



Delegated Report

Householder Planning Application

Planning Application No: 20240503

Location: 23 Pine Avenue Gravesend Kent DA12 1QY

Description: Retrospective application for the conversion of the garage into habitable room, changing the roof to flat increasing the height & part single storey rear infill extension.

Applicant: Mr K Singh

Site Visit Date: 02.07.2024

Submitted Documents/Plans

Application Form;

Supplementary Information – Email confirmation from agent that works are incomplete (received on 02.07.24);

OS Plan (received on 04.06.24);

Drawing No. 01/DT/02/2023 – Front Elevation and Ground Floor Plan – Pre Existing and Existing;

Drawing No. 02/DT/02/2023 – Right and Rear Elevations – Pre Existing and Existing;

Drawing No. 03/DT/02/2023 – Left Side Elevation – Pre Existing and Existing;

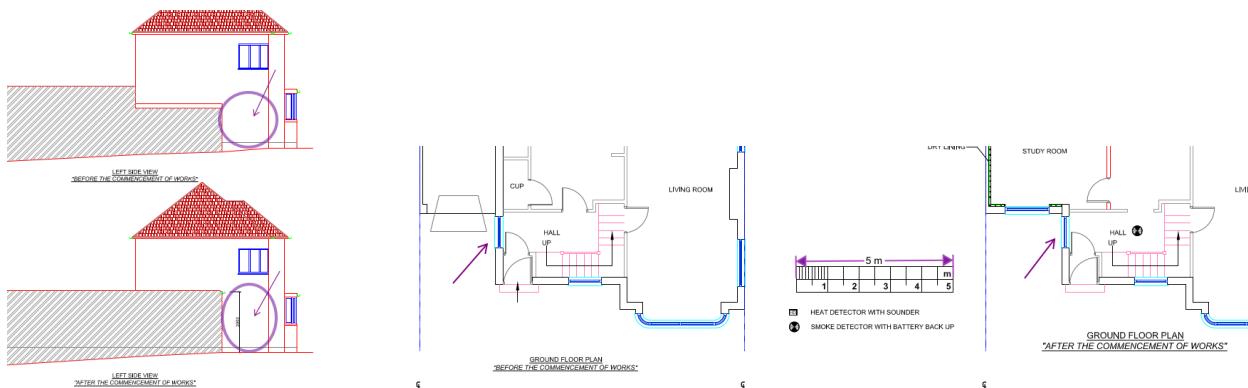
Drawing No. 04/DT/02/2023 – Section AA;

Drawing No. 05/DT/02/2023 – Block Plan – Existing; and

Drawing No. 06/DT/02/2023 – Block Plan – Proposed.

Plan Note

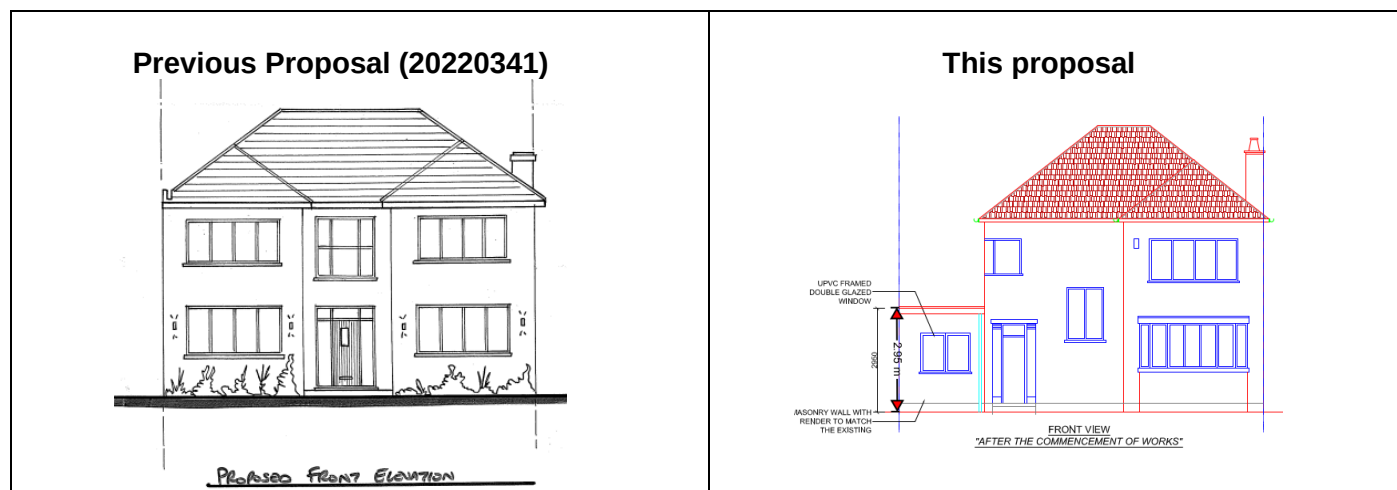
As highlighted by the below plans, the elevation drawings have omitted an existing/remaining window in the flank elevation of the dwelling:



However, this does not directly relate to the proposal and would not impact the determination of this application.

Procedural Matters

Several applications have been submitted for this site, as indicated by the planning history section below. For clarity, the previous householder application that was refused (20220341) was for part single, part two-storey extensions, which is materially different to what is proposed by this current householder application. The previous scheme was for a much larger development. This current proposal represents a much smaller scheme and would result in the loss of a bedroom.



Relevant Planning History

Reference	Description	Decision	Decision Date
20221233	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Prior Approval Not Required	20.12.2022
20220341	Demolition of existing garage to the side and part of the rear bath room (previous extension) and erection of a two storey side extension and part single and two storey rear extension (including roof line) and changes to the front to make it a double fronted house moving the front door.	Refused	20.05.2022
19740154	Erection of a single storey extension for a private garage, lobby and bedroom with a bathroom.	Permitted	26.06.1974

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); and
- Design For Gravesham (2024).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Six surrounding properties were consulted and 6 responses were received. The overall consultation period expired on 28.06.24. Two responses were in support of the development and four responses raised an objection. The comments are summarised below:

Support

- *It will enhance the aesthetic appeal of the area and improve the quality of the neighbourhood*
- *I hope that planning permission will be granted*
- *(From a member of the public that has worked on the development) the alteration needed to be done at the time it was done*
- *The beauty about Pine Avenue is that every house is built differently*

The appearance of the development, along with any impact on the character of the area, shall be assessed in the Design, Character and Appearance Section of this report.

Object

- *Even though a previous application was refused, the owners have turned the garage into a living space disregarding the council's prior decision and concealing this behind garage doors*
- *Works have been noisy and undertaken beyond permitted working hours*
- *The road outside the house has been badly damaged and is dangerous*

- *The shared drive has been damaged and not been repaired*
- *The work carried out so far appears to be of poor standard*
- *Council should disregard the comment of support made by a builder who worked on the extension*
- *The work has been in complete contravention to planning rules and should be refused*
- *The building should be restored to its previous state*
- *Should this be approved, this would set a precedent for others to expand and modify their homes regardless of the planning process*
- *If this application is allowed it would show weakness in the planning system and be considered outrageous*
- *If allowed it would show how weak the council is on upholding decisions*

The appearance of the development shall be assessed in the Design, Character and Appearance Section of this report.

It is important to note that most of these concerns are related to issues experienced during construction, which has already been undertaken and do not relate to the proposal itself. As such they are not considered material planning considerations. The fact that works have already been undertaken bears no relevance to the determination of this application. Additionally, each application is considered on its own merits and whether it would comply with Local and National Planning Policy. If permission were to be forthcoming, further works to complete the development would be subject to a works of construction informative.

Site Description

23 Pine Avenue is a two storey detached dwelling located to the west of the highway. The property had an existing side extension which formed a garage, bedroom and ensuite.

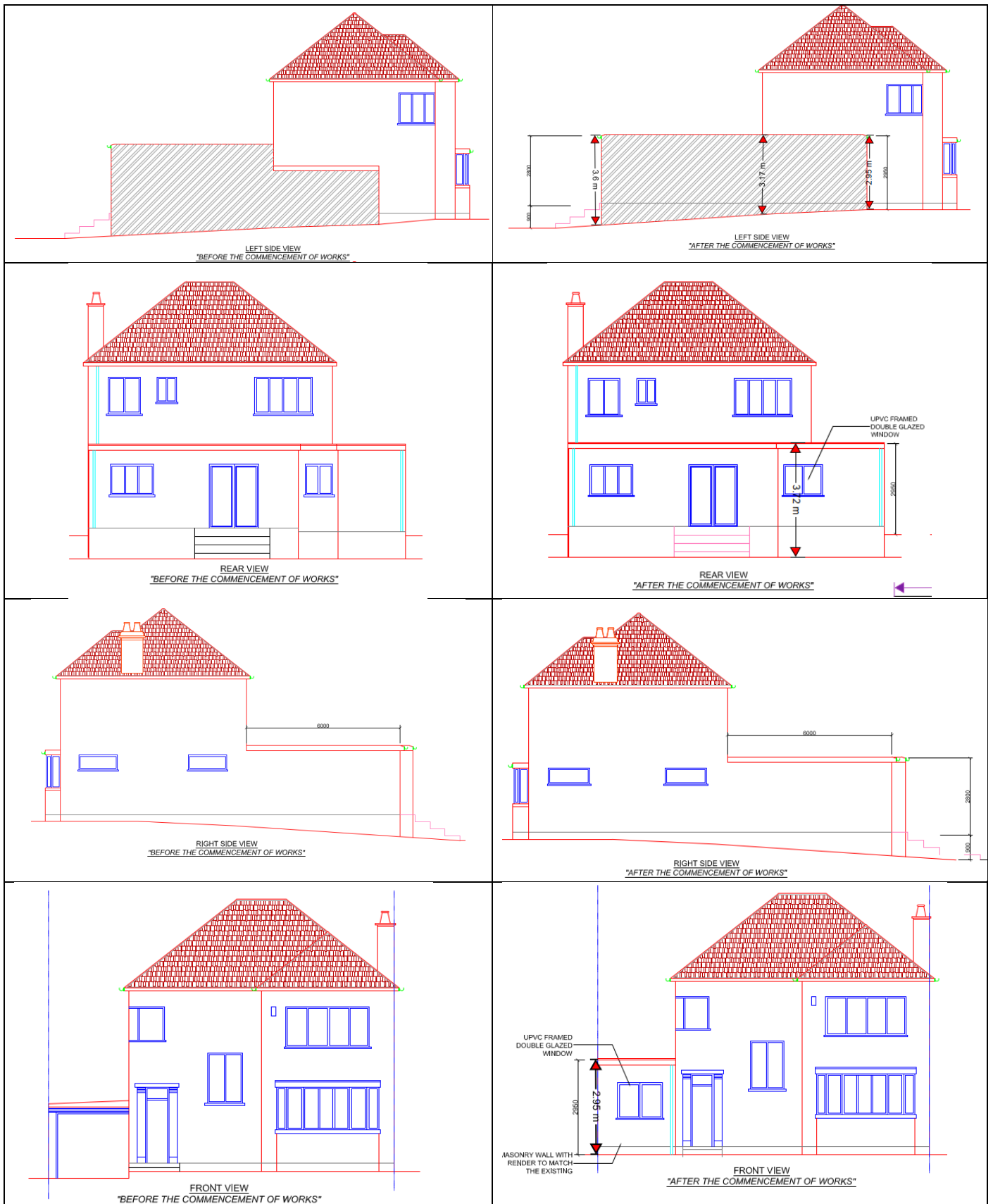
Site Photo



This application is part retrospective, as the works are incomplete. The development includes the conversion of the garage to form a study room, internal alterations, the loss of the bedroom and creation of a new utility/bathroom. The works incorporate a raise in the roof height of the existing single storey side extension, a single storey rear infill extension and also the replacement of the existing garage door with windows.

Proposed Development and Background Information

The dimensions of the development are indicated below:



It was apparent on the site visit, that works to convert the garage has begun, but had not been completed:

Site Photo



The agent was emailed to clarify the materials, as it is clear that cladding has been used, but this is not as per the plans. The plans show it will be masonry and render.

The agent responded confirming:

Yes, the cladding is the temporary closure only, there is no masonry wall on the top part at the moment. That will be blocked with the masonry wall and wall will be pebble dash render to match the existing as mentioned in the drawing.

As such, the application shall be assessed according to the plans.

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.

As aforementioned in this report, the works have not yet been completed. If planning permission were to be forthcoming, an appropriately worded condition can be added to the decision notice to ensure the works are completed in accordance with the approved plans. If the development were to be completed in contravention of the approved plans, this could be considered a breach of planning control and could lead to enforcement action being taken.

The side extension with flat roof is set back substantially from the front elevation. The proposal includes a raise in roof height and replacement of the existing garage door with a window. In addition, a new window would serve the utility/bathroom in the rear elevation. Although it is preferable for new side extensions to replicate the roof form of the main dwelling, in this instance, the garage is existing and as such would not cause detriment to the character of the dwelling or surrounding street scene. Furthermore, the development is not located in a prominent position where it would be highly visible from the public vantage point. The proposed single storey rear infill extension is minimal in scale and is not considered to cause additional harm to the character and appearance of the dwelling. The proposed external materials; uPVC windows and surrounding masonry wall with render will match the existing, and a condition can be added to ensure a

satisfactory visual relationship between the existing dwelling and the development as a whole. Overall, the proposal is considered to have a minimal impact on the street scene, and is not considered to detrimentally affect the character of the existing dwelling or the surrounding area.

Therefore, the development is in accordance with Policy CS19 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 and the resultant garden area exceeds these requirements. The RLG (2020) also sets out room sizes. Although study room sizes are not specified, there is considered to be sufficient space for future occupiers.

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

Neighbouring Amenity

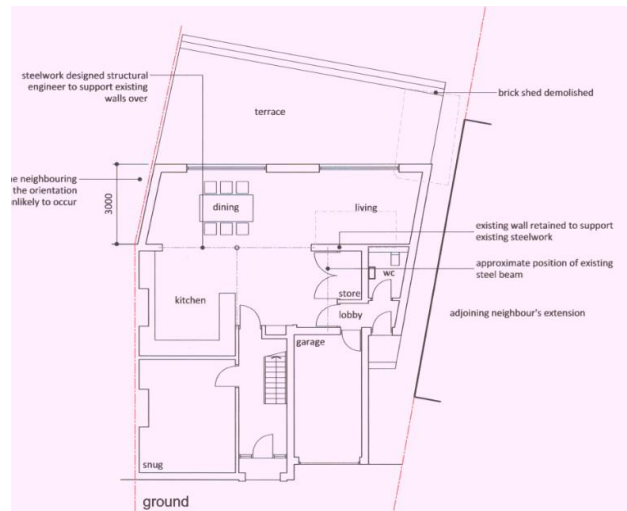
As aforementioned above, neighbour representations have been received as a result of the consultation process carried out for the application. The representations have not raised any concerns in relation to the impact of the development on neighbouring amenity. Neighbouring amenity is assessed below.

(Older) Google Aerial Image



In situ, No.25 Pine Avenue would not be detrimentally impacted by this proposal. No.21 Pine Avenue, has an existing side and rear extension, permitted under application 20140159:

Plan as per application 20140159



The alterations at No. 23 Pine Avenue are at single storey level. As such, and in situ, the development is not considered to detrimentally impact neighbouring privacy in terms of loss of light, privacy, outlook or cause a sense of enclosure. It is noted that a potential 'platform area' is in situ, either side of the rear steps.



As such, if permission were to be forthcoming, a condition can be added to the decision notice to restrict the use of this area, to ensure no overlooking of neighbouring properties.

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.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The conversion of the existing garage to a study room, along with the modest single storey rear infill extension would have a minimal impact on the street scene and is not considered to detrimentally impact the character and appearance of the existing dwelling or surrounding street scene. In addition, the development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. Furthermore, there would be no effect on the existing parking arrangements and the proposed external materials can be conditioned to match the existing dwelling.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	22nd July 2024	Dated:	24 July 2024