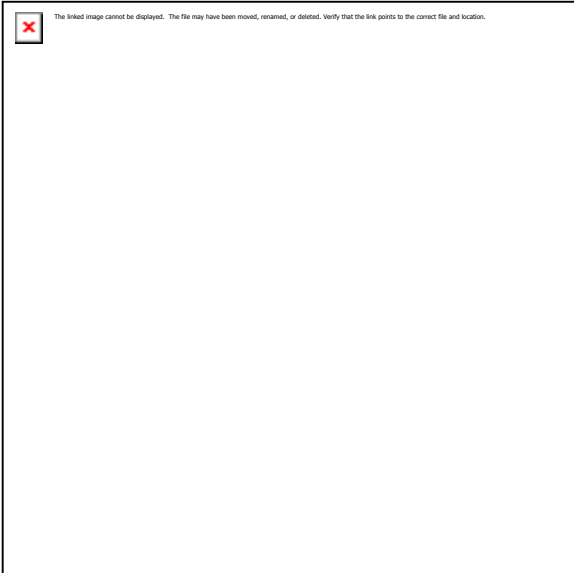




Delegated Report

Householder Planning Application

Planning Application No: 20220185

Location: 8 Saxon Close Northfleet Gravesend Kent

Description: Conversion of garage to habitable room.

Applicant: Mr & Mrs Powar

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form;
- Drawing No. JMD-1157-B-010 – Site Plan;
- Drawing No. JMD-1157-B-020 – Location and Block Plans;
- Drawing No. JMD-1157-B-100 – Existing and Proposed Front (North) Elevations;
- Drawing No. JMD-1157-B-110 – Existing and Proposed Rear (South) Elevations;
- Drawing No. JMD-1157-B-120 – Existing and Proposed Side (East) Elevations;
- Drawing No. JMD-1157-B-130 – Existing and Proposed Side (West) Elevations;
- Drawing No. JMD-1157-B-140 – Existing and Proposed Ground Floor Plans;
- Drawing No. JMD-1157-B-150 – Proposed Ground Floor; and
- Drawing No. JMD-1157-B-160 – Existing and Proposed Cross Section.

Relevant Planning History

Application Ref. No.	Description	Status	Date
19880687	Erection of single storey front extension to form enlarged lounge and construction of a new roof over existing garage.	Permission	10.10.1988

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 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving 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 SPD, October 2021

Consultations, Publicity and Representations

KCC – Heritage Conservation (E & W)

I have no comments to make on archaeological matters.

Neighbouring properties

The application was advertised by way of individual letters to six surrounding properties with an overall consultation expiry period of 18th March 2022. No letters of representation have been received.

Analysis

Proposal

The application is for the conversion of an existing integral garage into an enlarged hallway, bathroom and utility and storage area. The garage door will be replaced with a single window in the front elevation to serve the hall, a single window in the side elevation to serve the bathroom and 2no. rooflights within the existing pitch roof to the front.

Character and Appearance

The application property is a two storey semi-detached property in use as a single family dwelling located within a cul-de-sac in the urban area of Northfleet. It has an integral garage and parking to the front of the property for 2-3 cars.

The streetscene is characterised by similar properties, many have been extended in various ways, including two storey side and single storey front extensions including garage conversions. Therefore the proposal would not result in a new feature to the area.

Gravesham Borough Council

Application Property



Immediate Streetscene



The proposal replacement windows would match the existing windows and the resultant void between the ground and window will be finished with matching brickwork.

The proposal is acceptable and will not result in harm to the character of the area and is therefore deemed compliant with CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposed bathroom, utility and storage areas would not be required to accord with the technical housing standard, however the garage conversion as a whole would have a total area of 14.73m² which would be sufficient space for a habitable room and as such would safeguard the amenity of future occupiers.

Neighbouring Amenity

The windows to the front and side would not afford views over neighbouring properties and would therefore have no adverse impact on the amenity of adjacent properties and would accord with Policy CS19 (LPCS) and paragraph 130f of the NPPF (2021).

Parking and Highways

The proposal, whilst resulting in the loss of the garage and thus one parking space, the retained driveway would provide parking for 2-3 vehicles and the arrangement of the existing hardstanding would not alter. Furthermore, being a cul-de-sac and with the application property being on the corner of the hammerhead, vehicle movements should generally be at lower speeds. There are also examples of similar garage conversions within the area.

As such, it is considered there is no conflict SPG 4 - KCC Parking Standards (2006) and Policy CS11 (LPCS).

Conclusion & Recommendation

Proposal complies with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	22 nd April 2022	Dated:	22nd April 2022