



Delegated Report

Householder Planning Application

Planning Application No: 20220540

Location: 5 Dorset Crescent Gravesend Kent DA12 4BU

Description: Conversion of the garage into habitual use [replace the garage door into window] convert the rear open conservatory to rear extension.

Applicant: Mr Shanmuganathan Suganthan

Site Visit Date: 14th June 2022

Submitted Documents/Plans

Application Form Dated 19/05/2022;
Site Location Plan; and
Drawing no. DRW-01 (Elevations, Floor Plans - Existing and Proposed and Site Location Plan and Block Plan - Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20110861	Construction of pitched roof to replace existing flat roof on single storey rear extension and continuation of pitched roof along rear of house to provide a canopy over existing patio.	Permitted	23.11.2011
19810865	Erection of a single storey rear extension to form a kitchen	Permitted	03.12.1981

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 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); and

Consultations, Publicity and Representations

Consultees

Highways Officer

In general, this application would not be considered appropriate. The garage is lost and the space for a second vehicle in front of the front door to the house does not appear to be 6 metres deep to provide suitable pedestrian access and perhaps more importantly egress in an emergency from the property, the issue being compounded by the fact that the porch doors open outwards.

However, we are confronted with an existing situation of a double width carriage crossover and a second parking space in front of the pedestrian access to the building, although it is possible for the second vehicle to be parked at a slight angle giving better pedestrian access.



Google Street View May 2018



Google Street View October 2008

Given the current situation, I have no objections to the proposal

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired on 13th June 2022.

Officer's Analysis

Design, Character and Appearance

5 Dorset Crescent is a two-storey semi-detached property located on the western side of the highway. The property has an existing extension and open conservatory to the rear. The front of the property is hard standing to provide off road parking and benefits a dropped curb.



The application proposes the conversion of the existing garage to a playroom. The garage door will be replaced with a window which will be in keeping with the existing dwellinghouse. The window will align with the existing ground floor window to the left of the front elevation and proposed materials will match the existing.

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 NPPF (2021).

The application also proposes the conversion of the existing rear open conservatory to a rear extension. The proposal looks to enclose the existing brick built space and does not increase on the footprint of the existing dwelling. Therefore, there is no change to the existing dimensions of the structure at 3.29m in height, 4.55m in width and a depth of 3.58m.

The proposal will create space to enlarge the existing living room with bifold doors leading out onto the rear garden and will be constructed using matching materials to the main dwelling.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 20.06

and an area of 202.24m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not have a detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure as it does not propose to increase the existing footprint of the property.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

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 of the NPPF (2021).

Highways and Parking

Whilst the loss of the garage is regrettable, the existing driveway and dropped curb do provide sufficient off-road parking for a three bedroom property and application does not propose an increase in bedrooms. Therefore the application is in accordance with Kent County Council's parking standards (SPG 4) (2006).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The garage conversion and rear extension 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.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	29th June 2022	Dated:	29th June 2022