties

The application was advertised by way of letter to 12 surrounding properties. The consultation period expired on 27th February 2023 and no comments were received.

Analysis

Proposal

The proposal comprises several elements and includes internal alterations which will see a reduction in bedrooms from four to three.

The submission seeks to convert the garage into a habitable room, which would comprise a storage and shower room. Externally the proposal will see the garage door bricked up and an existing access door in the flank elevation repositioned and replaced by a high-level window which will serve a dining room. An existing window serving the existing bathroom will be replaced with a high-level window which will serve a new kitchen/lounge.

The proposal also shows the creation of a new door at first floor level which will allow for access on to the roof terrace and the addition of 2m high obscure glazed balustrades on each side of the existing roof terrace to bring it in line with building regulations.

The existing windows will be replaced and those which can be repaired will be maintained, the windows will be the same dimensions except for the installation of a bay window in the front elevation at ground floor level. The bay window will project approx. 0.6m from the front elevation with a width of approx. 2.5m and an overall height of approx. 2.8m. There will be 6 individual panes of glass of which three appear as smaller fanlight windows and three larger panes.

Existing Plans



Proposed Plans



Existing Elevations



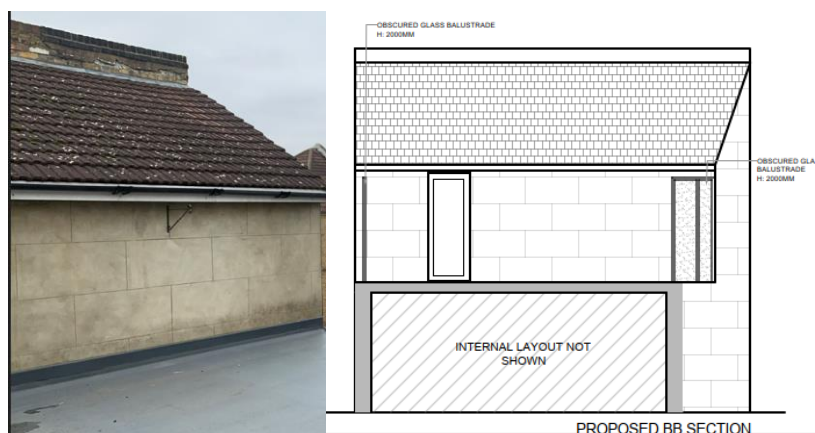
Proposed Elevations



Procedural Issues

The submission does not include internal floor levels. A recent site visit identified a lack of height for the

proposed door in the rear elevation of the southern part of the first floor roof terrace. The proposed plans are not to scale as they show the door having a height of some 2m which cannot be achieved as this wall is significantly lower from the floor level of the roof terrace and to the eaves. Should permission be forthcoming then the agent would be required to provide accurate plans including an internal sections plan.



For comparison the existing door on the opposite side is shown and has a course of 6 bricks to achieve an appropriate height. It is also noted that the plans show the existing door in the northern side of the terrace as being built up to the eaves, however this is incorrect as can be seen below. The floor level of the bedroom is also below the door which should ideally be shown on a section plan.



Character and Appearance

The application site is an end of terrace property which was previously in use as a shop. The property was granted consent circa 1992 to convert the front part of the premises into a residential dwelling at ground floor level. A further permission in 1993 allowed for a change of use of the first-floor stores to a living room, bedroom and bathroom/w.c.

A recent lawful development certificate was granted to allow for the continued use of a roof terrace as it was established that the use had become lawful through the passage of time.

The existing proposal will see some internal changes which attempt to improve the layout of the property. The first element of the proposal will see the existing garage converted into a shower, storage and kitchen/lounge area. The proposal will see the existing shutter door bricked up and a new high-level window installed which will measure some 4.5m wide and 0.5m high. The proposal also seeks to replace and repair existing fenestration, which is acceptable, however should permission be forthcoming details may be sought at to the types of openings these windows will have due to the flank elevation being directly adjacent to a public footpath. The windows could not open outwards.

The flank elevation will also see the existing door replaced with a high-level window to serve a dining area and a further high-level window will be installed to serve the kitchen/lounge area.

The front elevation at ground floor is where the existing shop frontage will be replaced with a bay window which will see the property integrate with the surrounding properties within the street scene. This is a positive addition to the property which will see it blend in with its neighbouring properties thus giving a more residential feel.



At first floor level there will be the installation of a new door opening in the rear element of the first floor which will allow for access onto the roof terrace, there will also be a new obscure glazed balustrade installed on either side of the roof terrace. The balustrades will have a height of 2m and would appear out of character within the wider street scene and the property itself. There are not any similar arrangements within the vicinity in terms of a roof terrace which further harms the wider character of the streetscape especially when considering that the property is at the end of a terrace and in a highly prominent position which is clearly visible from the surrounding properties.



The proposed changes are considered unacceptable and will not be in keeping with the surrounding area. The current development is a complex arrangement which was not designed with residential living in mind within the rear part of the development. The use of the first floor area as a roof terrace is not being disputed, but the installation of 2m screens would be highly inappropriate.

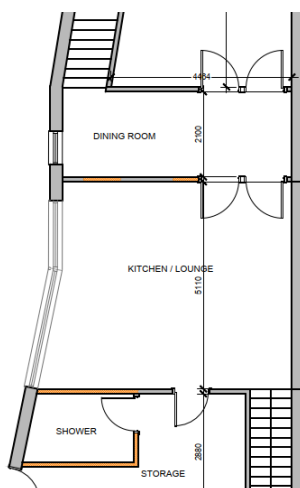
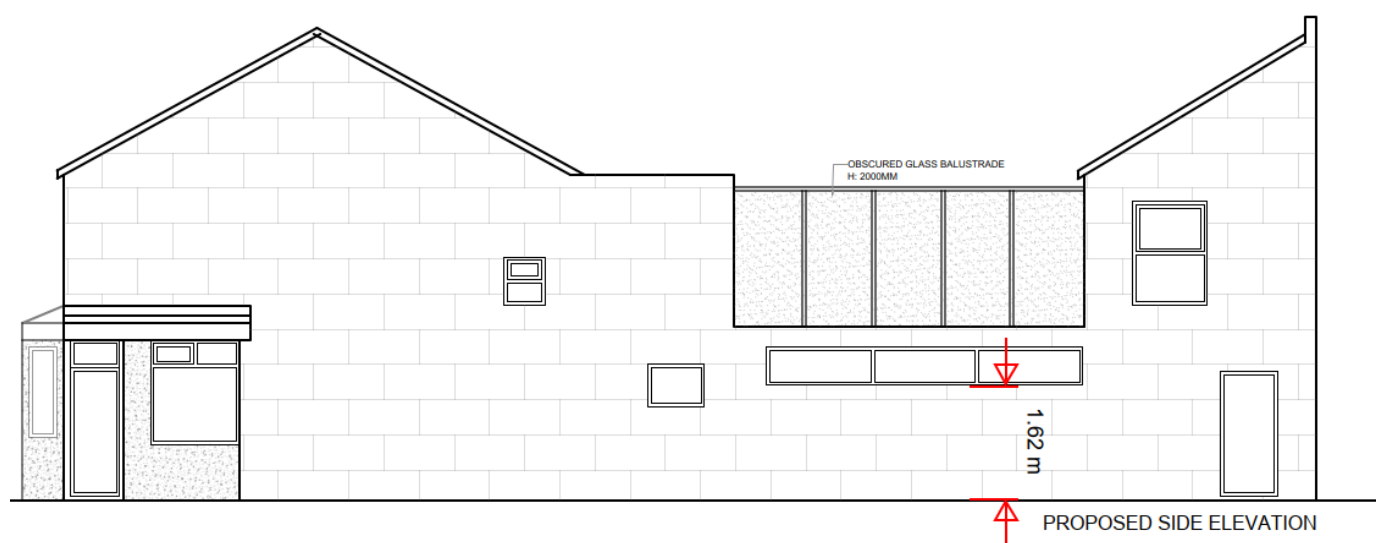
The introduction of the 2m balustrades would be detrimental to the character and appearance of the property itself and character of the wider area which would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

Post development there will be adequately sized bedrooms at the property.

Master Bedroom	15.75sqm
Bedroom 1	11.5sqm
Bedroom 2	12.7sqm

The proposal seeks to convert the existing garage/storage area into a habitable room that would in part serve a kitchen and lounge area. This area would be served by a high level window positioned some 1.62m above the ground floor level. Whilst it is acknowledged that this would provide limited outlook for the occupants of the property it is acknowledged that the proposed living area is secondary in which case the impact is not significant as the primary living space is served by a generous bay window.



On balance the proposal is deemed acceptable in terms of safeguarding the amenity of existing users.

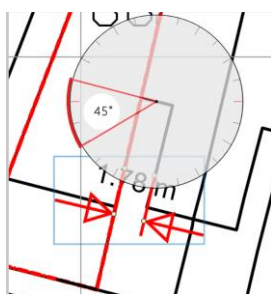
Neighbour Amenity

In terms of neighbouring amenity, the proposal seeks to install a 2m obscure glass balustrade along the edges of the roof terrace. While this would act to protect the privacy of the existing occupants of this property, it would more significantly impact the outlook from the bedroom of number 64 Granville Road

whilst also impacting light levels to two windows at ground floor level which are likely to serve a kitchen and living/dining room area.



The proposed balustrades would cause a tunnelling effect to the bedroom window of Number 64 Granville Road whilst limited light levels to the lower ground floor windows. The bedroom window at first floor level will be boxed in between the original outrigger and subsequent balustrade which is considered to result in material harm to the occupants of this property.



The proposal will result in a loss of light and outlook to the existing property at No. 64 Granville Road due to 2m high obscure glass balustrade at first floor level, the balustrade would have an unacceptable and overbearing impact to the first floor bedroom and would be harmful to the outlook of this bedroom. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.

Parking and Highways

The site will see a reduction in the number of bedrooms. Given that the existing garage is considered to be a storage area and below the requirements of SPG4 – KCC Parking Standards, there is adequate space within the store to provide sufficient bicycle storage and so the proposal is deemed adequate in terms of parking provision.

Conclusion & Recommendation

The introduction of the 2m balustrades would be detrimental to the character and appearance of the property itself and character of the wider area which would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th March 2023	Dated:	15 March 2023