



Delegated Report

Householder Planning Application

Planning Application No: 20250389

Location: 37 Calderwood Gravesend Kent DA12 4QH

Description: Conversion of integral garage to habitable space and formation of a front porch.

Applicant: Mr Sandeep Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 25017 – L1 (Site Location Map)
- Drawing No: 25017 – L2 (Existing Block Plan)
- Drawing No: 25017 – L3 (Proposed Block Plan)
- Drawing No: 25017 – 01 Rev B (Existing/Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19870788	Erection of 113 no two storey dwellings 24 no bungalows and 12 no chalet bungalows with associated garaging and laying out of an access road Via Michael Gardens and estate roads	Permitted	06.12.1988

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal

Garage conversion:

Other properties in the area have undertaken this. It is not clear from the plans whether there is already residential use of all/part of the garage preventing parking use. The number of bedrooms in the house is unchanged and the front garden is already almost fully paved for parking.

Infilled porch:

Several houses locally have already done this, although the subsequent appearance deviates from the original style of the houses.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 20th May 2025 and no comments were received.

Analysis

Proposal

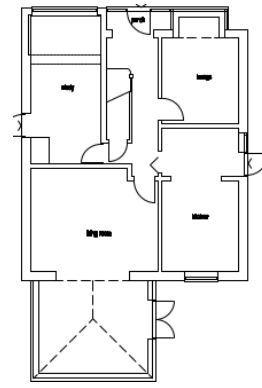
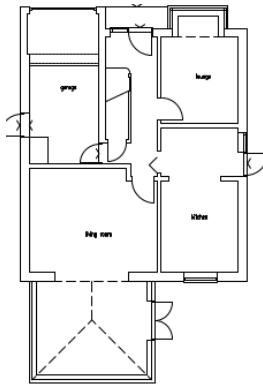
The proposal seeks to convert the existing garage into a habitable room and form a front porch.

Existing



Proposed





Background

Calderwood is a development build around the 1980's. It comprises mainly detached houses, and some bungalows. When the development was built a condition was imposed under reference 19870788 to retain the property garages for the purpose of vehicle parking only.

(iv) The space shown on the submitted layout plan as garages and casual parking spaces shall be kept available for such use and no permanent development whether permitted by the Town and Country Planning General Development Order 1977 (as amended) or not shall be carried out on the (and shown (other than the erection of a private garage or garages in the case of land shown as the sites of garages) or in such a position as to preclude vehicular access to these reserved car parking spaces.

Character and Appearance

37 Calderwood is a detached two storey house in use as a single family dwelling. The property is served by an integral garage and hardstanding to the front of the property which enables off road parking.



Many of the surrounding properties have been altered and a similar garage conversion has been completed at No.33 and more recently at No 35 under reference 20210621. The garage door will be removed with a window to match the existing and the threshold beneath the window will be closed up with bricks to match the existing. Therefore the proposed garage conversion would not be out of character nor harm the wider street scene

The proposal will also form a porch which will essentially enclose the area underneath the existing canopy. This element of the proposal is modest and will not cause any significant alterations to the character and

The proposed alterations will not harm the character or appearance of the area and is therefore 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 result in the creation of an additional living space. The proposal is considered to safeguard future occupier amenity and is compliant with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

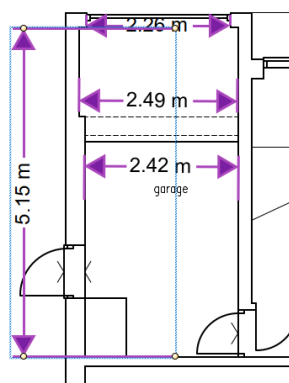
The proposed front window in the place of the garage door would face out onto Calderwood and there would be no greater impact than the other windows in the front elevation of the property.

Therefore, the proposed development safeguards neighbouring occupier amenity and is compliant with the requirements of SPG2 Residential Layout Guidelines 2020.

Parking and Highways

The proposed development would result in the loss of a parking space – being the former garage.

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 5.15m by 2.4m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern-day car and would therefore not probably be used other than for domestic storage.



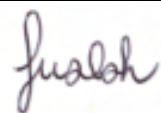
There is scope for additional parking on the property frontage, and the one useable on site parking space would still remain and there is scope for additional on site parking.

Conclusion & Recommendation

The proposal has been fully considered and recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	21.05.2025	Dated:	23 May 2025