

Delegated Report

Householder Planning Application

Planning Application No: 20230614

Location: Between 24 And 26 Salisbury Road Gravesend Kent

Description: Conversion and extension of a garage and change of use into a photography studio with associated parking

Applicant: Ms Christiana Badero

Site Visit Date: 22.06.2023

Submitted Documents/Plans

- Application form
- Drawing No: 001 (Existing/Proposed Block Plans and Location Map)
- Drawing No: 002 (Existing Floor Plan)
- Drawing No: 003 (Existing Elevations)
- Drawing No: 004 (Proposed Floor Plan)
- Drawing No: 005 (Proposed Elevation)

Relevant Planning History

Reference	Description	Outcome	Decision Date
AP 2019/00037 /REF	Conversion of the existing garage into a two bedroom dwelling.	Appeal Dismissed	04.10.2019
20181128	Conversion of the existing garage into a two bedroom dwelling.	Refused	10.05.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 - Economy, Employment and Skills
- 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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 6 - Building a strong, competitive economy
- 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

This proposal gives some concern. The access is shown as the parking space, which will obstruct pedestrian access and egress from the property. Also, as a photographer's studio, customers can also be expected to visit the property and require car parking.

Looking at Google Street View, Salisbury Road is heavily parked on both sides and basically acts as single tracked road with the occasional gap in the parking acting as passing places.



Both images Google Street View November 2022.

Against this must be weighed the previous use which appears to have been storage without necessarily anyone being employed on site.



Google Street View May 2014 shows open storage behind the gates.



Google Street View May 2018, appears to show two cars parked behind the gates with no open storage.

It is extremely doubtful that a photographer's studio will be a significant traffic generator and so a refusal on highway grounds is unlikely to be successful in isolation at appeal. I therefore make the following recommendations

- 1. Any permission is personal, so it does not establish a use class for the property, allowing for any future occupation to be judged on its merits at the time.*
 - 2. No car parking is permitted on site to maintain a good pedestrian access to the property, which ideally should be improved to accommodate any disabled people that may visit the site.*
 - 3. Any improvements to the access should be constructed using a bound permeable paving to ensure no surface water discharges to the highway.*
- Secure cycle parking for two cycles should be provided, to comply with KCC SPG4.*

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 21.07.2023 and one objection was received.

The main points raised were:

- *Loss of Privacy due to increased footfall*
- *Views into neighbouring property already and extension will invade this more*
The addition of parking is also concerning with the increase traffic going up and down ally there is increased chance of damage to property.
- *The drive up to the current garage is tight especially at the beginning.*

Analysis

Proposal

The proposal seeks to convert and extend an existing garage and change of use into a photography studio with associated parking.



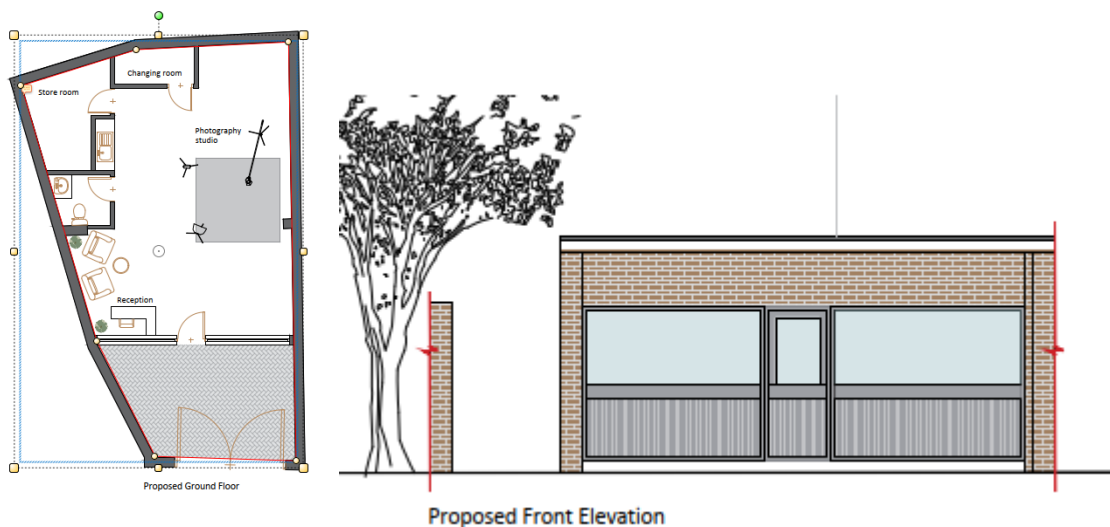
Background

There have been previous applications at the site to convert the garage into a residential dwelling however these were refused, and a subsequent appeal dismissed (ref 2019/00037/REF).



Procedural Matters

The proposal shows the garage as having double doors to access the parking area, however the proposed front elevation does not show this and instead shows the internal doors to the photo studio.



Character and Appearance

The application site comprises a double garage which appears to have been erected in the 1920's and is accessed via a 2.5m wide access road. At present the garage is in use as a vehicle repair/maintenance business which is not permitted by way of planning permission.

The garage varies in depth between 4.9m along the south eastern elevation and 5.9m along the north western elevation, and in width by 7.7m along the north eastern elevation and 9.23m along the south western elevation. It is flat roofed and measures approx 3.1m in height.

The garage is built of red brick with timber concertina doors at the front. There is a forecourt area set behind a pair of gates. This is partially enclosed by a polycarbonate roof, attached to a timber frame which sits upon a brick wall on the south eastern elevation and a part flint /part brick wall on the north western elevation.

The application site also includes a side and rear access ways which appear to be shared, providing access to the rear gardens of adjoining properties on the southern side of Salisbury Road.



The proposal seeks to extend the garage and introduce a parking area to the front which will be enclosed by a double gate. Internally the building will include a store room, changing area and a w/c which can be acceptable for such a usage.

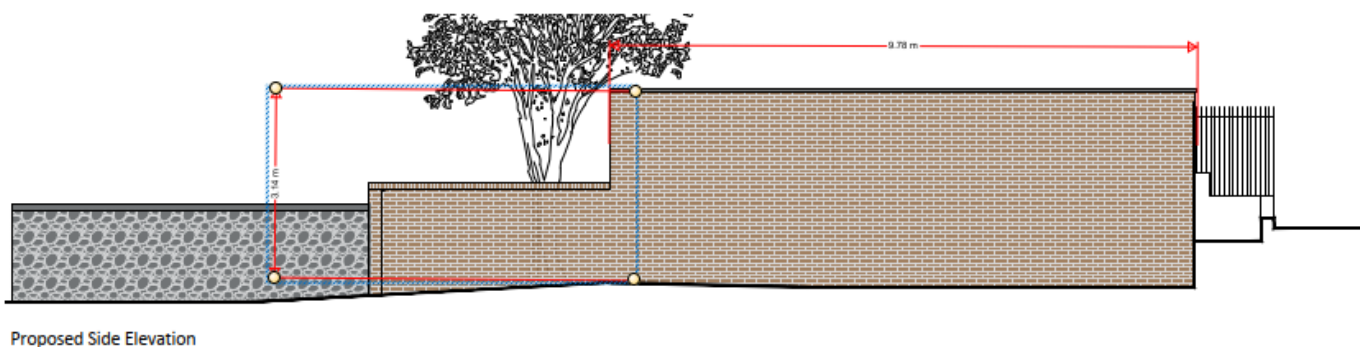
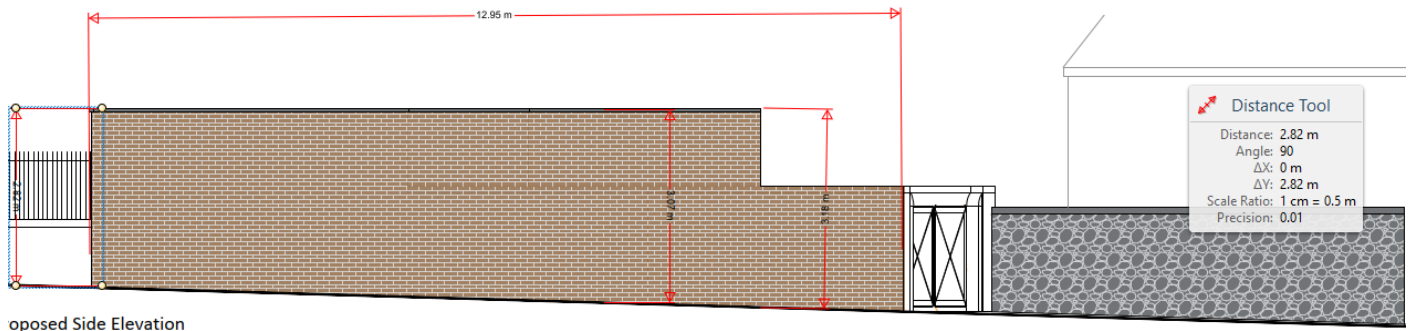
At present the building use is that of a domestic garage and the proposed change of use would result in it falling within Use Class E Under

- **E(c)(iii)** Other appropriate services in a commercial, business or service locality

It is important to assess the impact of the change of use in the latter sections of this report.

In terms of design and appearance the extension would increase the built form on the flank elevations by replacing the existing canopy structure with a permanent brick built building and extend the flat roof.





At their highest the flank walls would have a maximum height of 3.1m which is not considered excessive and would provide a more stable structure in comparison to the existing polycarbonate roofing which appears dated. It is considered that this would improve the appearance and stability of the building. The building is set away from the south eastern boundary and on the south western boundary. It should also be noted that there are outbuildings within rear gardens within the vicinity, whilst the proposed is not quite an outbuilding it has similar characteristics.



By providing the building with a suitable purpose it is more likely to result in its maintenance and security provided it is restricted within a suitable use class which would not attract large or persistent footfall.

CS07 of the Local Plan Core Strategy states:

In considering development proposals, particular support will be given to schemes incorporating small and flexible industrial and/or office workspaces of high quality intended to support the start-up and expansion of small and medium sized enterprises.

The proposal if permitted would enable the growth of a small photography business and contribute to the economy of the borough and so the proposal is deemed to comply with CS19 and CS07 of the Local Plan Core Strategy 2014.

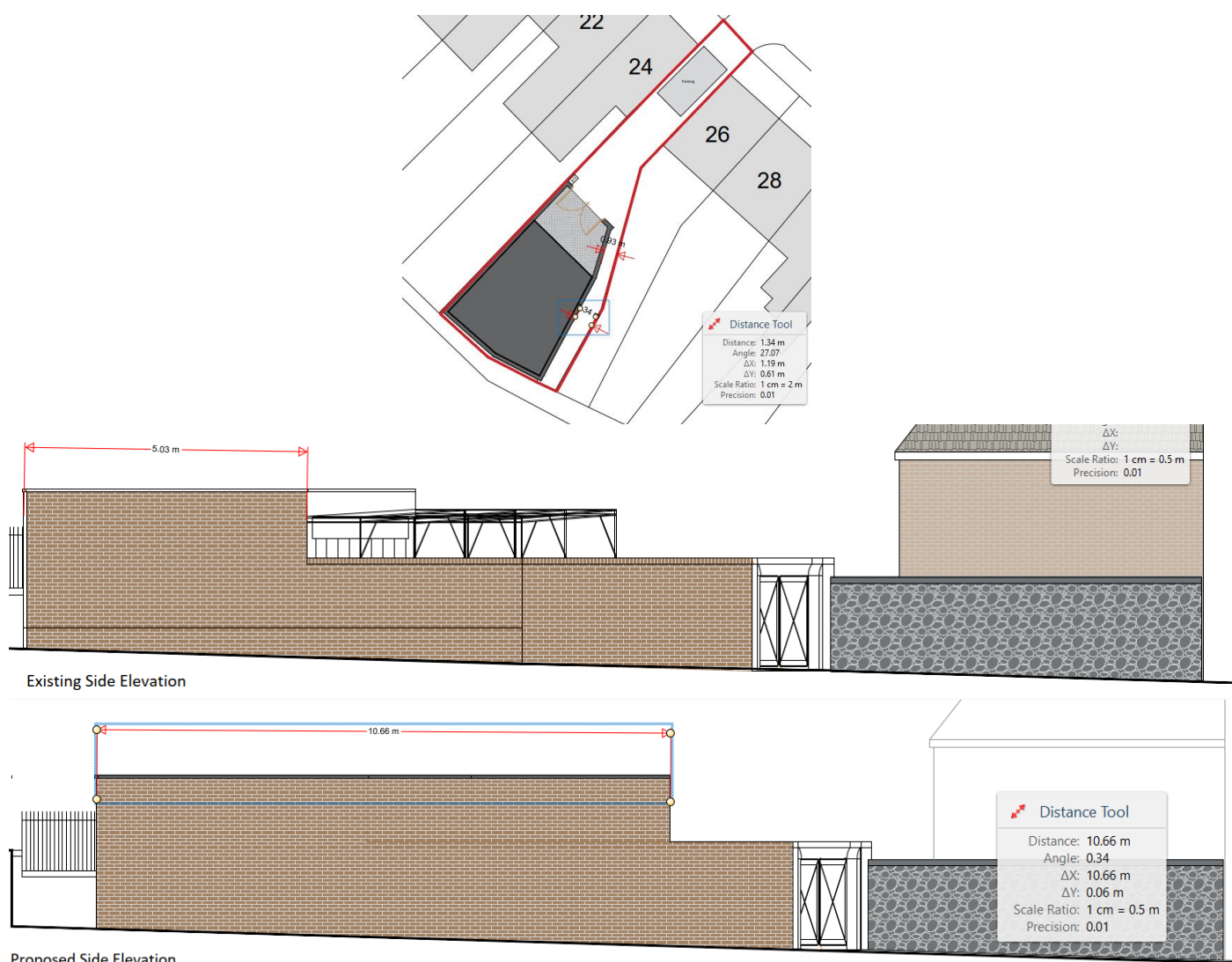
Amenity of Future Occupiers

Due to the nature of the building and subsequent use there would not be any impact on the amenity of occupiers as it would not fall within residential usage.

Neighbouring Amenity

The main properties which would be effected by this proposal are No.24 and No.26 Salisbury Road.

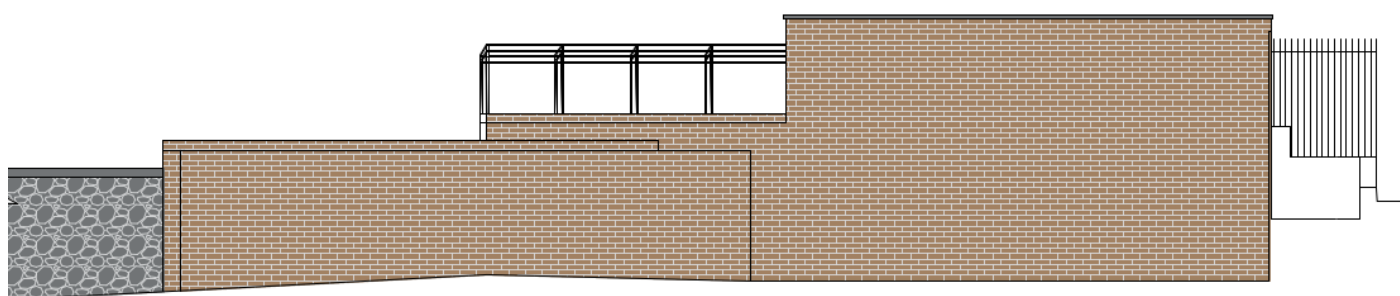
No 26 Salisbury Road is located to the South eastern edge of the site. The garage is set away from the shared boundary with this property. The proposed extension to the flank wall will result in a continuation of the existing flank elevation of the garage by approx. 5.5m.



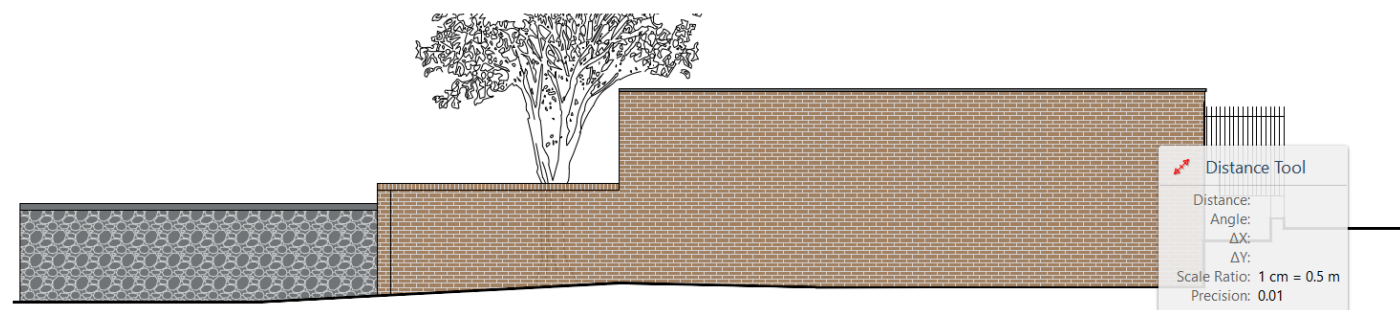
It is considered that due to the path of the sun the development would not have a significant impact so to warrant a refusal on this property and in terms of outlook the proposed extension will result in a more solid structure replacing the existing polycarbonate roof, this may hinder outlook however this would not be so significant especially when considering there is a distance of approx. 0.9m between the garage and neighbouring boundary.

In terms of privacy the changed use will mean that business activities will take place inside the building and due to the nature of the business it is likely that there will be privacy measures in place to control lighting etc. The current vehicle repair business in place is more likely to impact privacy with customers waiting around for diagnostics etc. The building does not have any windows proposed in the flank elevations and this will be controlled by way of a condition. A further condition will be imposed which will prohibit the use of the building from changing and ensuring it is kept as a photography studio only to ensure privacy is maintained.

No 24 Salisbury Road is located to the Northwestern edge of the site and due to the path of the sun there may be some overshadowing during mid morning. In terms of outlook the proposal will result in some reduced outlook however the current building with its temporary plastic roof would not provide a positive outlook. On balance the proposal is considered to adequate neighbouring amenity subject to conditions which will ensure that the change of use to Class E should therefore be restricted to ensure the building is used as a photography studio only with restricted hours of use so to consider neighbouring amenity.



Existing Side Elevation



Proposed Side Elevation

The proposal is therefore compliant with SPG2 Residential Layout Guidelines 2020.

Parking and Highways

The application site is currently being used for vehicle repairs, it is capable of accommodating car parking as this would have been its original purpose. It is acknowledged that Salisbury Road is heavily parked and so any restrictions placed on on site parking would impact the viability of the business as most people are also likely to visit the site in a car. Alternatively there are other modes of transport within the vicinity which would enabled more sustainable modes of transport.

Notwithstanding the comments of the highways officer it is considered that the proposal is compliant with the requirements of SPG 4 KCC Parking Standards 2006

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
	29.09.2023		16th November 2023