



Delegated Report

Householder Planning Application

Application No:	20211221
Location:	22 Peach Croft, Northfleet, Gravesend, Kent, DA11 8ST
Description:	Conversion of the integral garage into a shower room, with internal alterations.
Applicant:	Mrs Sammi Bains
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 03/10/2021;
Drawing no. PC/A/001/0 - Existing and Proposed Ground Floor Layouts;
Drawing no. PC/A/002/0 - Existing and Proposed First Floor Layouts;
Drawing no. PC/A/003/0 - Existing and Proposed Loft Floor Layouts;
Drawing no. PC/A/004/0 - Existing and Proposed Front Elevation Layouts;
Drawing no. PC/A/005/0 - Site Plan Layout (scale - 1:1250);
Drawing no. PC/A/006/0 - Existing and Proposed Block Layouts (scale - 1:500).

Relevant Planning History

Application No.	Description	Status	Decision
19850499	Erection of 72 No.3 Bedroom Dwellings with Garages, 12 No.2 Bedroom dwellings with parking spaces, together with ancillary roads and services	PERMITTED	16.10.1985
19810642	Outline application for residential development	PERMITTED	01.12.1982

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 sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

GBC - Highways Officer - I have no objections to the loss of the garage, there is more than adequate provision on the drive to meet current car parking standards, even if the loft space is later converted to a bedroom. The property would predate the requirements to provide cycle parking.

Neighbouring properties

Seven surrounding properties were consulted and no representations were received. The consultation period expired 9th November 2021.

Officer's Analysis

Design, Character and Appearance

22 Peach Croft is a two storey mid-terrace property located on the northern side of the highway. The property has not previously been extended, but has an integral garage at the front and a driveway with sufficient space to park at least two vehicles.



This application proposes the conversion of the integral garage into habitable rooms and construction of a staircase up to the loft. The converted garage will create a ground floor w.c. and shower rooms, as well as a storage area. The front door of the property will remain in place and a window will replace the garage door.

Existing Front Elevation



Proposed Front Elevation



The development hereby proposed is similar to the garage conversion undertaken at the immediate neighbouring (no. 23 Peach Croft reference 20070405). This demonstrates that the conversion of the garage on this style of property is not detrimental to the character or appearance of the street scene.

There is no objection to the creation of a new stairwell within the property, up to the loft.

Overall, the proposed conversion of the garage into habitable rooms will not detrimentally alter the appearance of the dwelling. The development will be constructed using matching materials and will not impact on the character of the street scene. As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposal will provide acceptable living conditions that safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The development hereby proposed will not cause material harm to the amenity of any adjoining properties in terms of overshadowing, loss of privacy, outlook or sense of enclosure. As such the development is considered to safeguard the amenity of neighbours in accordance with Policy CS19 (LPCS).

Parking and Highways

As the proposed development will result in the loss of the garage for vehicular parking, it is important to establish whether the parking provision at the property accord with standards. The property benefits from a driveway, which has the capacity to park a minimum of two vehicles.

Kent County Council's parking standards (SPG4) (2006) states that a three bedroom property should provide two parking spaces. As such this application is not considered to require a parking plan and there

are no parking or highway concerns relating to this proposal.

Conclusion

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

The conversion of the garage will be finished using matching materials and will not impact on the character of the property, nor the street scene. The development will safeguard the amenity of future occupiers and neighbouring properties and the property has acceptable parking provision on the drive to accommodate for the loss of garage space.

Therefore, 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:	10 th December 2021	Dated:	10 December 2021