

Delegated Report

Householder Planning Application

Planning Application No: 20230709

Location: 7 Cambrian Grove Gravesend Kent DA11 0PU

Description: Conversion of the existing integral garage to habitable rooms.

Applicant: Sukhvir Singh Nirvan

Site Visit Date: 19th July 2023

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing/Proposed Block Plan
- Drawing No: 1580/1 (Existing Ground Floor Plan)
- Drawing No: 1580/3 (Proposed Ground Floor Plan)
- Drawing No: 1580/5 (Existing/Proposed Front Elevation)
- Drawing No: 1580/2 (Existing Sections)
- Drawing No: 1580/4 (Proposed Sections)
- Design Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20070470	Conversion of existing garage into a living room.	Refused	27.07.2007
20070001	Erection of two storey rear extension to form enlarged kitchen at ground floor level with enlarged bedroom at first floor level.	Permitted	27.02.2009

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

My recommendation must be one of refusal, unless that a suitable parking layout can be achieved.

Kent County Council's advise is when a parking space is in front of the door to a property, the depth of the parking space should be increased to 6 metres to ensure there is a pedestrian passage available, which does not involve squeezing pass a parked vehicle. Here the depth between the front boundary and front wall of the building is some 5 metres, which has been reduced by a porch, as evidenced by Google Street View October 2008 and Bing Maps Bird's eye view.



Bing Maps Bird's Eye View.

And supported by a site visit on the 12th July, photograph below.



Whilst it is noted in the above photo that two vehicles are parked on the driveway, it does not to conform to adopted parking space requirements.

A parking space adjacent to an enclosed boundary should be 2.7 metres wide, whilst the other would be 2.5 metres wide, giving a total width of 5.2 metres, (KCC SPG4). The width of the property scales at some 6.26 metres on the block plan, which suggests that two parking spaces provided to current design requirements would overlap the porch.



As can be seen in the Google Street View image of October 2008, satellite image below and the Bing Bird's Eye View parked vehicles can overhang the footway, which is not acceptable as it is detrimental to the free passage of the partially sighted or blind, and the public if the overhang is so severe as to deflect a pedestrian into the carriageway.



Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 11th August 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to convert an integral garage into a habitable room.



Character and Appearance

The application property is a two storey end of terrace house with an integral garage. The property has a porch constructed to the front which reduces the depth of the front garden. The neighbouring properties in the terrace have integral garages and the properties largely were designed to match.

The property is next to the Darnley Road Conservation area, however it is important to note that it does not fall within it. There are parking restrictions on Cambrian Grove which limits on street parking.



A planning application for the same was submitted under reference 20070001, however this was refused owing to the below grounds:

TAKE NOTICE that The GRAVESHAM BOROUGH COUNCIL, the district planning authority under the Town and Country Planning Acts, HAS REFUSED TO PERMIT development of land situate at

**7 Cambrian Grove
Gravesend
Kent
DA11 0PF**

and being Conversion of existing integral garage into a living room.

referred to in your application for permission for development dated 12 June 2007

and that the grounds for such refusal are -

- 1 The proposal, by reason of the loss of a car parking space, would result in inadequate parking provision within the curtilage of the site and increased demand for on-street parking such that it would prejudice traffic flow within the adjacent highway and otherwise harm local amenity contrary to adopted policies TC1 and P5 and draft policies BE12 and T16 of the Gravesham Local Plan
- 2 The proposal would create an irresistible precedent for similar development within neighbouring properties which would further prejudice traffic flow within the adjacent highway contrary to adopted policies TC1 and P5 and draft policies BE12 and T16 of the Gravesham Local Plan

It is further noted that a planning application for the same has been approved at 10 Cambrian Grove under reference 20230307 and so it is necessary to ascertain whether the previous refusal or the current permission at the neighbouring property would take precedence in this instance.

The submitted plans demonstrate that the garage door will be replaced with fenestration which will match and be aligned to the existing with the recess beneath closed with matching brickwork. Therefore in terms of design the proposal is deemed acceptable.



Whilst it is acknowledged that there has been a previous refusal for similar works under a previous application, on balance it is considered that in terms of modern day parking standards the garage would not be fit for purpose for off road parking provision, however this will be further explored in the Highways Section of the report.

Consideration is also given to the fact that No.10 Cambrian Grove has been granted permission for a garage conversion which will be used as an additional bedroom. A refusal at the application site is not considered sustainable at appeal level in light of the recent permission granted at No.10.

The proposal is deemed to comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021)

Amenity of Future Occupiers

The proposal would not result in any harm to the amenity of future occupiers of the property. As such in respect of amenity of future occupiers the proposal is considered to comply with SPG2 and Policy CS19 of the LPCS 2014.

Neighbouring Amenity

The proposal would not result in any harm to the amenity of occupiers of surrounding properties. There would be no loss of sunlight, overlooking, overbearing or loss of outlook as a result of the proposal.

Parking and Highways

The application site currently has a hard paved front garden with a partial dropped kerb to allow access into the garage. It is evident from the officer site visit, Cambrian Grove has limited parking provision owing to the on street parking restrictions, however it should also be noted that the site is on the edge of centre location and has sufficient access to public transport links which may reduce the need for motor cars.



There is existing parking provision at the front of the property for at least one car to cope with the loss of the garage. Plus, there would be space on site for the storage of cycles. Given the proximity of the town centre location the proposal is considered acceptable.

Notwithstanding the comments of the highways officer It is not considered that there would be any significant pressure placed on parking in the area as a result of 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 Local Plan Core Strategy 2014.

Conclusion & Recommendation

The proposal is considered to be acceptable in terms of the design and with regards highway matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Local Plan Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111 and 130 of the National Planning Policy Framework 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25/08/2023	Dated:	31st August 2023