

Delegated Report

Householder Planning Application

Planning Application No: 20211202

Location: 15 Sirdar Strand Gravesend Kent DA12 4LP

Description: Conversion of integral garage to utility and gym /store.

Applicant: Mr J Cheema

Site Visit Date: 27/10/2021

Submitted Documents/Plans

- Application Form Received 29/09/2021;
- Drawing No: S02 REV P2 (Existing and Proposed Block Plans) Received 29/09/2021
- Drawing No: S02 REV P2 (Existing and Proposed Plans & Elevations & Site Location Map) Received 29/09/2021

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211068	Application for Lawful Development Certificate for proposed conversion of attached garage to utility room and study area.	Withdrawn	29.09.2021
19870674	Erection of a single storey front and side extension to form a porch garage and utility room	Permitted	06.10.1987

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- 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

KCC Heritage

No comments to make

Highway Development Management Officer

No objections in principle

Neighbouring properties

The application was advertised by way of letter to eight surrounding properties and one comment was received. The consultation period expired on 20th October 2021. The main points raised in the comments were:

Will the garage roof be removed and replaced or will the garage roof and walls remain unchanged with any changes to only be internal.

Analysis

Proposal

The proposal seeks to convert the existing garage into a utility/gym room. The proposal will result in the garage door being replaced with a door in the front elevation and a window. The front door will be finished with a brick finish to the lower level to match the existing bricks.

Character and Appearance

The application property is a semi detached house in use as a single family dwelling. The property has an attached garage on the northern elevation which shares a party wall with the attached garage at No.17.

The attached garage formed part of an extension which was permitted in 1987 and conditioned so that the use of the garage could not be changed without planning permission. A recent lawful development certificate was withdrawn when it became apparent that there was a condition imposed on the garage and full planning was required.

The proposal will only result in changes to the front elevation and internally. The roof profile and rear elevation will remain unchanged. The proposed door in the front elevation will be disguised as a window and whilst this is not ideal, the applicant has advised he requires access to the front garden with his garden equipment.

Therefore on the basis of practicality and the fact that window and door openings could be undertaken under permitted development, a refusal on this basis is not deemed sustainable at appeal level.

The proposal is therefore deemed acceptable and compliant with CS19 of the LPCS 2014.

Amenity of Future Occupiers

The proposal will result in the creation of a utility room which will measure some 7sqm and a study/gym which will measure approx 8.7sqm. The study/gym could be considered a secondary living area and when taking the existing lounge into consideration this area would be surplus and so the property is considered to have adequate amenity space for future occupiers.

Neighbouring Amenity

The proposal is not liable to impact the privacy outlook or light received to adjoining occupiers. So the proposal is deemed to safeguard the amenity of future occupiers.

Parking and Highways

The highways officer was consulted and his comments stated:

This proposal results in the loss of a garage and as such a parking place. As this is a suburban edge dwelling, the guidance issued by the Highway Authority, suggests that two parking spaces should be available. Therefore prior to commencement a second parking space should be provided in the front garden served by a widened carriage crossover.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 6.4m by 2.6m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

The existing driveway depth is 6.9m and the proposed door opening will be approx 750mm, therefore it is unlikely the doors will impede the use of the driveway.

In order to ensure there is sufficient off road parking a condition will be imposed to ensure that applicant can demonstrate two off road parking spaces prior to the development coming into use.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12 th November 2021	Dated:	15 November 2021