

Delegated Report

Householder Planning Application

Planning Application No: 20230099

Location: 6 Rowmarsh Close Northfleet Gravesend Kent

Description: Conversion of garage to home office

Applicant: Mr Sudagar Moore

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Existing Proposed Block Plan
- Existing and Proposed Plans
- Existing and Proposed Elevations

Relevant Planning History

Reference	Description	Outcome	Decision Date
19960838	Erection of 61no. dwellings comprising of 18 no. two bedroom houses, 18 no. three bedroom houses and 25 no. four bedroom houses with associated garaging and parking spaces and formation and laying out of roads and 4 no. open space areas.	Permitted	30.09.1997

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

Local Ward Councillors

No comments received.

GBC – Highways Officer

There is space for two vehicles to be parked on the drive, so I have no objections. However, as the home office could easily be used as a bedroom, a secure and covered cycle parking space should be provided.

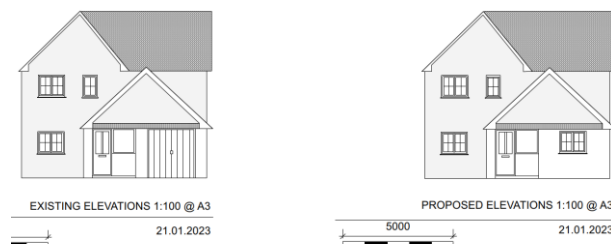
Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 6th March 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to convert the existing garage into a home office. The garage door will be replaced with a window to match the existing fenestration.



Part of the garage will be used as a utility room.



Character and Appearance

The application site is a two storey detached house situated in a fairly new residential development. The site has not been previously extended, however the below condition was imposed as part permission 19960838.

- (ii) The areas identified on the submitted drawings as garage space, casual vehicle parking space and turning area shall be provided before the dwellings are occupied and used only for the parking and manoeuvring of a private motor car or cars for the residential occupants of the dwellings hereby permitted, and no development whether or not permitted by the Town and Country (General Permitted Development) Order 1995, shall be carried out on the site in such a manner or in such a position as to preclude the use of, or the access to, the reserved vehicle parking space.



The proposed conversion of the garage is acceptably designed and will replace the garage door with appropriate fenestration with the void beneath filled with materials to match the host dwelling.

The proposal is considered acceptably designed and 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 allow for the creation of an office space, alternatively it could be used as a secondary living space. The proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

There are no windows proposed in the flank elevation and so there are no concerns that the proposal will impact neighbouring amenity.

Parking and Highways

There is adequate off road motor car parking post development and so the proposal satisfies the requirements of SPG4 - KCC Parking Standards (2006).

Conclusion & Recommendation

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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31st March 2023	Dated:	3rd April 2023