



Delegated Report

Householder Planning Application

Application No:	20211591
Location:	79 Ediva Road, Meopham, Gravesend, Kent, DA13 0ND
Description:	Conversion of garage to form habitable rooms.
Applicant:	Mr And Mrs Ian Foreman

Submitted Documents/Plans

Application Form - dated 23/12/2021;
Un-numbered Site Location Plan - Ordnance Survey Location Plan (scale - 1:1250);
Drawing no. 2112/01/BP - Existing and Proposed Block Plans (scale - 1:200);
Drawing no. 2112/01 - Existing and Proposed Floor Plans and Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20200331	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extensions in the rear roof slopes and conversion of the roof space into habitable rooms.	CERTIFICATE GRANTED	22.05.2020
19590315	Layout of roads and erection of 43 dwellings	PERMITTED	07.01.1960

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

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 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - I have no comments to make on archaeological matters.

Meopham Parish Council - No objection to the application subject to adequate off-street parking being provided.

GBC - Highways Officer - This proposal requires careful consideration as if it were a new build would not be acceptable. However, the property exists and it has to be assumed complied with the car parking requirements of the time.

A modern drive enclosed on both sides would have to be a minimum of 2.9 metres wide to provide pedestrian access to both sides of the vehicle, particularly with the apparent modern trend to build wider cars. The current drive falls well short of this, but was intended to be used as a drive and parking space and has to be accepted as such. The garage is even more constrained and would make its use difficult if not impossible by wide cars. I note that the proposal includes a provision for the storage of cycles.

Given the circumstances and the fact this is an existing dwelling which retains some of its existing parking provision, I have no objections.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 1st February 2022.

Officer's Analysis

Design, Character and Appearance

79 Ediva Road is a two storey semi-detached property located on the western side of the highway. The property has been extended into the roof space with a dormer. It benefits from a driveway and attached garage at the rear. The remaining frontage is soft landscaped.



This application proposes the conversion of the existing garage into a habitable room. The garage door will remain in place, with an area retained behind for use as a cycle store. The space provided at the rear will be converted to a playroom, with an internal door created which provides access into the lounge.

The proposed development will increase the height of the garage roof at the rear, creating a flat roof. This is a minimal increase (0.6m), will create head height in the new playroom and will not be visible from any public vantage point. In addition, given that the garage door will be retained, there will be no impact on the character of the dwelling or the street scene. As such the conversion of the garage is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of the proposed development; as such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF). No representations have been received.

Neighbouring Amenity

The proposed garage conversion would not materially impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There will be two off-street parking spaces retained on the driveway, as demonstrated in the proposed block plan (drawing no. 2112/01/BP). Although the garage will be lost as a parking space, the width of the access is considered substandard for modern vehicles. The space adjacent to the property is enclosed on both sides and falls below the minimum width recommended in parking guidance; however this was designed as a parking space and therefore considered acceptable.

The Highways Officer raised no objection to the proposed development and noted that providing cycle storage is a positive. As such, the development is in accordance with highway and parking guidance.

Any Other Material Planning Considerations

Impact on the Landscape – the property is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The conversion of the garage will have no impact on the character of the landscape due to the property's location within the rural settlement.

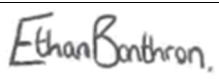
Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The garage conversion will have no impact on the character of the property or street scene, will safeguard the amenity of future occupiers and neighbouring properties, and accords with highway guidance. As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd March 2022	Dated:	03 March 2022