



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20260170

**Location:** 5 Broadwood Gravesend Kent DA11 7RX

**Description:** Conversion of the garage to provide ground floor bedroom and ensuite.

**Applicant:** Mr & Mrs Williams

### Submitted Documents/Plans

Application Form; and  
Single Application Plan - 25024-PL01.

### Relevant Planning History

| Reference | Description                                                      | Decision  | Decision Date |
|-----------|------------------------------------------------------------------|-----------|---------------|
| 19930641  | Outline application for the erection of 4 no detached dwellings. | Permitted | 14.03.1994    |

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

#### National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

- Section 15 – Conserving and Enhancing the Natural Environment

#### 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

### **Consultations, Publicity and Representations**

#### Consultees

There have been no consultees consulted on this application.

#### Neighbouring properties

Five surrounding properties were consulted with a response date of 12.03.2026, no representations were received in response.

### **Officer's Analysis**

#### Site Description

The application site is located on the southeastern corner of Broadwood which is a residential cu-de-cac. The application property is a two-storey detached dwelling. The property benefits from an integral garage, the front garden area has been partially hard paved to provide forecourt parking.

#### Proposed Development

The application seeks permission for the conversion of the existing garage to provide an additional ground floor bedroom with an en-suite. The bedroom would be accessed only from within the dwelling.

#### Design, Character and Appearance

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) 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.

Externally, the existing opening for the garage door would be partially infilled and a window would be inserted in this opening. The windows would match the property's existing windows and the brick detailing at cil level to the property's other windows would be repeated. It is considered that the proposed changes to the front elevation would not detract from the character of the host dwelling. As such in terms of design the infill of the garage door opening is considered to be acceptable and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

#### Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The proposed bedroom would have a gross internal floor area of approximately 17m<sup>2</sup>, this would exceed the minimum internal floor area requirement for a double bedroom of 11.2 sqm set out in Gravesham's SPG2. The window serving the bedroom would be sufficiently separated from neighbouring properties to ensure it provides occupants of the bedroom with acceptable levels of light and outlook. The property's amenity space to the rear would be retained as existing, it would exceed the minimum requirements for a property with four or more bedrooms as set out in Gravesham's SPG2.

### Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) seeks to protect amenity and ensure acceptable future living conditions. Section 12 of the NPPF (2024) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to "secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings".

Given the nature of the proposed development there would be no increase in the footprint or massing of the dwelling, as such there would be no overshadowing or overbearing to neighbouring properties. The proposed window to the front elevation of the dwelling would be sufficiently separated from the property opposite at no.8 Broadwood, this would ensure that there is no loss of privacy. The proposed development is therefore considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) in regard to its impact on the amenity of neighbouring occupants.

### Parking and Highways

Any proposals would need to be considered against saved policy T1 (LPFR) (1994) and Policy CS11 of the Gravesham Local Plan Core Strategy (2014). These policies ensure that development provides an acceptable amount of parking in accordance with the adopted KCC Parking Standards and the access and parking arrangements do not have a detrimental impact on highway safety.

It is noted that the proposal would result in the loss of the parking space provided by the garage. The maximum required off street parking provision for a dwelling with three or more bedrooms is two spaces. The application property benefits from a moderate front hardstanding with space for a minimum of two vehicles. It is considered that the retained forecourt parking area would provide sufficient parking for a property of this size.

### Any Other Material Planning Considerations

#### *Biodiversity*

The NPPF 2024 at Paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Policy CS12 of the Core Strategy 2014 reflects this stance and states that there will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought.

The application is a householder application and as such falls under the Householder Application BNG exemption. In any case, the proposed conversion would not result in the loss of any habitat. As such, given the nature of the proposed development it would not result in harm to local biodiversity, and is therefore compliant with Policy CS12 of the Gravesham Local Plan Core Strategy (2014) in this regard.

### **Conclusion and Recommendation**

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

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| <b>Case Officer:</b> | Adeoye Lawal | <b>Team Leader:</b> | Richard Hart |
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| <b>Signed:</b> | <i>Ade Lawal</i> | <b>Signed:</b> | <i>R Hart</i>              |
| <b>Dated:</b>  | 7th April 2026   | <b>Dated:</b>  | 9 <sup>th</sup> April 2026 |