



Delegated Report

Householder Planning Application

Application No:	20230451
Location:	1 Warwick Gardens, Meopham, Gravesend, Kent, DA13 0PJ
Description:	**REVISED DESCRIPTION** Conversion of existing garage, creation of an enclosed front porch, and removal of existing rear ground floor extension and erection of part two storey part single storey rear extension.
Applicant:	Mr Kerim Turkmen
Site Visit:	N/A Desktop Assessment

Procedural Issue

The application was submitted with a basic description that did not fully describe the development proposed. As such, the description was amended by the Local Planning Authority to include the creation of an enclosed porch and the part single storey element of the rear extension. The revised description reads as follows:

Conversion of existing garage, creation of an enclosed front porch, and removal of existing rear ground floor extension and erection of part two storey part single storey rear extension.

Submitted Documents/Plans

- Application Form - dated 30/04/2023;
- Ordnance Survey Site Location Plan (scale - 1:1250);
- Existing Block Plan (scale - 1:500);
- Proposed Block Plan (scale - 1:500);
- Drawing no. MAD-443-18 - Existing and Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221234	Erection of a two metre high garden fence to the side garden area.	PERMITTED	30.01.2023
20220832	Erection of two metre high garden fence to the front/side east garden area	REFUSED	16.09.2022
20220478	Conversion of existing garage, removal of existing rear ground floor extension and erection of two storey rear extension with new drop kerb to extend existing driveway.	PERMITTED	29.06.2022

20000615	Erection of single storey side and rear extension to form garage, utility room and conservatory and continuation of the garage roof across the existing flat roofed front porch.	PERMITTED	16.10.2000
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

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)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council - no objections to this planning application.

Internal Consultees

Local Ward Councillors - no comment received. Objections

Neighbouring properties

Eight surrounding properties were consulted and no representations were received. The consultation period expired 7th June 2023.

Officer's Analysis

Site Description

1 Warwick Gardens is a detached two storey property located on the corner of Warwick gardens and Cheyne walk. The property has been previously extended by way of a single storey side and rear extension to form a garage, utility room and conservatory and continuation of the garage roof across the existing flat roofed front porch.

This application proposes the erection of a part single storey, part two storey rear extension, creation of an enclosed front porch and the conversion of the integral garage into habitable rooms. An application for a similar development was granted permission in 2022 (ref. 20220478), for the "conversion of existing garage, removal of existing rear ground floor extension and erection of two storey rear extension with new drop kerb to extend existing driveway".

The single storey extensions hereby proposed is an angled, part depth projection connecting the existing rear wall of the property to the existing two storey rear projection. It would have a flat roof with a parapet wall and a roof lantern. The two storey extension would have a gable roof design and is subservient to the main ridge and the existing rear projection, and is also subordinate to the existing two storey rear projection. The dimensions of the extensions are as follows:

Two Storey

- Depth - 2.05m
- Width - 3.45m
- Height (max) - 6.1m
- Height (eave) - 5.25m

Single Storey

- Depth - 3.2m
- Width - 3.2m
- Height (max) - 3.2m
- Height (eave) - 2.85m

The screenshots below demonstrate the existing and proposed elevations of the property:





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Section 12 (Achieving well-designed places) of the NPPF (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The enclosing of the open porch would be finished in facing brick work and a front door retained in its existing position, but moved forward. This element of the proposal is acceptable and will not result in a significant difference to the character and appearance of the property.

To the front elevation the front garage door will be replaced with a window to serve a new study room and the existing glass blocks which serve the lounge will be replaced with a window. The garage conversion and subsequent changes to the fenestration in the front elevation area are acceptable and not harmful to the appearance of the host dwelling.

The two storey rear extension is not excessive in size or bulk, is subordinate to the existing two storey rear projection and is subservient to the main ridge of the dwelling. The two storey extension is designed with a rear facing gable with eaves that match those of the main dwelling and existing rear projection. The single storey element has been designed with a flat roof behind a parapet wall with a roof lantern. It is minimal in scale and would be constructed at an angle which reduces its bulk and overall depth.

As part of the development the linear windows on the side elevation of the rear projection would be removed and replaced by two circular porthole windows. In addition, the existing wooden cladding on the property would be replaced by dove grey cladding. Whilst these changes would alter the appearance of the property, it would only amount to minimal alteration with no impact on the street scene.

The proposed development will not significantly alter the character or appearance of the dwelling, are appropriately designed and subservient to the main dwelling. As such, the proposal accords with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposal will safeguard the amenity of future occupiers. The garden is large and will not be significantly reduced as part of this development. The rooms proposed are in accordance with Gravesham's Residential Layout Guidelines (2020) and will receive sufficient natural light. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with

Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 127 of the NPPF (2021) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

There will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. Although two new flank windows are proposed facing no. 3 Warwick Gardens (first floor and ground floor), these windows would serve a bathroom and wc, and would be conditioned to ensure that it is obscure glazed in the interest of privacy. As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

The development would convert the existing integral garage into habitable rooms, and therefore would no longer be utilised for vehicular parking. However, there will be space on the driveway to accommodate at least two off-street parking spaces, in accordance with Gravesham's adopted parking standards (SPG 4) (2006). As such, there are no objections in relation to parking or highway policy.

Any Other Material Planning Considerations

Impact on the Landscape - the property is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 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 Meopham Downs Character Area, as the property is located in the settlement and development would not impact on the wider rural landscape.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. As such, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	29 th June 2023	Dated:	29 June 2023