



Delegated Report

Householder Planning Application

Planning Application No: 20220516

Location: 42A Hollybush Road Gravesend Kent DA12 5QQ

Description: Conversion of the existing garage into habitable rooms.

Applicant: Mohamed Elkhoul

Site Visit Date: 25.05.22

Preliminary Matters

The agent was emailed 26.05.22 to confirm how many bedrooms the property has. It was confirmed the property has 4 bedrooms on 26.05.22

Submitted Documents/Plans

Application Form;
Drawing No. 22-0650 – 01 – Block Plan – Existing and Proposed with Site Location Plan;
Drawing No. 22-0650 – 02 – Ground Floor Plan – Existing;
Drawing No. 22-0650 – 03 – Ground Floor Plan – Proposed;
Drawing No. 22-0650 – 04 – Roof Plan – Existing;
Drawing No. 22-0650 – 05 – Roof Plan – Proposed;
Drawing No. 22-0650 – 06 – Front Elevation – Existing; and
Drawing No. 22-0650 – 07 – Front Elevation – Proposed.

Plan Note

Drawing No. 22-0650 – 01 – Block Plan – Existing and Proposed with Site Location Plan has two stated scales on the plan, according to print size. The plan measures electronically at A2 size (1:200) and the application will be assessed as such.

Relevant Planning History

Reference	Description	Decision	Decision Date
19850817	Erection of single storey front extension to form garage and conversion of existing integral garage into dining room	Permitted	19.12.1985

Planning History Note

As per condition (iii) on the decision notice for 19850817, the garage and parking space is to be used for parking only.

(iii) The replacement garage and parking space shown on the submitted plans as being reserved for the garaging and parking of vehicles shall be kept available for such use at all times and no development, whether permitted by the Town and Country Planning General Development Order 1977 (as amended) shall be carried out in such a position as to preclude vehicular access thereto.

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

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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 - Environmental Protection Team (Regulatory Services)

Code of Practice on Construction and Demolition

Please apply

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those

measures have been carried out.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

GBC – Highways Officer

This proposal results in the loss of a garage, it is noted the drawings state store, but the application form clearly states a parking space will be lost.

Parking Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No If Yes, please describe: Garage parking being converted so will be losing one parking space.

The block plan suggests that there is insufficient space in front of the garage to safely accommodate a parked car, I measure 4 metres in depth against the local recommendation of 5 metres and a national minimum of 4.8metres. Therefore a car parking space should be provided to replace the one that will be lost by the conversion of the garage.

It is noted looking at the satellite image on Google Maps that the front garden has already been fully paved



This gives little scope to accommodate an additional vehicle, as the front garden only measures some 9.4 metres in depth and so is below the necessary distance to accommodate two cars in tandem. (10 metres local requirement, 9.6 metres minimum). The only option available appears to be to shorten the garage/proposed kitchen, to provide a drive length immediately in front of it, of 5 metres minimum. The only exception would be if the property only has two rooms that can be used as bedrooms as the requirement is then for only a single parking space which can be provided.

Ward Councillors

No comments.

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The consultation period expired 07.06.22.

Officer's Analysis

Design, Character and Appearance

42A Hollybush Road is a two storey 4 bedroom detached property located north of the highway. It has a hard paved frontage and detached garage within the front garden.

2022 Photograph



Sometime since 2018 the front garden has been altered to be completely hard paved. An image from Google Street View below indicates how the frontage formerly appeared, with one parking space for the property.

2018 Google Image



This application proposes to convert the existing garage (currently used for storage) to habitable rooms by replacing the garage door with a window. The proposed development would create space for internal layout changes and includes an additional living room. This would have a minimal impact on the street scene because the proposed external materials; rendered walls and uPVC window is to match the existing.

Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

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 an additional living room. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

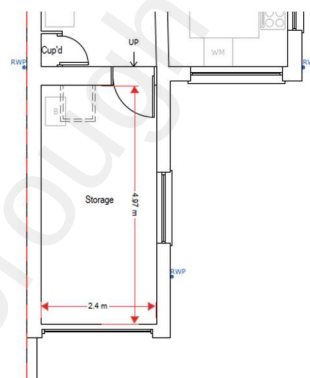
Neighbouring Amenity

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 (LPCS) and Section 12 (NPPF) (2021).

Parking and Highways

As indicated by Gravesham's Highways Officer, one parking space is insufficient for a 4 bed roomed property. However, the garage is unlikely to be used for parking a modern car and falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.)

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)



Existing Ground Floor Plan

As indicated above, the existing garage does not comply with the preferred garage size set out by SPG 4 - KCC Parking Standards (2006), and is currently used for storage purposes. 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. Whilst the Highways Officer has suggested a reduction to the existing garage/proposed kitchen in order to make space for more parking, it would not be appropriate for the Local Planning Authority to request this as the proposal does not involve an increase in bedrooms.

Any Other Material Planning Considerations

Groundwater Source Protection Zone

The site lies within a Groundwater Source Protection Zone - Zone 2. The proposed development is unlikely to have an effect on this constraint.

Contamination

Although the garage is currently in use as storage, there could be some contamination in terms of oil and other contaminants derived from garage use. As per comments received from GBC- Environmental Protection Team, 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 have no effect on 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 Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24th June 2022	Dated:	24th June 2022