



Delegated Report

Householder Planning Application

Planning Application No: 20230289

Location: 1 Ediva Road Meopham Gravesend Kent

Description: Conversion of garage into habitable room, erection of single storey side extension to form garage, erection of pitched roof over existing entrance porch with part rendering over of existing brickwork and replacement of windows and doors

Applicant: Mr S Craig

Site Visit Date: 06.04.23

Preliminary Matters

The agent was contacted on 27.03.23 to give the opportunity to amend the plans, as the plans originally submitted for the application showed part of the proposal would be to render and paint the entire dwellinghouse, and install coloured uPVC windows, which would be out of character for the area. A revised plan was received 03.04.23 and accepted by the Local Planning Authority. Subsequently, with agreement from the agent, the description was altered from: *Conversion of garage into habitable room, erection of single storey side extension to form garage, erection of pitched roof over existing entrance porch with rendering over of existing brickwork and replacement of windows and doors*, to; *Conversion of garage into habitable room, erection of single storey side extension to form garage, erection of pitched roof over existing entrance porch with **part** rendering over of existing brickwork and replacement of windows and doors*.

In addition, the agent was contacted regarding a plan inconsistency on 10.05.23. A revised plan was provided and accepted by the Local Planning Authority that same day, with reconsultation carried out and an extension of time agreed (until 02.06.23) to determine the application.

Submitted Documents/Plans

Application Form;
Drawing No. 01 – Floor Plans and Elevations – Existing;
Drawing No. 02A – REVISED Floor plans and Elevations – Proposed;
Drawing No. 03 – OS Plan; and
Drawing No. 04A – REVISED Block Plans – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. 02 – Floor plans and Elevations – Proposed; and~~
~~Drawing No. 04 – Block Plan – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
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20140277	Erection of two-storey side extension and single storey rear extension to existing three bed semi-detached dwelling	Permitted	27.05.2014
19900327	Erection of single storey front extension to form porch and enlarged garage.	Permitted	21.06.1990

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 (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
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Meopham Parish Council

No objection.

GBC – Highways Officer

I have no objections, the garage is slightly narrower than the preferred width, but is still adequate for parking the average car, the length is also longer than necessary, but this gives space for cycles and other equipment.

Given the glazed double doors that serve the garage to the rear garden, I would suggest a condition that restricts the use of the garage to the parking and/or storage of vehicles and their ancillary equipment, as at present with glazed doors and window, it would be attractive to use the garage for other purposes.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 17.04.23.

Reconsultation

As aforementioned above, neighbour reconsultation was carried out with no comments received. The reconsultation period expired on 24.05.23.

Officer's Analysis

1 Ediva Road is a two storey semi-detached property with integral garage. The site is located to the south of the highway.



This application proposes the conversion of the garage to habitable room, along with the erection of a single storey side extension to facilitate a new garage. In addition, it is proposed that a new pitched roof is

formed over the existing entrance porch along with part rendering over the existing brickwork. Furthermore, there is to be replacement of the existing windows and doors. The new windows will match the main dwelling.

Proposed Development

The proposed extension will have the following dimensions:

- Height 3.47m
- Depth 6.50m
- Width 3.60m



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.

Previous extensions and alterations have been carried out at the application site, as per the planning history for the property. Notwithstanding this, the dwelling is situated on a generous plot, with an existing substantial gap between the flank elevation and site boundary. The single storey side extension would be constructed within that space, maintaining a small gap (0.30- 0.40m approx.), between the development and the site boundary. Plans show the front of the garage would be in line with the front projection of the existing dwelling, and would not extend the full depth of the dwelling. In addition, the changes to the porch are considered to be sympathetic to the existing dwelling and includes blocking up the existing flank window with roof alterations which will compliment the proposed development. Overall, the proposal is considered to be subservient to the existing dwelling.

Originally, the plans showed the proposed rendering of the entire property which was considered to be out of character with the surrounding area, where the predominant material is brickwork. The revised plans accepted by the Local Planning Authority, instead show a part rendering of the dwelling. The part rendering was requested to remain by the agent, to create a contrast in design to the main dwelling, as well as to mask any variations in facing brickwork that could occur. In addition, no render is proposed on the walls directly adjacent to no.3 Ediva Road, and the brickwork remains to be the dominant material. Therefore, on balance, the proposed render is acceptable. Furthermore, the plans show the development would be constructed with windows, pitched roof and roof tiles to compliment the main dwelling.

Overall, the proposal is considered to be subservient to the existing property, will use acceptable external materials and will not harm the character and appearance of the existing dwelling or the wider street scene. As such, 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) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, along with required room sizes. The plans show the development would comply with the requirements of the RLG (2020), providing sufficient garden depth, area and lounge size.

Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity below.

The proposal would not result in a sense of enclosure, loss of light, or impact the privacy or outlook of neighbouring properties. The extension will be single storey and no new windows are proposed in the flank elevation of the extension. In addition, the alteration of the garage door to window will face the boundary treatment of No.2 Ediva Road, located opposite the site. Furthermore, in situ, the development will not impact No.3 Ediva Road, and will be adjacent to the rear boundaries of numbers 1 and 3 Nursery Grove.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

The proposed garage has an internal width of 3.52m, which falls slightly below the 3.60m requirement, and a depth of 6.06m, that exceeds the requirements. As such, the garage size is considered to be adequate. Gravesham's Highways Officer has suggested a condition be added to ensure the garage is used for the parking and/or storage of vehicles and their ancillary equipment. This is due to the appearance of the rear of the garage with glazed doors and window, which may make the garage attractive to be used for other purposes. Therefore, a condition is suggested to ensure the garage use is appropriate.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Impact on the Landscape

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

The proposed development will be constructed using acceptable external materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	25 th May 2023	Dated:	26th May 2023