



Delegated Report

Householder Planning Application

Application No: 20220907

Location: 8 Brice Road, Higham, Rochester, Kent, ME3 7AG

Description: Conversion of existing garage into living accommodation containing a bathroom and living/bedroom.

Applicant: Helen Busby

Site Visit: 10th June 2022

Submitted Documents/Plans

Application Form - dated 18/08/2022;
Drawing no. PL.001 - Rev. 01 - Site Location Plan and Block Plan;
Drawing no. 20.129.PL.002 - Rev. P01 - Existing Site Location Plans, Floor Plans and Elevations;
Drawing no. 20.129.PL.003 - Rev. P07 - Proposed Site Location Plans, Floor Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220337	Conversion of existing garage into living accommodation containing a bathroom, a small kitchen and living/bedroom.	REFUSED	13.06.2022
20201006	Conversion and change of use of garage into classroom for private tutoring business.	TEMPORARY PERMISSION	18.12.2020
20201010	Application for conversion and change of use of garage into classroom for private tutoring business (Use class F). PREVIOUS APPLICATION USING WRONG FORM NOT VALIDATED [REFERENCE: 20201006]	WITHDRAWN	02.10.2020
20041121	Erection of first floor side extension to form a bedroom.	PERMITTED	10.02.2005
20030274	Erection of single storey rear and side extension to form conservatory and granny annexe comprising of bedroom, living room, bathroom, utility room, kitchen and w.c.; erection of a front porch and erection of a detached building at the side to form a garage and car port.	PERMITTED	23.05.2003

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 (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
- Technical Housing Standards - Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Higham Parish Council - No comment received.

Local Ward Councillors - No comment received.

Neighbouring properties

Seven surrounding properties were consulted and no representations were received. The consultation period expired 15th September 2022.

Preliminary Matters

This application follows a refusal (ref. 20220337). The previous application was refused by the Local Planning Authority for the following reason:

1. *The proposed development will create a residential annexe with all of the facilities required for*

independent living but fails to provide suitable accommodation for future occupiers by virtue of providing a cramped and undersized space that is significantly below the recommended local and national space standards. Therefore the annexe fails to safeguard the amenity of future occupiers and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

In order to receive a favourable decision, this proposal must be considered to overcome the reason for refusal attached to the previous application.

Officer's Analysis

8 Brice Road is a two storey semi detached chalet style property located on the eastern side of the highway, on the corner of the street. The property has a driveway to the front with space to accommodate at least two vehicles and a detached garage to the side with a single car driveway in front, which was permitted in 2003 (ref. 20030274).



This application proposes to convert the garage into habitable rooms. The development will essentially form an annexe, but will be reconfigured to create a bedroom and bathroom. Therefore, the annexe will not include the facilities for independent living and will remain ancillary to the main dwelling, which will be secured by planning condition.

The garage door will remain in place and will be blocked up internally. The rear access door will be blocked up and a new patio door entrance will be created in the flank wall, with an additional window to provide additional light into the space.

Design, Character and Appearance

The proposed development will not alter the appearance of the front of the garage building, with the elevation drawings showing the garage door to remain in situ. As a result the character of the building will remain as a garage and there will be no impact on the appearance of the street scene. The other changes to the garage building will be the new window and doors, as well as the blocking up of the existing rear access, which will be conditioned to match the existing materials on the garage building.

Overall, the proposal is considered to be 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 National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed annexe has an internal area of approximately 20.8m², the bedroom has an area of 17.7m² and the bathroom an area of 2.7m². Gravesham's Residential Layout Guidelines (RLG) (SPG 2) (2020) set out minimum recommended room sizes and states that a double bedroom should have an area of 11.2m² and a bathroom should have an area of 2.8m².

As such, the proposed annexe complies with the requirements set out within the RLG and will safeguard the amenity of future occupiers. The annexe does not include any primary living accommodation and therefore the national space standards are not relevant.

The plans demonstrate that the garden will be shared and there will be no subdivision. As such the annexe will essentially add one bedroom to the three bedroom property and have a total private amenity space of 163m² with a maximum depth of 10.4m. According to the RLG a four bedroom property should have a garden of 100m² with a minimum depth of 10m. Therefore, the development provides adequate garden space for a 4 bedroom property in accordance with the RLG.

The annexe will be approximately 5.4m from the main dwelling and due to the orientation of the surrounding buildings will not be overshadowed.

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

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties, as such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF). No neighbour representations have been received.

Parking and Highways

There are no parking or highway issues related to this proposal. Although the development would remove the garage as a viable parking space, there is sufficient space on the driveway to accommodate vehicles in accordance with adopted parking standards SPG 4 (2006). Moreover, the space in front of the building will remain available for parking.

Any Other Material Planning Considerations

Impact on the Landscape - the site is located within the Higham Arable Downs Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, with more contemporary developments in the South around main road networks.

Policy CS12 (LPCS) 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.

The proposed development is not considered to cause any detrimental harm to the character of the Higham Arable Farmlands due to the property being located within the rural settlement.

Conclusion

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

The proposed development has overcome the reason for refusal attached to 20220337 and will safeguard the amenity of future occupiers. Moreover, the garage door will remain in situ which preserves the character and appearance of the street scene. There will be no impact on the amenity of neighbouring properties, parking provisions or the character of the landscape.

As such, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5 th October 2022	Dated:	05 October 2022