



Delegated Report

Householder Planning Application

Planning Application No: 20250646

Location: 4 Worcester Close Istead Rise Gravesend Kent

Description: Conversion of garage into habitable rooms.

Applicant: Mr Callaghan

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;

Drawing No.01 - Ground Floor Plan and Front Elevation – Existing;

Drawing No.02 - Ground Floor Plan and Front Elevation – Proposed;

Drawing No.03 - OS Plan; and

Drawing No.04 - Block Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20170050	Erection of first floor and single storey rear extensions.	Permitted	29.06.2017
20010502	Erection of single storey rear extension to form enlarged kitchen.	Permitted	27.07.2001
19890440	Erection of single storey front extension to form enlarged garage.	Permitted	27.06.1989
19760687	Erection of a single storey extension at rear to form workshop and lounge extension	Permitted	04.10.1976

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The overall consultation period expired on 23.07.25.

Site Description

4 Worcester Close is a two storey semi-detached chalet bungalow style property located to the east of the highway.

Google Image



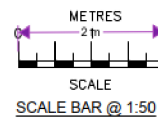
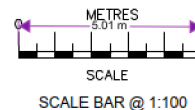
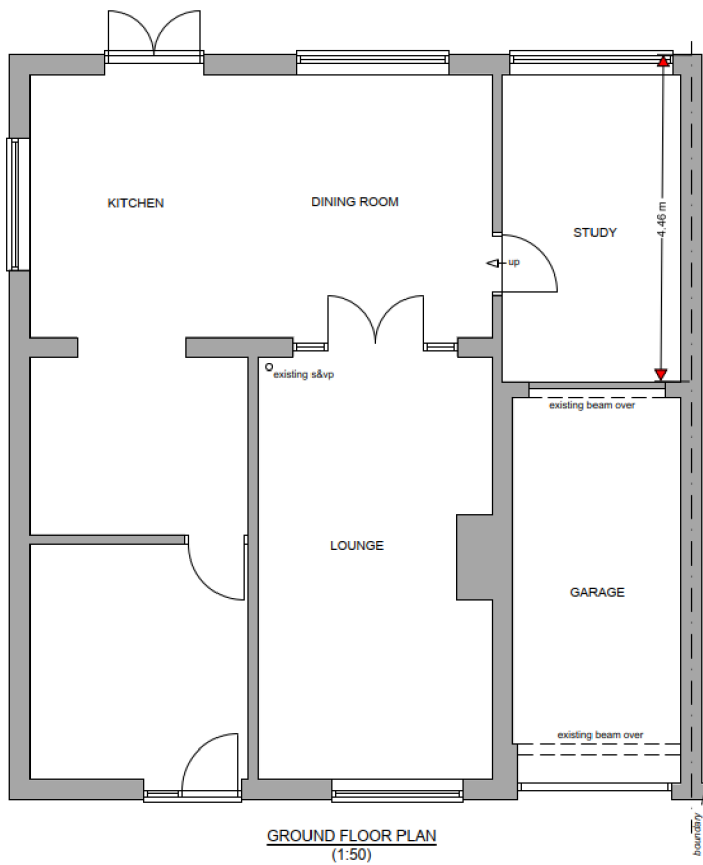
Rightmove Image



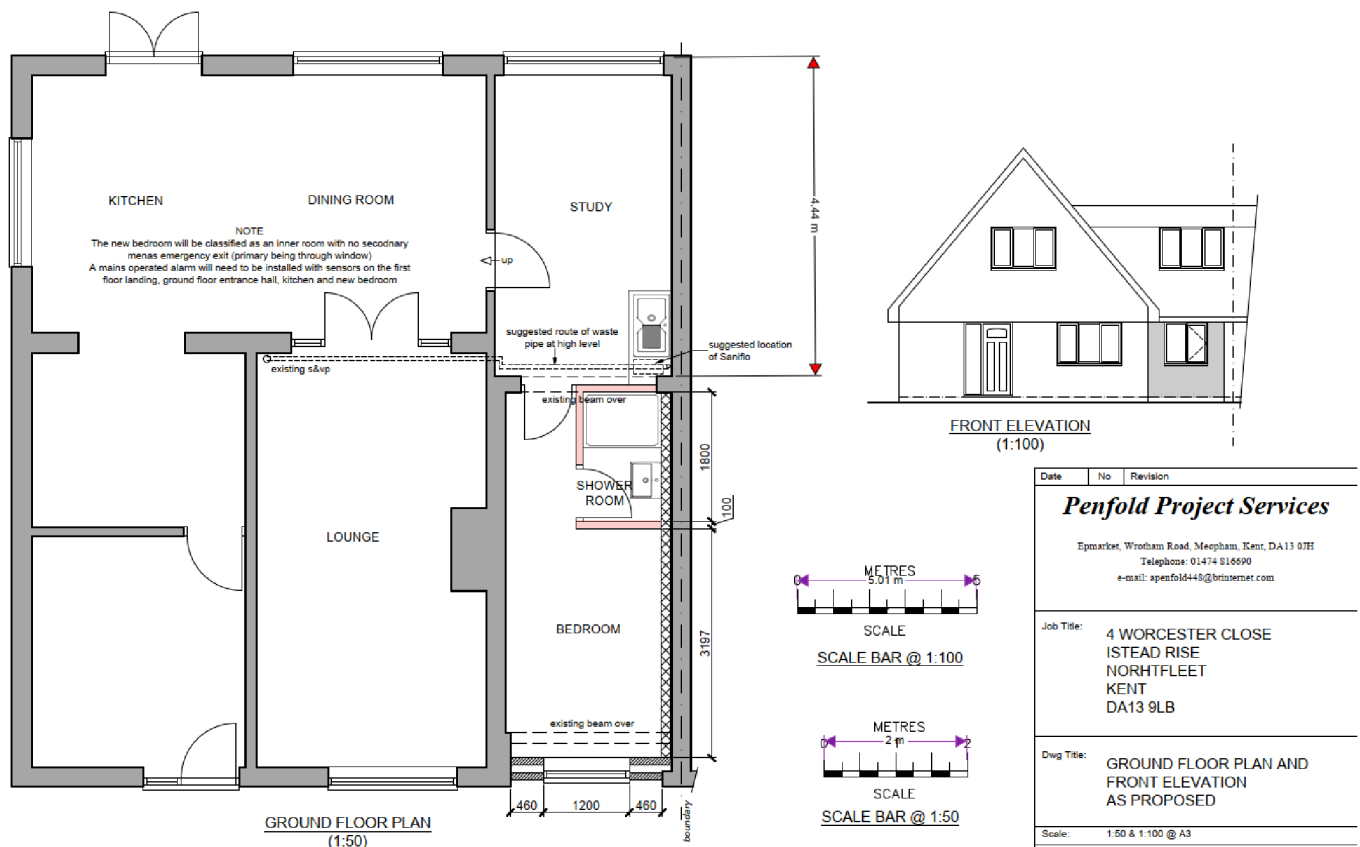
This application proposes the conversion of the existing garage into habitable rooms.

Proposed Development

The proposed garage conversion would facilitate a new bedroom and shower room. There would be no extension to the property, and the external alterations would consist of the replacement of the garage door with a window.



Date	No	Revision
Penfold Project Services		
Epmarket, Wrotham Road, Meopham, Kent, DA13 6BH Telephone: 01474 816690 e-mail: apenfold448@btinternet.com		
Job Title: 4 WORCESTER CLOSE ISTEAD RISE NORHTFLEET KENT DA13 9LB		
Dwg Title: GROUND FLOOR PLAN AND FRONT ELEVATION AS EXISTING		
Scale: 1:50 & 1:100 @ A3		
Dwg No.: 01		



Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance

The property is situated within the Istead Arable Famlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (2014) 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.

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights

the importance of new development complimenting and corresponding to existing character and the wider context.

The development would involve replacing the garage door with a window, which would be visible from the front elevation and street scene. The plans indicate that the new window would be proportionate in scale, and would be satisfactorily aligned with the existing fenestration. The remaining wall surround would be painted render to match the existing. If planning permission were to be forthcoming, a condition could be added to the decision notice to ensure all external materials would match the existing dwelling. The proposal within the residential setting, is not considered to harm the Landscape Character Area.

Overall, in terms of design, the proposed development is considered to accord with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. It is considered that the proposal provides sufficient space, although it is noted that the shower room is undersized. As a shower takes up significantly less space than a bathroom, the room area is considered to be acceptable. Ideally, shower rooms would incorporate a window, however this is would not be reason to refuse this application. Furthermore, the resultant garden area and depth accords with the guidance.

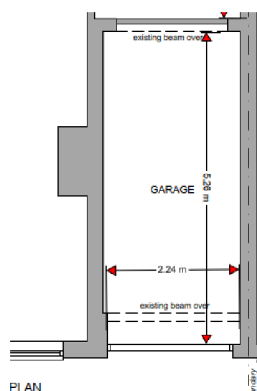
As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook. There are no concerns in terms of neighbouring amenity that arise as a result of this proposal. Therefore, the proposal would safeguard the amenity of neighbouring properties, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

As aforementioned above, the development would result in the loss of the garage and the addition of a bedroom. However, it is noted that the garage is substandard in size and would therefore be unlikely to be used to park a modern car:



In addition, it is noted that there is an existing hardstanding area within the property frontage, and there is also on street parking available. As such, there are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

There may be residual oil and contaminants from garage use. As such, a watching brief condition would be added to the decision notice if planning permission were to be forthcoming.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed garage conversion is considered to be acceptable in terms of design character and appearance, amenity and parking and highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	12th August 2025	Dated:	13th August 2025