



Delegated Report

Householder Planning Application

Planning Application No: 20240948

Location: 21 Fleet Road Northfleet Gravesend Kent

Description: Conversion of existing garage into habitable room with alterations to fenestration.

Applicant: Mr J Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 16/10/2024;
Drawing Number S03 Rev. P1 (Elevations – Existing);
Drawing Number S01 Rev. P1 (Site Location Plan and Block Plan – Existing);
Drawing Number S02 Rev. P1 (Floor Plans and Roof Plan – Existing); and
Drawing Number S04 Rev. P1 (Front Elevation and Ground Floor Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240625	Application for a Lawful Development Certificate in respect of the conversion of the garage into living room.	Certificate Refused	08.10.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 25th November 2024. No comments were received and the consultation period expired on 20th December 2024.

Officer's Analysis

Design, Character and Appearance

21 Fleet Road is a semi-detached dwellinghouse located on the Western side of the highway. The property is part hardstanding to the frontage with attached garage for off-road vehicular parking. The property has previously been extended to the rear at ground floor level.



The application proposes the conversion of the existing garage to the front of the property to a habitable room.

The application proposes to convert the existing garage to habitable rooms by replacing the garage door with a window and a brick finish to match the existing dwelling. The proposed development would create space for an additional living area.

The proposed windows would be aligned to respect the window placement of the existing windows and as such, this proposal is considered to have a minimal impact on the existing dwelling. Furthermore there are examples of similar developments to neighbouring properties and as such the proposal is not deemed to have a detrimental impact on the immediate street scene.

Therefore, the development hereby proposed will be constructed using appropriate materials and will have no impact on the street scene. As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application is not considered to have a detrimental impact on the amenity of future occupiers and as such is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure.

Whilst the application introduces a habitable window to the front elevation, it is not considered to have any further impact on neighbouring privacy than the existing habitable windows to the front elevation. As such there are no concerns with the impact on privacy.

The application is therefore considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

There is existing off road parking to the front of the property and as such the loss of the garage does not have a detrimental impact in terms of parking and highways.

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	6th January 2025	Dated:	6th January 2024