

Delegated Report

Householder Planning Application

Planning Application No: 20240167

Location: 2 Normans Close Gravesend Kent DA11 0EX

Description: Part conversion of garage space to ancillary office.

Applicant: Mr J Dhonoya

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
24/432/01 – Existing Drawing
24/432/02 – Existing Garage
24/432/03 – Proposed Drawing
24/432/04 – Proposed Office
Planning, Design and Access Statement
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20230666	Application for a Lawful Development Certificate for the proposed change of use from existing use class C3(a) dwellinghouse to use class C3(b) young peoples care home.	Certificate of Lawful Development Granted	25.08.2023
20130908	Erection of single storey side extensions to form bathroom/wc, additional bedroom, enlarged bedroom, ensuite shower room/wc and erection of a detached garage.	Permitted	20.11.2013
19750146	Erection of a single storey extension at side to form dining room	Permitted	23.06.1975

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

GBC Highways Officer

I have no objections, providing the use is limited to ancillary to the occupation of the main dwelling. There being adequate car parking available on site.

Neighbouring properties

6no. surrounding properties were consulted and 0 comments were received from members of the public. The final date to submit comments ended on 18.03.24.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Parking and Highways.

Design, Character and Appearance

This application relates to an existing garage, which is located at the rear of the dwellinghouse, with access to the side of the property. Given the angular nature of the dwellinghouse, its rear garage has a wider range of visibility than others in the nearby area as the below image, evidences.



Google Earth Image taken in 2022

However, the external façade and footprint of the building would remain unchanged. The changes in this case relate only to the internal use of the garage as part office. As such, there would be a neutral impact in terms of Visual Amenity.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed development would create an office space from existing garage space. Minimum space standards are not required for office space and garage space, as part of the Technical Housing Standards – nationally described space standard (2015). Whether adequate parking spacing is available will be discussed under the Parking and Highways section of this report. There would be no changes to the external garden space as part of the assessment.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There would be no change in bulk, footprint, position of windows and doors. The office use would be incidental to the main dwellinghouse, albeit a children's care home, and its use would therefore be appropriate in this residential setting with regard to noise impacts.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The GBC Highways Officer has advised that adequate parking would be available. The Kent Parking Standards(2006), would require a 3 bedroom property such as this provide 2 parking spaces. The table below lays out the requirements:

Maximum Vehicle Parking Standards

Car Parking	
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

The single bay garage would be retained plus, there would be adequate drive space for additional parking.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve the application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9th April 2024	Dated:	12 April 2024