



Delegated Report

Householder Planning Application

Planning Application No: 20220752

Location: 1 Valley Drive Gravesend Kent DA12 5RR

Description: Conversion of the garage into an annexe and part first floor rear extension

Applicant: Mr Surbhi Suri

Site Visit Date: 26 July 2022

Submitted Documents/Plans

Application form

Drawing no. IVD/A3/01 (Site Map and Existing Floor Plans)

Drawing no. IVD/A3/02 (Existing Elevations)

Drawing no. IVD/A3/03A (Proposed First Floor Plan)

Drawing no. IVD/A3/04A (Proposed Elevations)

Drawing no. IVD/A3/05 (Existing and Proposed Garage Plans and Elevations)

Drawing no. IVD/A3/06 (Existing and Proposed Block Plans)

~~Drawing no. IVD/A3/03 (Proposed First Floor Plan)~~

~~Drawing no. IVD/A3/04 (Proposed Elevations)~~

[Revised plans included the bathroom window initially not shown on the proposed elevation and the treatment of the single storey roof return around to the side. Such minor amendments did not require reconsultation.]

Relevant Planning History

Reference	Description	Decision	Decision Date
19960332	Erection of first floor side extension to form bedroom and bathroom and construction of lean-to roof over porch at the front.	Permission	08.08.1996
19910297	Retention of the single storey extension at the rear forming a lobby	Permission	07.06.1991
19750663	Erection of a single storey extension at rear to form dining room	Permission	01.12.1975
19740554	Erection of single storey extension at side for garage.	Permission	08.01.1975

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development

- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- 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)

Consultations, Publicity and Representations

Internal Consultees

GBC Highways

This proposal requires very careful consideration as the proposed annex can operate independently of the main dwelling as the side alley gives direct access to the highway without passing through the main dwelling.

It is therefore recommended that the applicant needs to provide a parking plan for a single vehicle in the rear garden and secure parking for a cycle that can be in the store provided.

There is adequate car parking in the front garden to meet the planning guidance associated with the main dwelling.

Neighbouring properties

The application has been advertised by individual neighbour letters to 8 properties. The consultation period expired on 2 August 2022.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

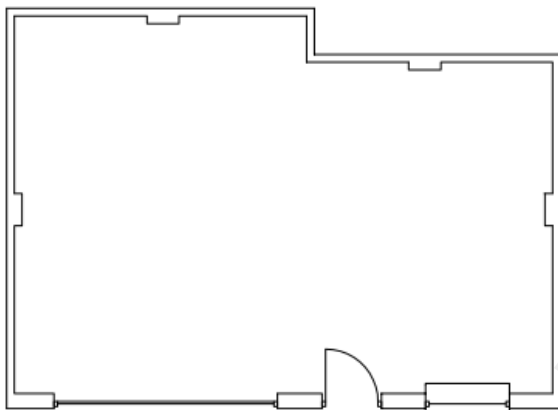
Officer's Analysis

Proposal

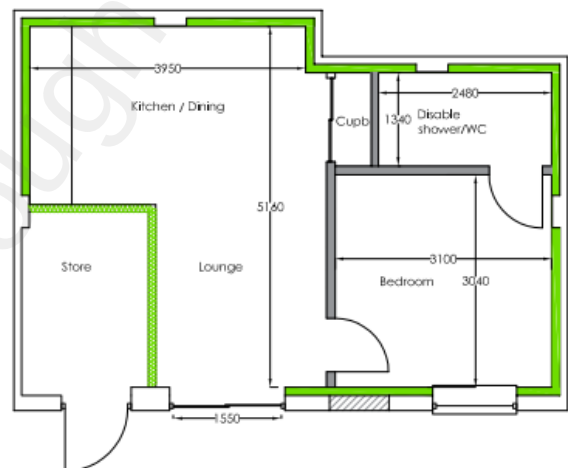
This application seeks permission for the conversion of the garage into an annexe and a part first floor rear extension.

The existing garage is accessed via a drive along the northern side of the property, which also provides access to other rear garages of neighbouring properties fronting Old Road East. The northern boundary of the property has a side gate to provide the vehicular access to the garage.

The proposed conversion of the garage includes the removal of the existing garage door and single door on the front elevation, and their replacement with a single door providing access to a separate store, together with double doors providing access to the annexe accommodation. The existing window will remain in situ. There are no other openings on any elevation.



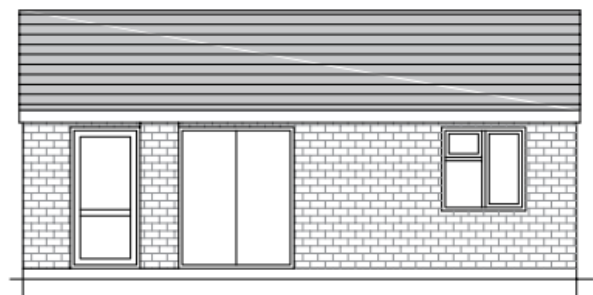
Existing Garage Floor Plan



Proposed Floor Plan



Existing Front Elevation

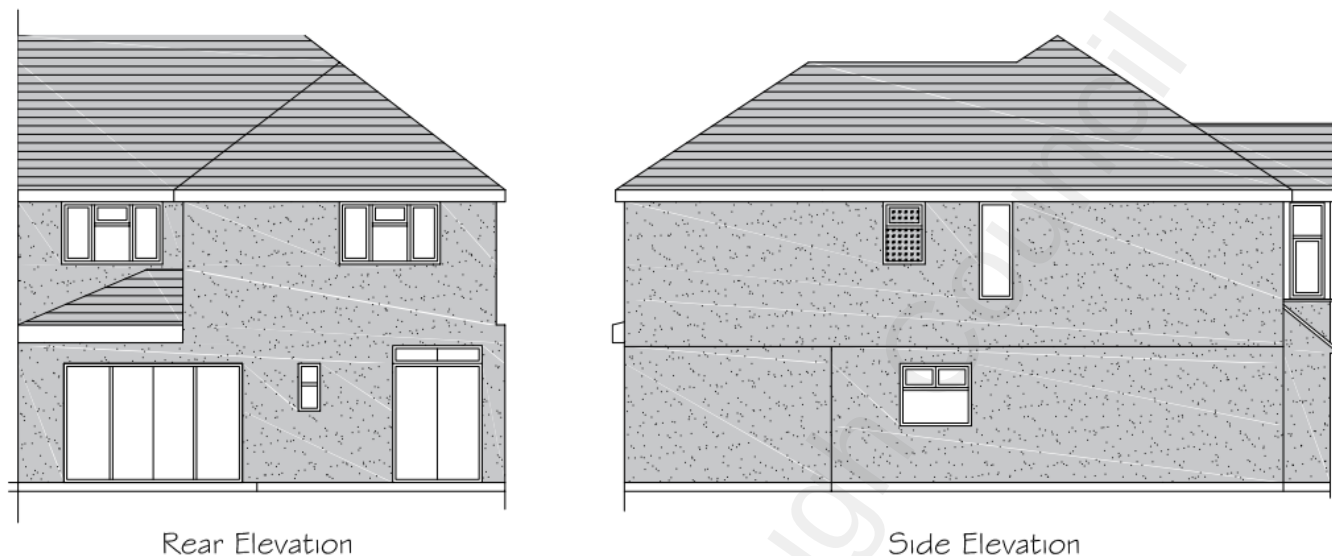


Proposed Front Elevation

The annexe accommodation will include an open plan kitchen/dining and lounge space, a bedroom and a disabled shower/WC. The internal floor area of this space will measure approximately 31m². The agent has confirmed that the applicant's aunt will be using the annexe. Main food cooking etc will be done in the main house, whilst the small kitchen facilities in the annexe will be used for heating up food and making tea. All

service charges will be paid by the client. There will be a washing machine in the annexe plus a dryer.

There is an existing single storey rear extension that the proposed first floor extension will sit partly on top of. It will extend out to the same projection as the extension below. The hipped roof over the extension will be subservient to the main roof. The extension will comprise a bedroom and a shower room/WC.



Materials are proposed to match those existing.

A new bathroom window at first floor level will also be installed within the existing northern flank elevation (this would not require planning permission).

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application property is a two storey semi-detached dwelling located in a residential area within the urban boundary of Gravesend. There is a hard landscaped driveway to the front of the property with parking for at least two cars, and a hard landscaped garden space to the rear of the house. The property has previously been extended, as demonstrated within the above Planning History. There are various houses surrounding the application site where similar first floor rear extensions have been carried out, such as (most recently) at No. 19 (as approved under application 20170923).



The proposed first floor extension would extend across half of the house at the rear, which will lessen its bulk, and it will extend approximately 3.4m to the rear in line with the existing single storey rear extension. The proposal would not be readily visible within the street scene, though there are some longer views of the rear of the house from Lorton Close to the south of the application site.

The proposal would be in line with the requirements for rear extensions set out in the Householder Extensions/Alterations Design Guidance. It is considered that overall, the extension would remain proportionate in terms of the existing size of the house and would maintain the character and appearance of the existing property with the replication of the roof design and facing materials. The extension would

also be subservient. The proposal would not therefore be considered to be detrimental to the character and appearance of the area.

The conversion of the garage and replacement of the doors is also considered to be acceptable in terms of the impact on the appearance of the property.

Overall, the proposal is considered to be acceptable from a design perspective and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

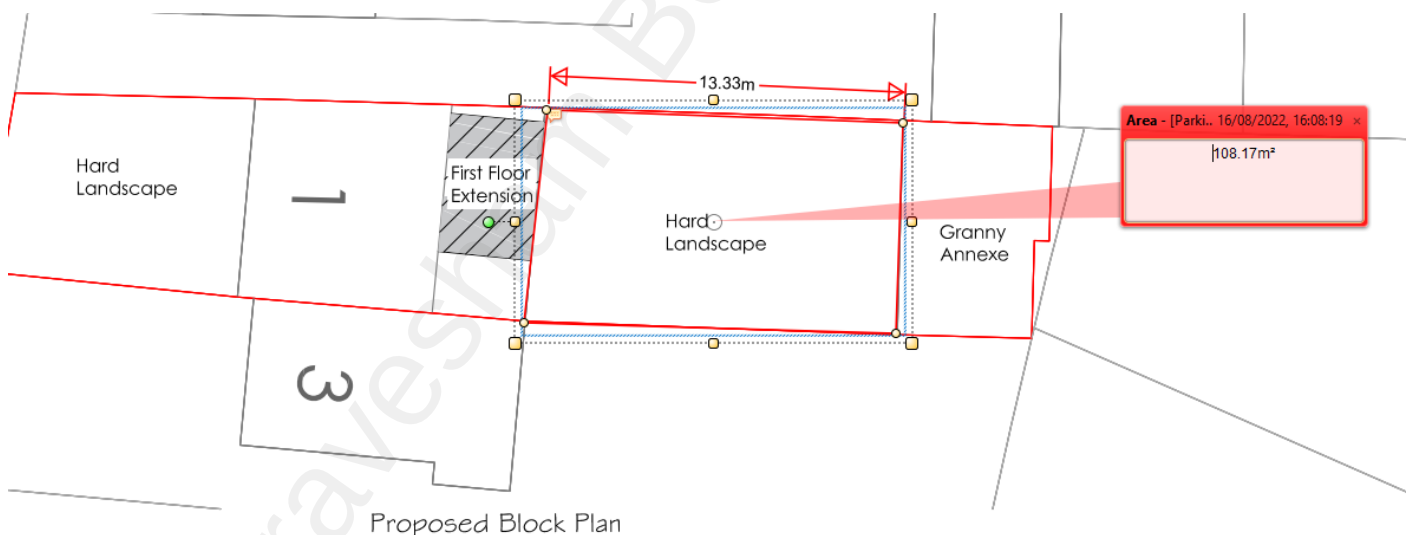
Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposed first floor rear extension would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation.

In terms of the additional living accommodation from the proposed annexe, the proposal will add a further one bedroom to the application property, taking it up to 5 bedrooms overall. Garden space around the property will not be affected by the proposals, as there are no additions proposed beyond the existing footprints of the house and garage. The existing useable garden space is in excess of 13m deep and measures approximately 108m², which is satisfactory for a 5 bedroom house.



There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

If the proposed annexe were to be severed from the main dwelling, however, which would be entirely possible given the detached nature of the annexe and the potential of a separate access to it, there would be amenity concerns. Given the small size of the proposed annexe with an internal floor area of 31m², it would not adequately serve as an independent self-contained unit of accommodation on a long-term basis, as it is below the 39m² space required in the NDSS 2015 for a 1 bedroom, 1 person single storey dwelling.

Furthermore, there would be an inadequate amount of amenity space for the occupier of the annexe (and main property) and privacy concerns.

However, the annexe is in close proximity to the main house and a store will remain within the building, which is connected to the main dwelling. The size of the accommodation would also be very modest and would not adequately serve as a separate self-contained unit of accommodation. Furthermore, it has been made clear that the annexe is for the sole use of the applicant's aunt.

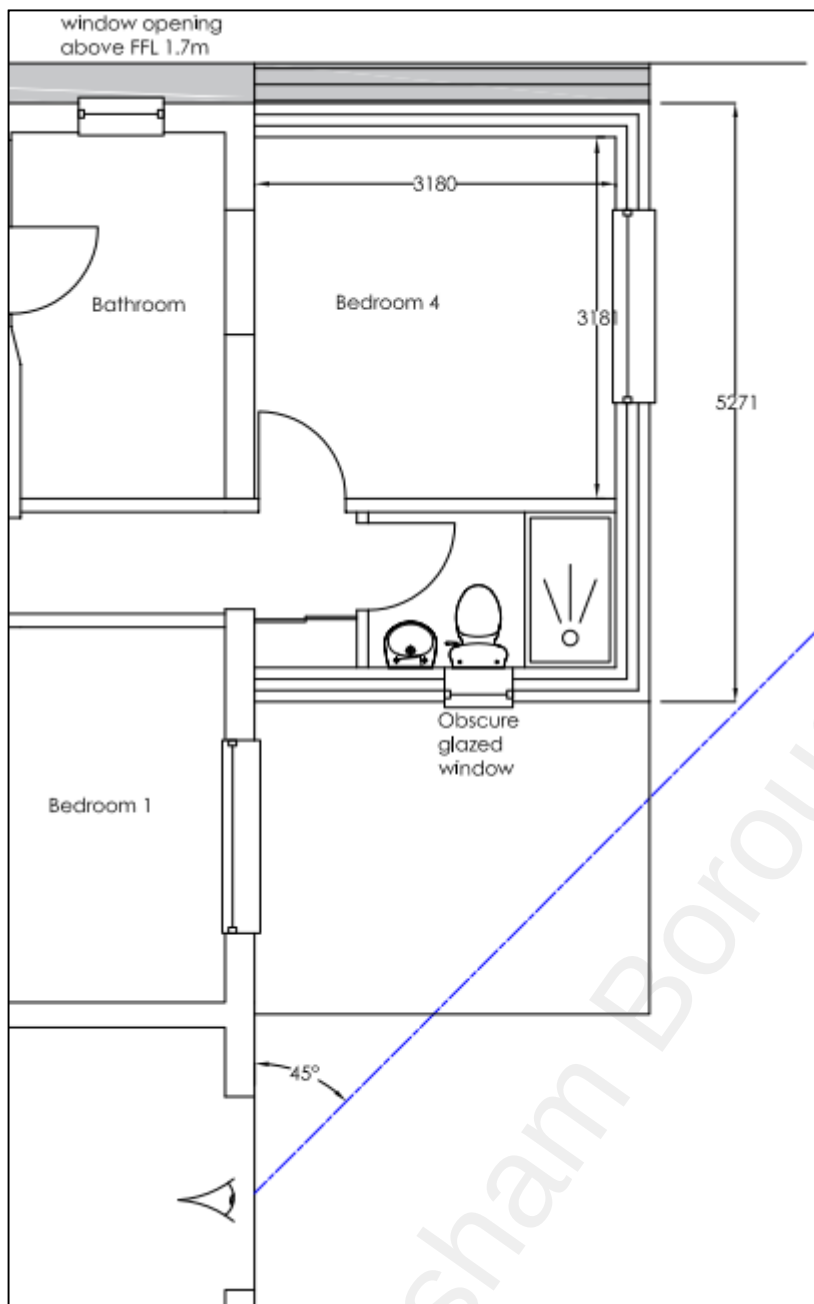
In this case, a condition restricting the annexe as ancillary accommodation related to the existing main dwelling would help prevent any adverse impacts on amenities, and when it is no longer required for such a use, it can be returned to its former use. A condition restricting the physical subdivision of the plot with fencing etc. would also be appropriate. Based on the imposition of these conditions, the proposal would be acceptable in term of amenity impact.

Neighbouring Properties

The main property likely to be affected by the proposals is the adjoining property No. 3 Valley Drive. The neighbouring property to the north (172 Old Road East) is well separated from the application property by the side access and its own detached side garage.

The proposed first floor rear extension will extend the rear building line of the application property at first floor back by a further 3.4m on the side adjacent No. 3. However, the first floor element of the proposal will be stepped in approximately 2.7m away from the boundary with No. 3. Furthermore, the submitted floor plan shows a clear 45 degree sightline would be retained from No. 3.

Proposed first floor plan extract:



The proposal would not therefore have a significant overbearing impact and there would be no significant overshadowing or loss of light caused to the neighbouring properties due to the separation from No. 172 Old Road East and the fact that the extension would be set away from the neighbouring boundary with No. 3, where any impact would most keenly be felt.

There would be a first floor window within the flank elevation of the extension facing No. 3 that will serve a shower room/WC. As this is a non-habitable room window, shown to be obscure glazed (which can be conditioned to be so), this window would not be considered to cause any loss of privacy. No additional first floor windows are proposed other than the rear bedroom window, and it would be worth conditioning this to ensure the protection of neighbouring privacy.

In term of the converted garage, its use as an ancillary annexe would not cause any material harm to adjoining properties. The annexe is single storey and positioned at the bottom of the garden some distance from neighbouring houses. There are no windows on any elevations other than that facing the main house. No additional openings could be conditioned. As there are no major changes to the building itself, there would be no additional overlooking, or loss of privacy or light. It must also be considered that no representations have been received from neighbouring properties raising any amenity concerns.

Overall, the proposal would therefore safeguard the amenities of neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Parking and Highways

There would be an additional 2 bedrooms at the property as a result of the proposal. The maximum vehicle parking standard for a 5 bedroom property is 3 spaces. There is existing parking provision at the front of the property for at least two cars to cope with the loss of the garage. Plus, there would be space for the storage of cycles. The site is located in a sustainable urban location and there have been no objections in relation to parking. It is not considered that there would be any significant pressure placed on parking in the area as a result of the annexe use.

However, the garage conversion would only be acceptable on parking grounds if it is ancillary to the occupation of the main dwelling. This would be ensured by the proposed restricted ancillary use condition discussed above. On this basis, it is therefore considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

Subject to conditions, the proposals are considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	17 August 2022	Dated:	19th August 2022