

Delegated Report

Full Planning Application

Planning Application No: 20250338

Location: 75 Alexandra Road Gravesend Kent DA12 2QG

Description: Application for removal of condition 8 attached to planning permission reference number 20080421 for erection of two storey, three bedroom detached dwelling with rooms in the roof space and an integral garage; to allow the conversion of the garage into a dining room.

Applicant: Mr Steven Ford

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Front Elevation
- Existing Front Elevation
- Proposed Ground Floor Plan
- Existing Ground Floor Plan

Relevant Planning History

Reference	Description	Outcome	Decision Date
20080421	Erection of two storey, three bedroom detached dwelling with rooms in the roof space and an integral garage.	Permitted	04.07.2008

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

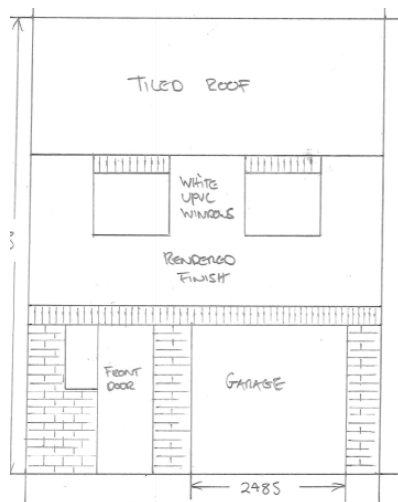
The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 02.05.2025 and no comments were received.

Analysis

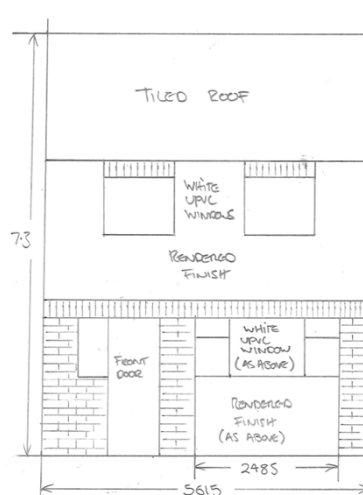
Proposal

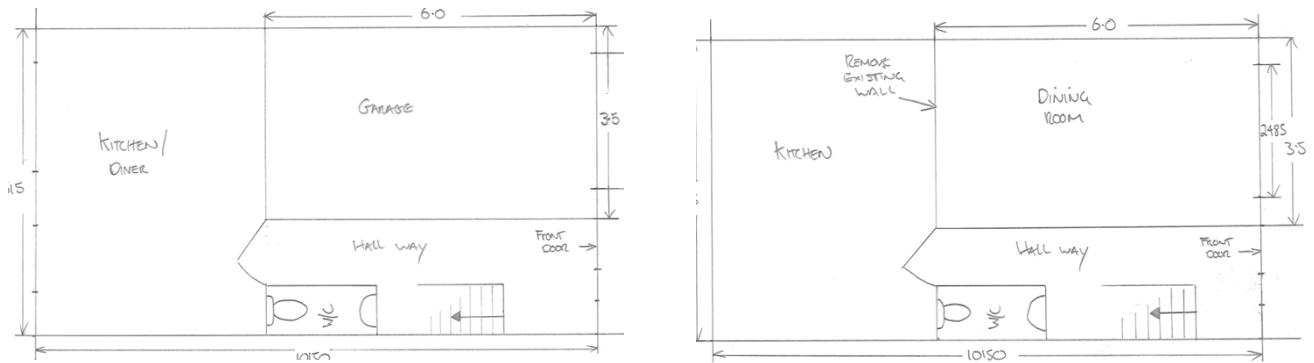
The proposal seeks to removal condition 8 attached to planning application reference 20080421 for erection of two storey, three bedroom detached dwelling with rooms in the roof space and an integral garage; to allow the conversion of the garage into a dining room.

Existing



Proposed





Background

The dwelling was approved planning consent in 2008 on land which previously served as a garage area between No's 73 - 77 Alexandra Road. Under the granted permission reference 20080421 condition 8 stated:

8 The integral garage hereby permitted at the premises shall be used only for the parking of a private motor car or cars or for uses ordinarily incidental to the enjoyment of a private dwelling house and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on the site in such manner or in such a position as to preclude vehicular access into the garage

8 To insure the garage is not used for any other purposes than for the parking of a motor vehicle

When an application is submitted to remove/vary a planning condition it is important to provide information as to why the condition is no longer relevant or reasonable. In this instance it is noted that there is not any supporting information to state as to why it is felt this condition is no longer appropriate. While this does not prevent the application from being determined, it does mean the applicant has not fully provided a supporting case. However the planning needs to be determined on it's planning merits.

Character and Appearance

The application site is a modest two storey detached house in use as a single family dwelling. The front elevation of the dwelling is situated 3.2m from the back edge of the footway and the frontage of the dwelling has a depth of 1.52m.

The proposed alteration will result in the removal of the existing garage door and its replacement with a window and bricks to match the existing. In terms of design character and appearance the proposed alterations would blend into the existing and not result in any harm to the wider streetscene and so the proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Neighbouring, Existing and Future Occupiers

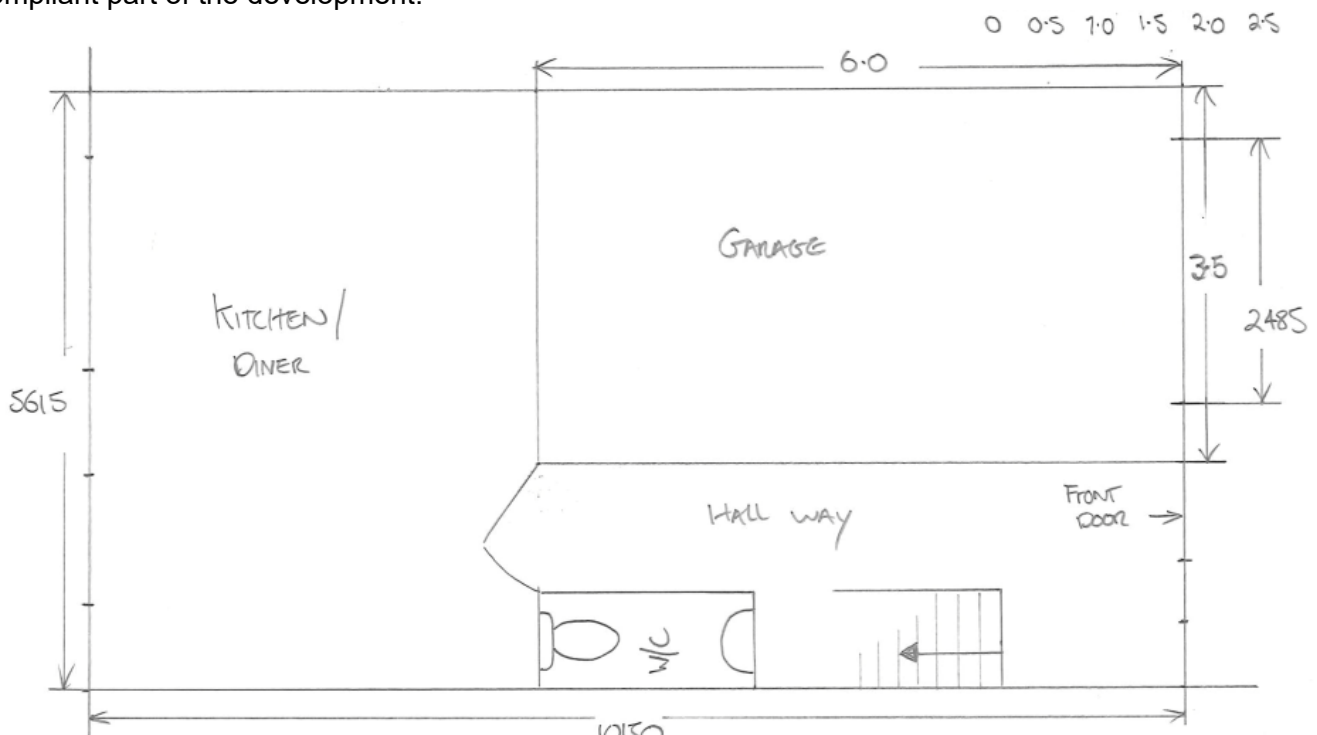
Post development the proposal will result in the creation of additional living space and will not impact the amenities of adjoining occupiers. The proposal safeguards the amenity of existing, future and neighbouring occupiers in line with the requirements of SPG2 Residential Layout Guidelines 2020.

Parking and Highways

When a planning application is granted the attached conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The original site – prior to the erection of the dwelling was a pair of garages and so it is important to note that the officer determined that parking was a necessary addition in order to achieve a positive outcome for the application and mitigate the loss of parking.



It is important to note that the standards under which the original garage was granted planning approval is still current policy. The adopted standards in SPG 4 - KCC Parking Standards (2006) state that a parking space should for a garage for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 6m by 3.5m and only marginally below the minimum standard so the garage is therefore a necessary and compliant part of the development.



Alexandra Road is a narrow Road on which there is a large volume of on street parking, which also encroaches onto the pavement on the northern side of the highway. As such any displacement of on-site car parking would be detrimental to the users of the highway and potentially be a safety hazard. The removal of the existing garage would further exacerbate the parking issues within the area.



The existing driveway depth is 1.5m and there is no alternative scope for off street parking should the garage be lost. The loss of the garage is likely result in further dangerous parking practices which will potentially impede access to emergency vehicles and other large vehicles such as refuse trucks. It would also impact pedestrians including those who may require walking aids or wheelchairs as the pavement parking would mean they would need to enter the highway to be able to get along the very constrained road. It will also add more pressure to the already insufficient off-street parking provision.

The removal of condition 8 attached to planning 20080421 will result in the loss of a parking space which will increase parking levels on the already constrained highway posing a significant hazard to pedestrian safety and the free flow of traffic. As such the proposal would be contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy, September 2014 and SPG4 – KCC Kent Vehicle Parking Standards (2006).

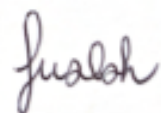
Conclusion & Recommendation

The proposal is recommended for refusal owing to the below condition:

The removal of condition 8 attached to planning 20080421 will result in the loss of a parking space which will increase parking levels on the already constrained highway posing a significant hazard to pedestrian safety and the free flow of traffic. As such the proposal would be contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy, September 2014 and SPG4 – KCC Kent Vehicle Parking Standards (2006).

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	09.06.2025	Dated:	19 June 2025