



Delegated Report

Householder Planning Application

Planning Application No: 20250194

Location: 9 Crown Green Shorne Gravesend Kent

Description: Conversion of integral garage into sitting room, including replacement of garage door with window.

Applicant: Mr Robert Dedridge

Site Visit Date: 20 March 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. P-01 Rev. B Site location and block plans; and
Drawing no. P-02 Rev. B Existing and proposed layouts, elevations, sections and roof plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240191	Prior Approval application for a single storey rear extension with a depth of 4.2 metres, maximum height of 3.77 metres and eaves height of 2.33 metres.	Prior Approval Not Required	16.04.2024
19940189	Erection of single storey rear extension to form conservatory, covered way at the rear, a front porch and alterations to the roof.	Permitted	27.05.1994

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P5 – Exceptions to the Vehicle Parking Standards – Change of Use of Buildings

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No comments.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal subject to there not being any valid objections from neighbours.

The existing garage is very narrow so is probably not useable by modern cars.

The number of bedrooms (3) is not being altered so existing parking on-site would appear adequate.

Neighbouring properties

The application was publicised by a site notice and two neighbouring properties by letter. The overall consultation period expired in 18 April 2025. No representations have been received.

Officer's Analysis

Design, Character and Appearance

The proposed development comprises of the change of use of an existing integral garage to provide a sitting room. The only external alteration would be the insertion of a window in the front elevation of the building to replace the existing garage door.

Although slightly lower than the existing fenestration on the front elevation, the proposed window would not look significantly out of place and there would be no adverse impact to the character or appearance of the building or the surrounding area. As such, the proposal would be appropriate in terms of design and be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The application site is located in the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Higham Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the key landscape elements in poor condition should be restored and that the whole area should be safeguarded as

a prominent landscape feature in the wider landscape.

The application site is located within a village and the proposed development would be within an existing residential curtilage and only affect the use and fenestration of an existing integral garage. Therefore, the proposal would not adversely affect the overall landscape character of the surrounding area and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking impacts to the occupiers of the surrounding dwellings. As such, the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014). No neighbour representations have been received.

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) requires new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

Saved Policy T1 of the Gravesham Local Plan First Review (1994) requires consideration of the traffic impact of development on the transport system and environment and seeks to ensure all development is adequately served by the highway network.

Saved Policy P5 of the Gravesham Local Plan First Review (1994) allows for a relaxation of the vehicle parking standards for changes of use of buildings, the sub-division of existing dwellings and minor extensions in certain circumstances and provided that existing on-street parking problems are not unduly exacerbated.

The application property is a three bedroom dwelling. It is noted that works set out in a recent prior approval application (reference 20240191) would extend an existing bedroom at the application site but would not provide an additional bedroom.

The proposed development would result in the loss of an existing single garage, which is substandard in size. There is on-site parking for at least two vehicles on an existing driveway located in front of the garage, which would not be altered as part of this proposal and which can be retained permanently via a condition attached to any planning permission granted.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

As a residential garage, the existing use is a potentially polluting activity. Therefore, any planning permission granted should be subject to a contamination watching brief condition, in order to ensure that there would be no adverse ground contamination impacts.

The comments of Shorne Parish Council are noted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing
Retention of existing frontage parking
Contamination watching brief

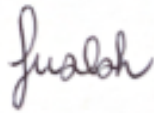
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22 nd April 2025	Dated:	22 April 2025