

Delegated Report

Householder Planning Application

Planning Application No: 20240672

Location: 30 Biddenden Way Istead Rise Gravesend Kent

Description: Conversion of the existing garage into a study and utility room.

Applicant: Mr David Jackson

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Drawing No. DJ/01 – Site Location Plan;
Drawing No. DJ/02 – Block Plans as Existing and Proposed;
Drawing No. DJ/03 – Ground Floor Plan as Existing;
Drawing No. DJ/04 – Front Elevation as Existing;
Drawing No. DJ/05 – Ground Floor Plan as Proposed; and
Drawing No. DJ/06 – Front Elevation as Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19861010	Erection of single storey side extension to form garage and utility room	Permitted	06.03.1987

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

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
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 13.08.24.

Site Description

30 Biddenden Way is a two storey semi-detached property located to the south west of the highway.

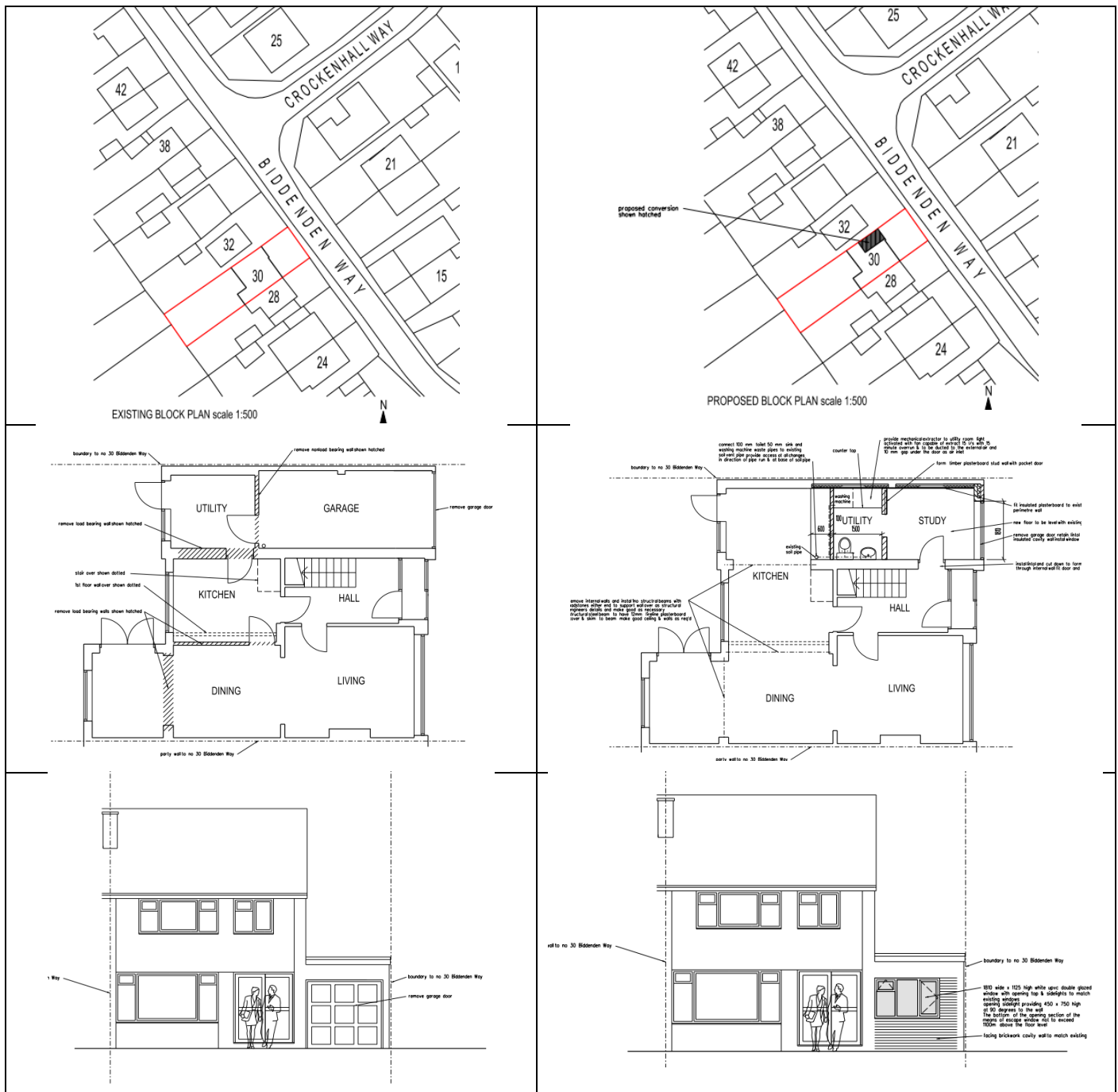
Google Image



This application proposes the conversion of the existing garage into a study and utility room.

Proposed Development

The proposal would create space for internal layout changes and would facilitate a larger kitchen area, along with a new utility room (with WC) and study. The development would not include any extensions. External works would include changing the garage door with a window, with the surrounding facing brickwork to match the existing.



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-

designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and the proposed alterations are minimal and would not include extensions. As such there is no impact on the Landscape Character Area.

As aforementioned above, the proposed development includes replacement of the existing garage door with a window, with the surrounding facing brickwork to match the existing. If permission were to be forthcoming, the proposed external materials can be conditioned to match the existing, in order to create a satisfactory visual relationship between the existing and proposed development. As such, the proposal is not dissimilar to the existing situation, and is not considered to result in harm to the character and appearance of the host dwelling or the street scene.

Therefore, the development is in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The garden area is not impacted by the development and as such has not been calculated. Utility and study room sizes are not specified within the guidance, however, it is considered the proposal provides sufficient space.

Overall, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses have been received as part of the consultation process.

The development is not considered to detrimentally impact neighbouring privacy in terms of loss of light, privacy, outlook or cause a sense of enclosure. The development would not include any extensions and the new fenestration in situ would not impact neighbouring privacy.

Therefore, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

The garage is undersized according to SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021), and as such is substandard. In addition, the conversion of the garage will not result in an increase in bedrooms, and therefore the proposal will not

have an effect on the existing parking arrangements. As such, the proposal is considered to be acceptable.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the conversion of the garage is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. As such, a watching brief condition can be included if permission were to be forthcoming.

Conclusion

The proposed development would be conditioned to be constructed using acceptable external materials to match the existing. Furthermore, the proposal is considered to protect the amenity of future occupiers and neighbours, would not impact the existing parking arrangements, and would not cause harm to the appearance of the dwelling itself or the street scene.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	4th September 2024	Dated:	4th September 2024