



Delegated Report

Householder Planning Application

Planning Application No: 20240085

Location: 11 Artemis Close Gravesend Kent DA12 2QW

Description: Conversion of the existing garage into a habitable room.

Applicant: Mr Daljeet Nirwan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 29/01/2024;
Drawing Number 04 (Block Plans as Existing and Proposed);
Drawing Number 03 (Site Location Plan);
Drawing Number 01 (Elevations and Floor Plans as Existing); and
Drawing Number 02 (Elevations and Floor Plans as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20030423	Erection of single storey rear extension to form enlarged lounge and w.c./shower room and conversion of the integral garage into a dining room.	Permitted	09.07.2003

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

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 12 – Achieving well-designed and beautiful 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

GBC Highways

I have no objections. The front garden has space for two cars which is all planning guidance requires. Whilst the depth of the drive in front of the garage may not conform to current standards, it would have been provided as a parking space. It should also be noted that many of the properties in this section of road have already carried out similar conversions.

GBC Environmental Protection Team

We have no comments with regards to this application.

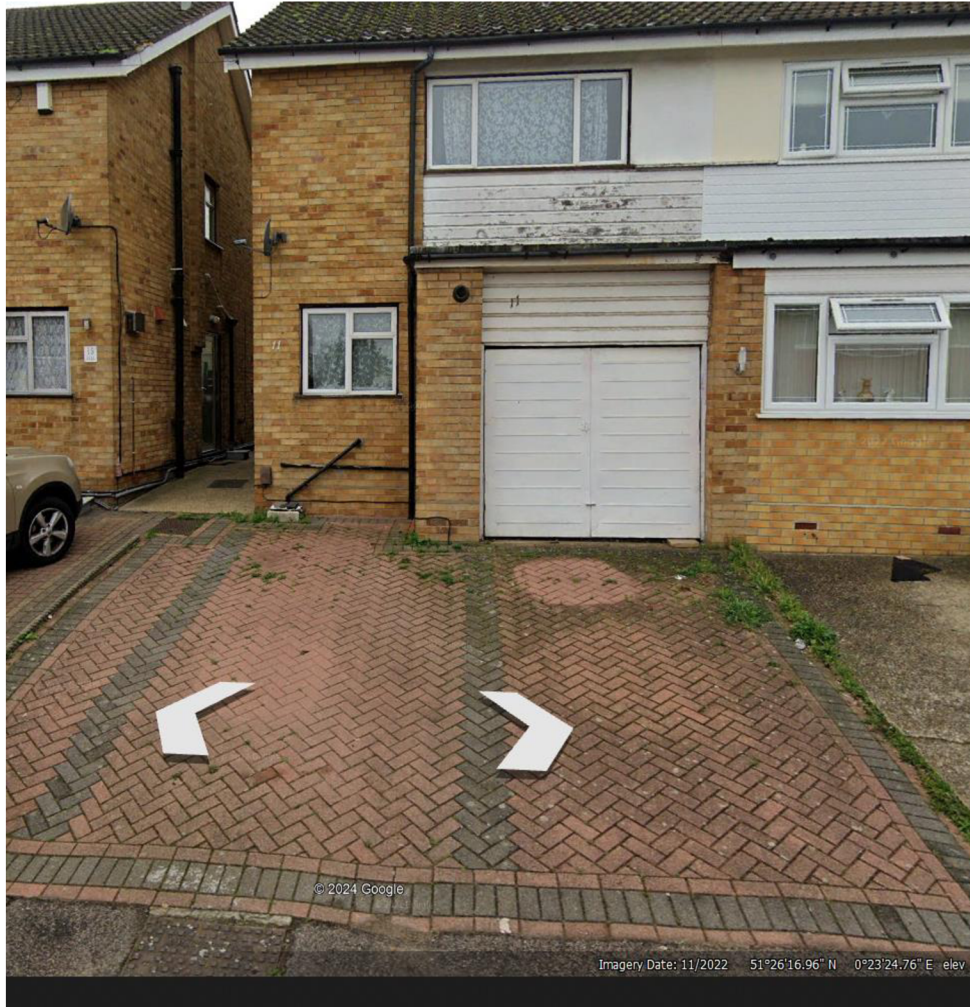
Neighbouring properties

Five surrounding properties were consulted and no responses were received. The consultation period ended on 21st February 2024.

Officer's Analysis

Design, Character and Appearance

11 Artemis Close is a two storey semi detached dwellinghouse located on the western side of the highway. The property is block paved with a garage to the front for off road parking.



The application proposes the conversion of the existing garage to the front of the property to a habitable room.

The application proposes to convert the existing garage to habitable rooms by replacing the garage door with a window and facing brick work to match the existing dwelling. The proposed development would create space for internal layout changes to include a large lounge area.

The proposed window would be aligned to respect the window placement of the existing windows and as such, this proposal is considered to have a minimal impact on the existing dwelling. Furthermore there are several examples of similar developments to neighbouring properties and as such the proposal is not deemed to have a detrimental impact on the immediate street scene.

Therefore, the development hereby proposed will be constructed using appropriate materials and will have no impact on the street scene. As such, 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposed internal layout changes are not deemed to have a detrimental effect for future occupiers and will create space for a larger lounge area. 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

Further to the highway officer comments above, there is sufficient off road parking at the property and as such the loss of the existing garage does not have a detrimental impact in terms of parking and highways.

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 application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th March 2024	Dated:	18 March 2024