



Delegated Report

Householder Planning Application

Planning Application No: 20231212

Location: 98 Flowerhill Way Istead Rise Gravesend Kent

Description: Conversion of integral garage into habitable space with associated alterations to the front elevation and widening of existing drop kerb.

Applicant: Mr Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: D-01 (Site Location Map)
- Drawing No: D-02 (Existing Block Plan)
- Drawing No: D-03 (Proposed Block Plan)
- Drawing No: D-04 (Existing Floor Plans and Elevations)
- Drawing No: D-05 (Proposed Floor Plans and Elevations)

Supplementary Information

- Notice
- Certificate B
- Planning Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20050450	Erection of two storey side extension and single storey rear extension to form garage, kitchen/breakfast room and dining room at ground floor level with games room/bedroom at first floor level.	Permitted	30.06.2005

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections. Whilst the proposal may not comply with adopted standards, it does meet the nationally recognised guidance for car parking spaces which confusingly is also used by the people that deal with Carriage Crossovers in Kent.

Looking at Google Street view the drive is existing and has been in existence since at least August 2009, as such no planning permission is required for either it or the carriage crossover which is a Highway Authority matter.

With regards to the loss of the garage, with two parking spaces on the drive there is no objection.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 05.01.2024 and no comments were received.

Analysis

Proposal

The proposal seeks to convert the existing integral garage into habitable space with associated alterations to the front elevation and widening of existing drop kerb.

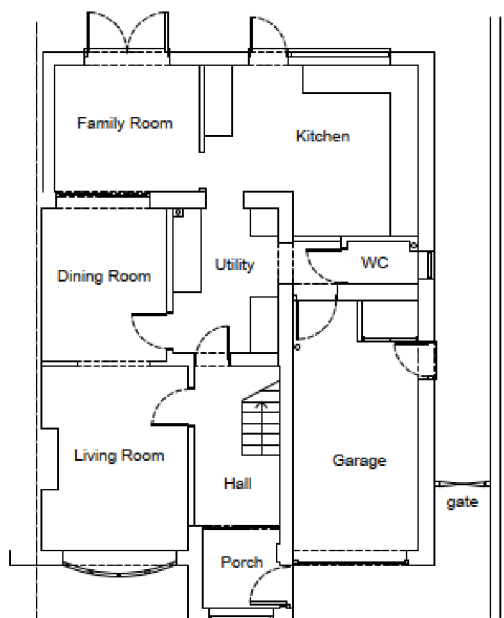
Existing



Front Elevation (S) - As Existing

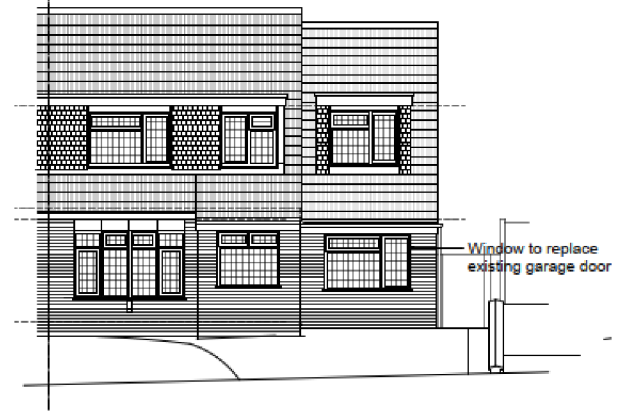


Side Elevation (E) - As Existing



Ground Floor Plan- As Existing

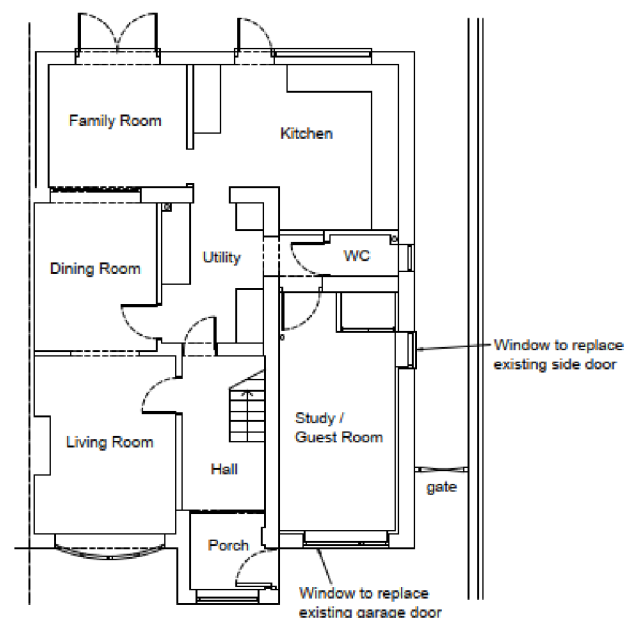
Proposed



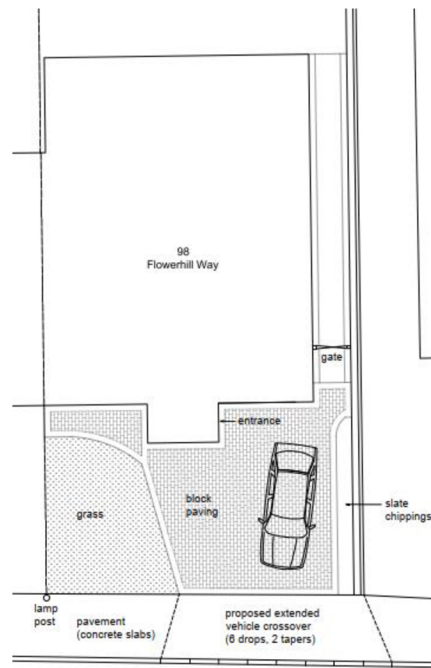
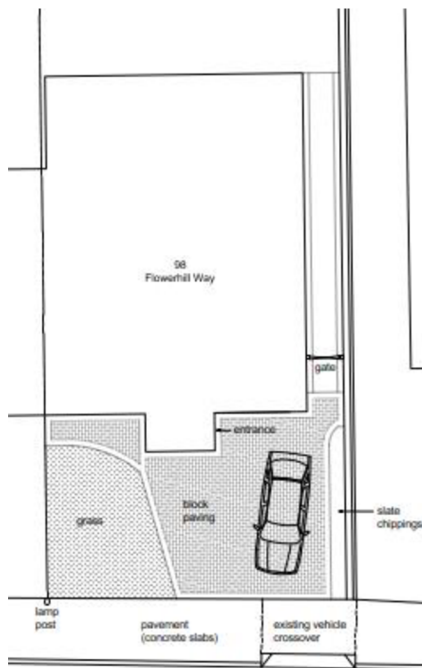
Front Elevation (S) - As Proposed



Side Elevation (E) - As Proposed



Ground Floor Plan- As Proposed



Background

The application site has been previously extended by way of a two-storey side and rear extensions (ref: 20050450). The garage was conditioned as part of this planning consent as per the below:

7 The garage extension hereby permitted shall be used only for the purpose of parking a motor vehicle incidental to its use as part of the dwellinghouse and shall not be used for any other purpose

A further condition prohibiting the installation of fenestrations was also imposed under 20050450

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, in particular the category of permitted development set out in Class A of Part 1 of Schedule 2 of the order, no window, door or other form of opening and no extract flue or other form of mechanical ventilation shall be installed in the east and west flank walls of the extension hereby permitted without the prior approval in writing of the Local Planning Authority

Character and Appearance

The application site is a semi detached chalet style bungalow situated in a rural settlement which is inset from the greenbelt. The application property benefits off road parking to the front which is served by a single width dropped kerb. The proposal seeks to widen the dropped kerb so that two vehicles can be accommodated without having to mount the pavement to gain access.

The proposal also seeks to convert the existing garage into a habitable room. This element of the proposal will also seek to alter the fenestration in the eastern elevation by replacing the side door to a window.

The proposed alteration to the front garage will result in the existing garage door being replaced with a window, the void beneath will be enclosed with brickwork to match the host dwelling. The proposed window is adequately aligned and of a similar appearance to the existing windows in the dwelling.

The replacement of the door in the flank elevation with a window is acceptable. The void will be closed with brickwork to match the host dwelling. This element of the proposal will not be particularly visible from the

street scene and so there is a minimal impact in terms of design and appearance.

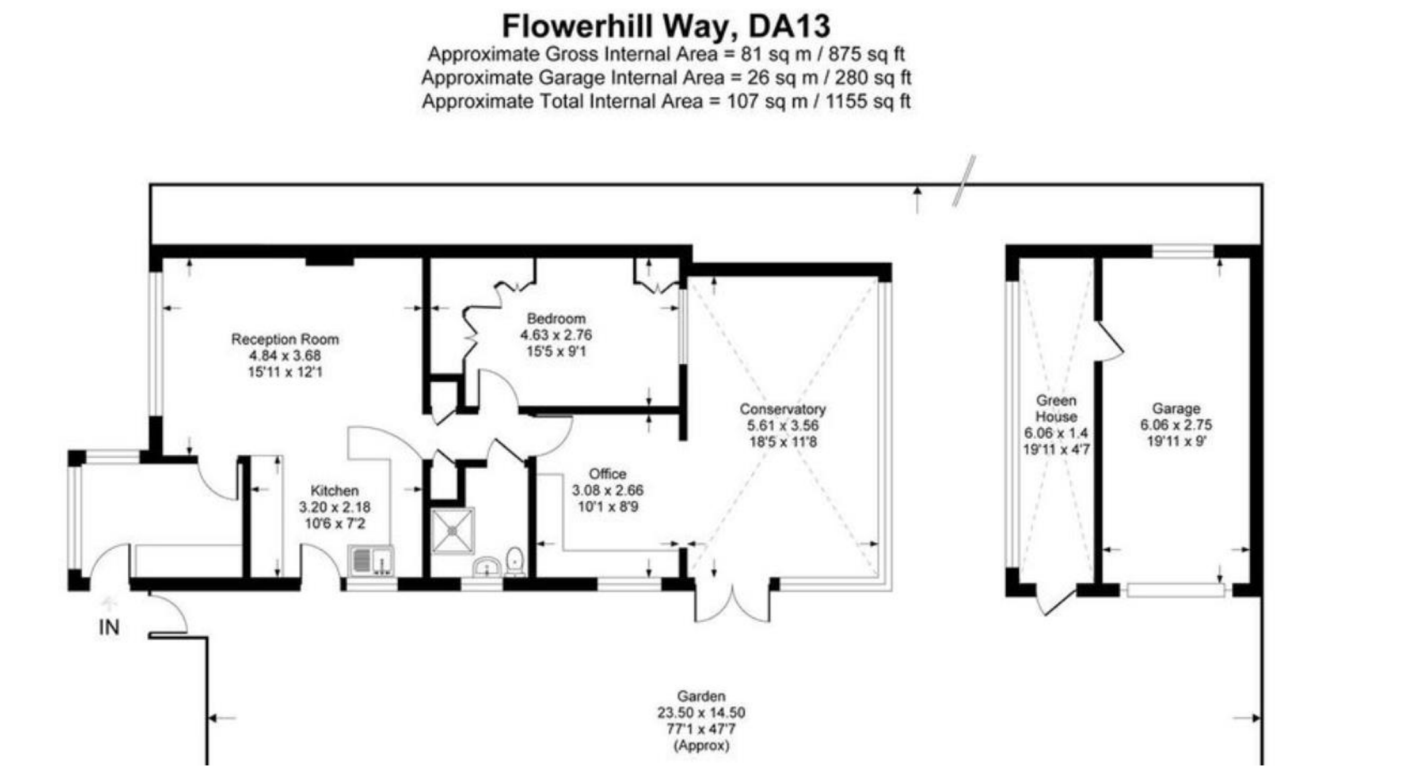
The proposal is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will not increase the number of bedrooms and will convert the existing garage into a secondary living space. It is considered the proposal will adequately safeguard the amenity of future occupants and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed garage conversion will result in a door in the flank elevation to be replaced with a window which is a smaller opening however the use of the garage will be changed into a secondary living space. The below image which has been retrieved from Zoopla shows the floor plan for the neighbouring property to the east known as 96 Flowerhill Way.



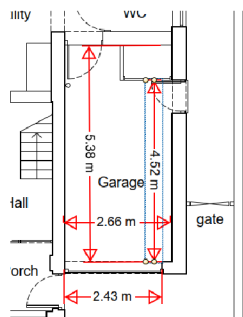
This image shows the neighbouring property does not have any openings in its western elevation which would potentially have been affected by the proposed window in the eastern elevation of 98 Flowerhill Way.

The proposal will not detrimental impact on light, outlook or privacy of the neighbouring properties due to the type of alterations proposed, the application is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020. No neighbour representations have been received.

Parking and Highways

The proposal will result in the loss of a garage space. However there is sufficient off road parking to the frontage to serve the needs of the property.

Furthermore, under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 4.5m by 2.4m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and is therefore unlikely to be used other than for domestic storage.



The proposal is compliant with the requirements of SPG4 - KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

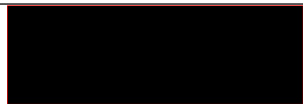
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12.01.2024	Dated:	16 January 2024