

Delegated Report

Householder Planning Application

Planning Application No: 20250493

Location: 55 Flowerhill Way Istead Rise Gravesend Kent

Description: Conversion of garage into habitable room.

Applicant: Mr David Wadman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Proposed Floor Plan
- Existing and Proposed Front Elevations

Relevant Planning History

Reference	Description	Outcome	Decision Date
20010627	Erection of single storey side extension to form an enlarged kitchen and a garage.	Permitted	11.09.2001
19940244	Erection of 2 storey side extension to form kitchen and garage with bedroom and bathroom over.	Permitted	17.06.1994
19800136	Erection of two storey side extension to form garage lobby and enlarged kitchen with bedroom and bathroom over erection of front porch	Permitted	08.04.1980

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

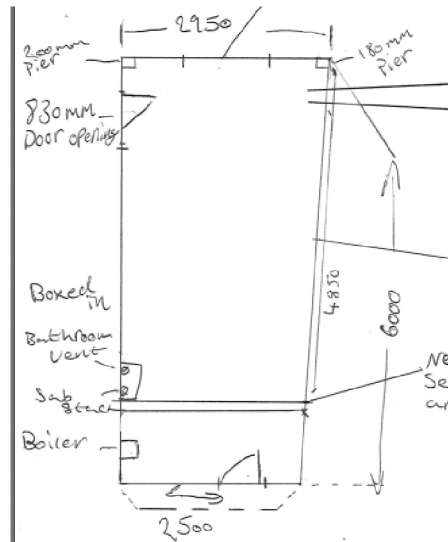
The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 22.07.2025 and no comments were received.

Analysis

Proposal

The proposal seeks to convert the integral garage into a habitable room.





Background

There have been a number of previous applications at this site which have related to the formation of a garage, however It is believed that application No's 19940244 and 19800136 were not built and application 20010627 was the only application to be built. The proposal was built with the below condition attached:

3. The garage hereby permitted shall be used only for the parking of a private motor vehicle or vehicles for uses ordinarily incidental to the enjoyment of the private dwelling house and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on the site in such a manner or in such a position as to preclude vehicular access into the garage extension.

3. In order that any alternative use of the garage may be the subject of a planning application that the District Planning Authority would wish to consider on its merits.

Character and Appearance

The application site is a semi detached bungalow situated in a rural settlement which is inset from the greenbelt. The streetscene is varied with a mix of houses and bungalows which are set back from the highway. Many of the properties have garages which are likely later additions.

The proposed development will see the existing garage converted into an office/reception room. The existing garage door will be replaced with a window to match the existing and similar brick will be used to fill in the void between the ground and sill level.



There are similar development in the area and so the proposed is not deemed an out of character addition.

The proposed development is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the new room will provide additional living space and the proposal is considered to safeguard future occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

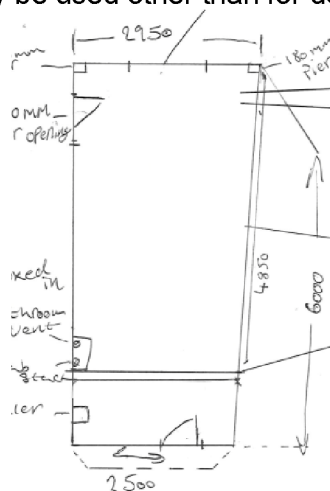
Neighbouring Amenity

The proposed development will not result in a loss of light, outlook or privacy to adjoining occupiers due to the nature of the development. The proposal therefore safeguards neighbouring occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The existing dwelling has onsite parking currently for two to three cars being a garage and parking spaces on the frontage which is safeguarded by a planning condition.

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 6m by 2.9m at its widest point as it tapers in to a width of 2.5m to the rear. 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.



There is also further scope for additional parking on the frontage however this would not be encouraged due to the loss of soft landscaping. The proposal is considered to be compliant with SPG4 KCC Parking Standards 2006.

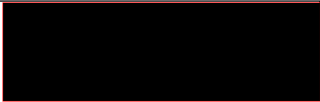
Any Other Material Planning Considerations

The proposed development would be located within a defined rural settlement and does not increase the footprint of the dwelling. The proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	06/08/2025	Dated:	7 th August 2025