



Delegated Report

Householder Planning Application

Planning Application No:	20240809
Location:	Tisova, 212A Old Road East, Gravesend, Kent
Description:	Conversion of existing garage into a habitable room and alterations to fenestration. Erection of single storey side/rear extension with roof lights.
Applicant:	Mr Tasmia Chowdhury
Site Visit Date:	25 September 2024

Submitted Documents/Plans

Application form

0131-DIA-XX-00-DR-A-XX-X021 (Location Plan)
0131-DIA-XX-00-DR-A-XX-X023 (Existing Site Plan)
-000131-DIA-XX-00-DR-A-XX-X111 (Existing General Arrangement)
0131-DIA-XX-00-DR-A-XX-X118 (Existing Roof Plan)
0131-DIA-XX-XX-DR-A-XX-X201 (Existing Elevations – Rear/Side)
0131-DIA-XX-XX-DR-A-XX-X202 (Existing Elevations – Front/Side)
0131-DIA-XX-00-DR-A-XX-X301 (Existing Section A-A)
0131-DIA-XX-00-DR-A-XX-X024 (Proposed Site Plan)
0131-DIA-XX-00-DR-A-XX-X131 (Proposed General Arrangement)
0131-DIA-XX-XX-DR-A-XX-X211 (Proposed Elevations – Rear/Side)
0131-DIA-XX-XX-DR-A-XX-X212 (Proposed Elevations – Front/Side)
0131-DIA-XX-XX-DR-A-XX-X213 (Proposed Elevations – Interior/Exterior)
0131-DIA-XX-00-DR-A-XX-X311 (Proposed Section A-A)
0131-DIA-XX-00-DR-A-XX-X318 (Proposed Roof Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
19970303	Details pursuant to outline planning permission ref. no. GR/94/389 for the erection of a detached bungalow with integral garage, relating to the siting, design and external appearance; garaging and parking area; external materials to be used; site levels of the access road and slab level of the dwelling and garage; and a landscaping scheme [conditions (i), (iv), (x), part of (xi) and (xiii)].	Approval of details	31.03.1998
19940389	Outline application for the erection of a detached bungalow and garage to replace the existing library building.	Permitted	04.11.1994

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving Well-Designed and Beautiful 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

Neighbouring properties

The application has been advertised by individual neighbour letters to 13 properties. The overall consultation period expired on 2 October 2024.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

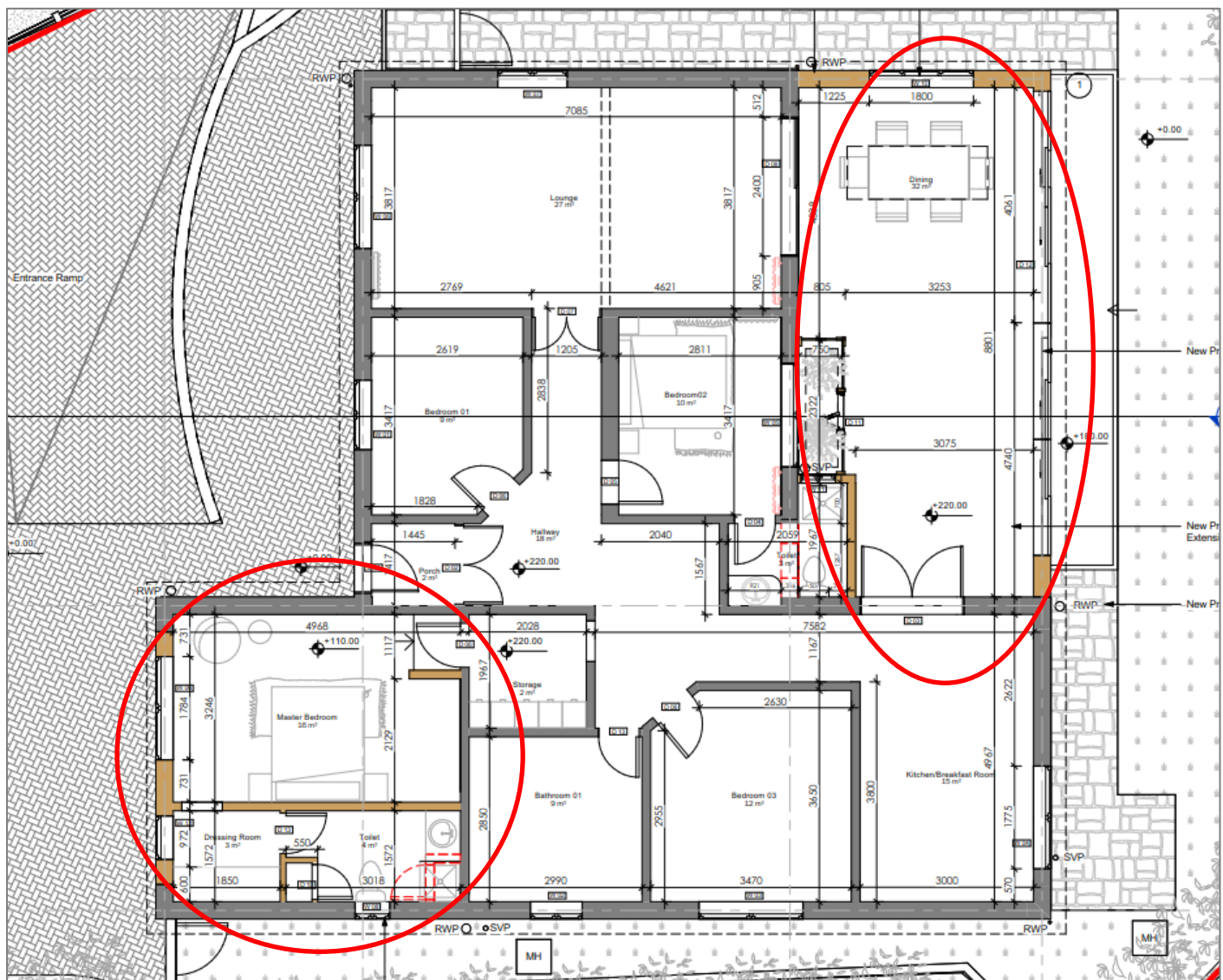
Officer's Analysis

Proposal

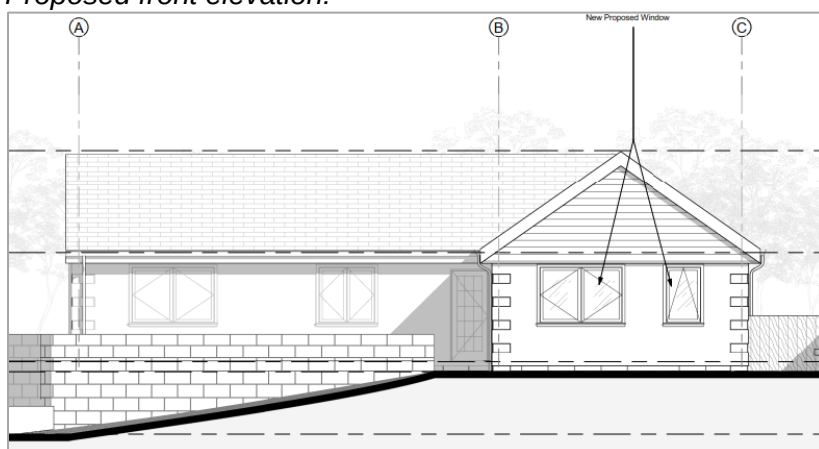
This application seeks permission for the conversion of the existing garage into a habitable room and alterations to the fenestration, plus the erection of a single storey side/rear extension with roof lights.

The existing double garage will become a master bedroom, dressing room and ensuite. The garage door

will be removed and two new windows serving the bedroom and dressing room will be installed in place of the garage door, together with one new window for the bathroom on the side.

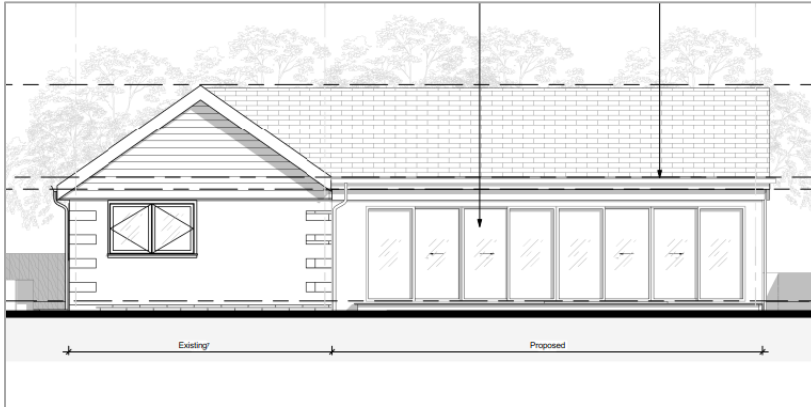


Proposed front elevation:



The proposed extension will square off the building at the rear and will include a dining room. The extension will project approximately 4.35m beyond the existing wall. It will have a flat roof up to 2.8m high.

Proposed rear elevation:



Principle Issues

The site lies within the urban boundary of Gravesend, and has no particular site constraints or designations. As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the urban boundary and comprises a detached bungalow. The site is surrounded by other residential dwellings and gardens.



The application property is an isolated backland site to the rear (south) of properties on Old Road East. It is reached via an access that runs between Nos 210 and 212 Old Road East, which leads to a footpath through to Lorton Close to the south-west of the site. The property is not widely visible from the public realm due to its access and boundary screening:

Views of access and roof of No. 212A looking south:



The external alterations to convert the garage will blend in with the character and appearance of the existing front elevation:



In relation to the proposed rear extension, surrounding properties have similar single storey additions and the proposed extension will not be dissimilar. As a single storey extension on a detached house, it will be inset from the property boundaries and will be subservient. It will be partially visible from the public realm due to the access, but due to boundary screening and the single storey nature of the extension with a flat roof, it will not have a detrimental impact on the visual amenity of the property itself or street scene in general:



The materials should be conditioned to match the appearance of the existing property.

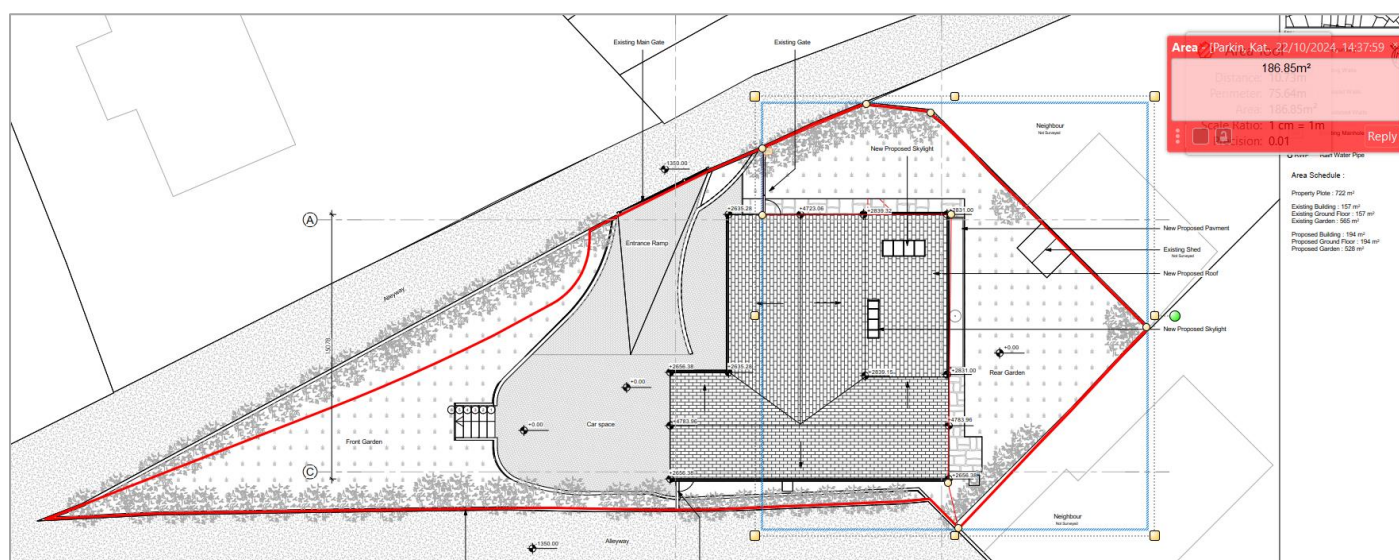
Overall, the proposals are considered to be appropriate in terms of their size, scale and appearance, and respect the character and appearance of the area. As such, the proposals would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The size of the proposed accommodation is acceptable with regards to the provision for future occupiers. The size of the rear garden will be affected by the proposed rear extension, but the depth of the plot at the rear of the property is already restricted in this area. Regardless, the proposed garden area would still be in excess of the 100m² minimum garden area required for a 4 or more bedroom property:



The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

The proposal comprises a single storey extension on a detached property and would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The existing garage would be lost as a result of this proposal and there would be an additional fourth bedroom.

The parking standard for a dwelling with 4 or more bedrooms is a maximum of 3 spaces. However, this is a maximum standard, and there will be ample off-street parking provision retained on the plot. The property is also within the urban area, close to public transport and local services and facilities and therefore may not require additional cars. Furthermore, there have been no neighbour objections in relation to parking.

There is a Public Right of Way (NGX26) that runs along the access road leading past the application property through to Lorton Close. Whilst the proposed works will not directly affect this, it would be worth adding an informative to ensure that it is not restricted in any way.

There would therefore be no adverse parking or highway issues resulting from the proposals, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposals are acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposals would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 131 and 135 of the NPPF 2023.

Recommendation

Permission with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	22nd October 2024	Dated:	24 October 2024