



Delegated Report

Householder Planning Application

Application No:	20220006
Location:	6 The Hedgerows, Northfleet, Gravesend, Kent, DA11 8BE
Description:	Conversion of the existing garage into habitable rooms.
Applicant:	Mr R Atwall
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 06/01/2022;
Drawing no. S01 - Rev. P2 - Block Plan;
Drawing no. S02 - Rev. P2 - Existing and Proposed Plans and Elevations, with Site Location Plan.

Relevant Planning History

Application No.	Description	Status	Decision
19890424	Details pursuant to GR/88/1015 for erection of 76 two storey dwellings with integral garages, the laying out and formation of estate roads and construction of vehicular access onto Coldharbour Road	APPROVAL OF DETAILS	13.10.1989
19890423	**** AMENDED APPLICATION **** Details pursuant to GR/88/1015 for the erection of 77 two storey dwellings with integral garages and the laying out and formation of estate roads and construction of vehicular access onto Coldharbour Road.	APPROVAL OF DETAILS	13.10.1989
19881015	Outline application for residential development. KCC GRANTED PERMISSION 13.2.1989 (CONDITIONS)	NO OBJECTION	13.02.1989

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)

Consultations, Publicity and Representations

Consultees

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

GBC - Highways Officer - This application requires careful consideration. The garage does not conform to current guidance and its width would prevent some current vehicles being parked in it. However, it could be used as a cycle store, a parking space for some of the smaller cars on the market or even a motorcycle.

I therefore believe it is appropriate that two car parking spaces be retained and there is the space for this in the front garden, indeed it may be possible the existing drive is wide enough but no plan has been submitted to clarify this. In addition, secure storage for cycles should also be provided at the rate of one cycle per bedroom, this would appear to be readily achievable.

Subject to confirmation that two cars can be parked on the drive and the secure cycle storage is provided I have no objections and these can be conditions.

It is recommended that applicant should install the cables to support a future electric vehicle charging point as it is easier to do so in conjunction with the other building works than rather than in isolation later on.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 24th March 2022.

Officer's Analysis

Design, Character and Appearance

7 The Hedgerows is a two storey detached property located on the western side of the highway. The property has not previously been extended. It benefits from an integral garage and has a part paved and part landscaped front garden.



This application seeks planning permission for the conversion of the integral garage into a study. The conversion of garages was restricted by planning condition attached to ref. 19881015, which stated the following:

Condition (v) - "The details submitted in pursuance of condition (i) above shall show adequate land to the satisfaction of the Local Planning Authority reserved for the parking or garaging of cars in accordance with the current Vehicle Parking Standards, and upon approval of the details no permanent development whether or not permitted by the Town and Country Planning general Development Order, 1988, shall be carried out on the land so shown other than the erection of a private garage or garages or in such a position as to preclude vehicular access to this reserved car parking space."

Therefore, planning permission is required for the conversion of the garage.

The proposed conversion will involve partial bricking-up of the garage door area and installation of a matching UPVC window. Although this development will alter the character of the dwelling, there are a number of other properties within the surrounding area that have undertaken similar works and evidence that the conversion of garages are not detrimental to the character of host dwellings or the wider street scene.

As such the development will not aesthetically impact on the character or appearance of the street scene and is considered to be visually attractive and integrate with the dwelling by virtue of matching windows and brickwork. Therefore the proposed conversion is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 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).

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

The development will convert the garage into a habitable room; however the garage was not capable or fit for purpose for vehicular parking. As such the proposal does not reduce the off-street vehicular parking capacity at the property. The Highway Officer provided comment and requested that a parking plan provided, however the existing driveway measures approx. 5.2m. This space is sufficient to park two vehicles and accords with adopted parking standards (SPG 2) (2006). Therefore there are no objections on highway or parking grounds.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	25 th March 2022	Dated:	25 th March 2022