



Delegated Report

Householder Planning Application

Planning Application No: 20220978

Location: 31 Armoury Drive Gravesend Kent DA12 1LZ

Description: Conversion of the existing garage and extension to the front porch.

Applicant: Mr Satvinder Somal

Site Visit Date: 26 October 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 31AD/A3/01 – Site Map, Existing Elevations and GF Plan
- Drawing no. 31AD/A3/02 – Proposed Elevations and GF Plans; and
- Drawing no. 31AD/A3/03 – Existing & Proposed Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
19790660	Residential development by the erection of 35 houses with integral garages together with 87 houses and 36 flats with 123 garages	Permitted	06.09.1979

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
- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 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 (2021).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

This application is complex as whilst it may be possible to park two cars on the drive, access to one space could be constricted by a lighting column, which ideally should be repositioned at the cost of the applicant, along with alterations to the footway to accommodate a double width carriage crossover.

Google Street View does not provide an on street parking history as the road has only been surveyed once in 2012.

In the interests of nil detriment, I would consider two parking spaces should be retained. I also note as part of the garage conversion application for 33 Armoury drive two parking spaces were provided. Application 20160839. Since there have not been any policy changes since 2016, in the interests of consistency the same requirement should apply here.

My recommendation is that alterations to the dropped kerb and relocation of the lamp column should occur prior to any works to convert the garage to ensure the retention of two accessible parking spaces.

Neighbouring properties

23 surrounding properties were consulted with an overall consultation expiry date of 28 September – no responses received.

Officer's Analysis

The application site consists of a two storey terraced dwelling situated on the northern side of Armoury Drive. The property is part of a new housing estate development permitted in 1979 (ref. 19790660). Planning permission is required for the garage conversion due a condition being attached to the original planning permission stating that the parking areas shall only be used for the parking of a vehicle and for no other use (condition iii). The site is in an Area of Archaeological Potential.

The principle issues in the assessment of the application are:

- Design, Character and Appearance
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highway Safety
- Archaeology

Design, Character and Appearance

The front of the property is staggered with two front projecting elements, one consisting of an integral

garage and the other a porch; the garage extends out further than the porch. It is proposed to extend the existing porch out by a further 900mm continuing the mono pitched roof and it would be an open structure supported on a brick column. The staggered frontage to the property would remain as the extension would be 900mm in depth and so there would still be set back from the garage element by 800mm. The porch extension is very modest in size and in keeping with the scale and character of the host dwelling. In respect of the streetscene there are a number of properties which have had alterations to their frontage and there is a very similar open porch extension at no. 27 Armoury Drive (permitted under ref. 20160909) which is several properties to the north. It is therefore considered the proposal would be in keeping with the character of the streetscene.

For the garage conversion it is proposed to replace the existing garage door with a window which would match the existing window above at first floor level. The rest of the opening would be infilled and faced with brickwork to match the existing. This a sympathetic treatment to the front of the garage to change it from a garage to a habitable room and there would be no harm caused to the character of the dwelling. There are other examples of garage conversions in the streetscene which have been dealt with in the same manner, there would be no impact on the streetscene.

Overall in respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The proposal would affect the rear garden area and rear garden depth and would not add any bedrooms therefore no impact on the provision of private amenity space for the occupants of the dwelling. In respect of the amenity of occupiers, the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the very modest scale of the proposed porch and that the nearest element of the adjoining property to the west no. 29 Armoury Drive is its integral garage there would be no impact on no. 29 with regards any overshadowing or loss of outlook.

Due to very modest scale of the porch and its siting to the west of the projecting integral garage element of the application property it would have no impact on no. 33 Armoury Drive, the neighbouring property to the east with regards any overshadowing or loss of outlook.

The garage conversion would have no impact on any neighbouring properties.

In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The dwelling currently has the integral garage and the whole of the front garden hard paved where there is space for the parking of two cars. It is proposed to convert the garage to a habitable room thereby losing the existing garage parking provision. This would mean the property would have two off-street parking spaces which is considered acceptable for this three bedroom dwelling. The Council's Highways Officer raises issues regarding access to one of the spaces being restricted by the siting of the lamp post outside on the pavement and would like the lamp post relocated and the existing dropped kerb extended. However, it is considered that both parking spaces on the front drive could be accessed even with the lamp post where it is and using the existing crossover and therefore there is no need to move it or extend the crossover. As such as the property would have two off-street parking spaces which would achieve the maximum parking space requirement for a property with 2 and 3 bedrooms as set out in SPG4 which is two parking spaces. In respect of parking and highway safety the proposal is therefore compliant with saved Policy P3 (LPFR).

Archaeology

The site is located in an Area of Archaeological Potential however, the proposed front extension would be an open structure with a brick column supporting it and there would be no groundworks for the garage conversion. As such it is considered there is not any groundworks taking place which would trigger the need for watching brief condition on this occasion. In respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, amenity of occupiers and neighbouring properties, parking and highway safety and archaeology.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	31st October 2022	Dated:	1st November 2022