

Delegated Report

Householder Planning Application

Planning Application No: 20260098

Location: 8 The Drive Gravesend Kent DA12 4BZ

Description: Conversion of a garage into a habitable room.

Applicant: Mr Chris Bright

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 25/01/2026;
Supplementary Information - Planning Statement;
Drawing Number 89-1 (Location Plan);
Drawing Number 23 (Elevations – Proposed);
Drawing Number 22 (Front Elevation and Floor Plan – Proposed);
Drawing Number 21 (Floor Plans – Existing);
Drawing Number 20 (Elevations – Existing); and
Drawing Number 12 (Block Plan – Existing and Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.



National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Three surrounding properties were consulted and one response was received in support of the application. The response made material planning comments concerning the following:

- Existing garage is substandard;
- Would remain sympathetic to the existing street scene;
- Design is sympathetic to host dwelling.

The overall consultation period expired on 17.02.2026.

Officer's Analysis

Design, Character and Appearance

8 The Drive is a two storey semi detached dwellinghouse located on the north side of the highway.



The proposal looks to convert the existing garage adjacent to the entrance door to habitable rooms by

replacing the garage door with a window. The proposed development would create space for a sitting room with WC and shower room to the rear.

The proposed window to the front elevation would be aligned to respect the window placement of the existing windows. The front elevation will have a brick finish to match the host dwelling and as such there the proposal is considered to be sympathetic to the host dwelling. Furthermore, there are examples of similar developments to neighbouring properties, including the adjoining property. As such the proposal is not deemed to have a detrimental impact on the immediate street scene.

The existing window to the rear elevation, which would now serve the WC / shower room would be required to be obscure glazed to Pilkington Level 3 or above.

As such, the development hereby proposed is not excessive, 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) (2024).

Amenity of Future Occupiers

The proposal does not introduce any additional bedrooms to the property, increase in external floor area and as such will not impact the existing private amenity space.

As such, the proposed development is considered to safeguard the amenity of future occupiers 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) (2024).

Neighbouring Amenity

The application introduces a window to the front elevations at ground floor level serving the proposed sitting room which is considered to be a habitable room. However, this is not considered to have more of an impact on neighbouring privacy than the existing living room window to the front elevation. As such, this is not considered to have a detrimental impact on neighbouring privacy. There is no increase in external floor area as part of the application to result in any issues of overlooking/shadowing.

Overall, the application is considered to safeguard the amenity of neighbouring properties 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) (2024).

Parking and Highways

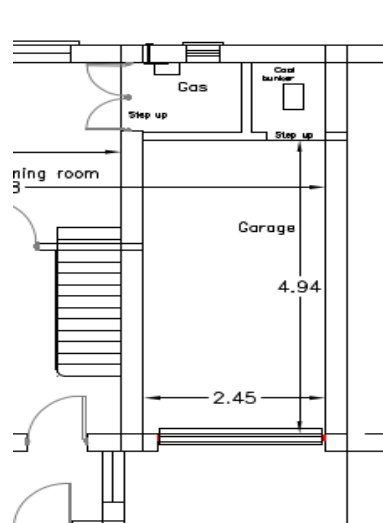
The application looks to convert the existing garage to habitable room. In most circumstances the loss of a parking space should be offset by a replacement space elsewhere. However, the property currently provides sufficient off-road parking to the frontage for one car, and the garage is unlikely to be used for parking a modern car as it falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.), as detailed below:



SPG 4 – KCC Parking Standards (2006)

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Existing Garage Dimensions



Moreover, it was also noted during officer visit that there is a large volume of on street parking in the immediate area. No additional bedrooms are being added to the property.

Furthermore, due to the sustainable location of the application site, with close proximity to shops and public Transport.

On balance and taking the above into account, there are no concerns with parking and highways through the loss of the garage.

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The proposal is not excessive, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	<i>F Walsh</i>
Dated:	16 th March 2026	Dated:	17 March 2026

