



Delegated Report

Householder Planning Application

Application No:	20220353
Location:	1 Vanessa Walk, Gravesend, Kent DA12 4PL
Description:	Conversion of Existing Garage to Form Home Office and Associated Fenestration Changes
Applicant:	Mr T Smith
Site Visit:	27th April 2022

Submitted Documents/Plans

Application Form Dated 28/03/2022;
Site Location Plan;
Drawing no 65 – PL - 1000 A (Parking Plan);
Drawing Number 65 – PL – 100 A - Plans and Elevations – Existing; and
Drawing Number 65 – PL – 101 A Plans and Elevations – Proposed.

Relevant Planning History

Application No.	Description	Status	Decision
19880286	Erection of a covered way at side and rear	Permitted	08.06.1988

It appears that the property has constructed a two-storey side extension but there is no planning history relating to this. It is evidenced on the 19880286 approval above, and can be seen on the 2009 google streetview image. As such this is immune from any planning controls through the passage of time.

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
- C13 - Extensions to Dwellings in the Countryside

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

External Consultees

Ward Councillors – No comments received

Internal Consultees

Highways Officer

To ensure nil detriment/comply with KCC guidance, applicant needs to provide a parking plan for two vehicles. Given the neighbours appear to be parking vans on the front garden there should be sufficient space so can be a condition.

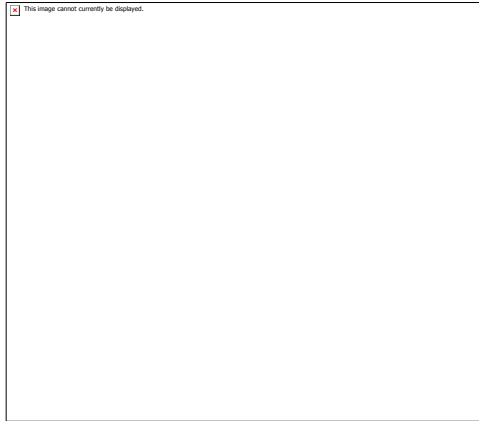
Neighbouring properties

Eight surrounding properties were consulted and no representations were received. The consultation period expired 26th April 2022.

Officer's Analysis

Design, Character and Appearance

1 Vanessa Walk is a two storey semi-detached property located on the western side of the highway. The property has been extended to the side above the existing garage and a single storey extension to the rear. The frontage is currently being adapted to provide hard standing parking for two cars with some soft landscaping, as confirmed by the agent.



This application proposes the conversion of the existing garage to a study and an area retained to the rear for use as storage. The garage door will be replaced with a window which will be in keeping with the existing dwellinghouse. The new window is proposed to be slightly higher than the other ground floor window on the front elevation. This was queried with the Agent who explained if the window was aligned, the window head would be half a brick out. Due to the difference being minimal at 22mm, it was not considered detrimental enough to adjust. An internal door will be created to provide access to the hallway and the external door which accesses the rear garden will be retained. No changes are proposed to the width or length of the existing structure.

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 fenestration changes of existing patio doors and windows in the existing rear extension to bi-fold doors. The proposed bi-fold doors will be located to the rear of the property and therefore will not be visible from the street.

Therefore, the proposed alteration to the property accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the (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 of the NPPF (2021).

Neighbouring Amenity

The proposed garage conversion and associated fenestration changes 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).

Parking and Highways

The Highways Officer has noted that the applicant will need to provide a parking plan for two vehicles. There will be sufficient off-street parking retained as shown on Drawing no 65 – PL - 1000 A (Parking Plan).

Therefore, the development is in accordance with highway and parking guidance.

Conclusion

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

garage conversion and fenestration changes 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 and informatives, see draft Decision)

Case Officer:	N Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	24th May 2022	Dated:	24 May 2022