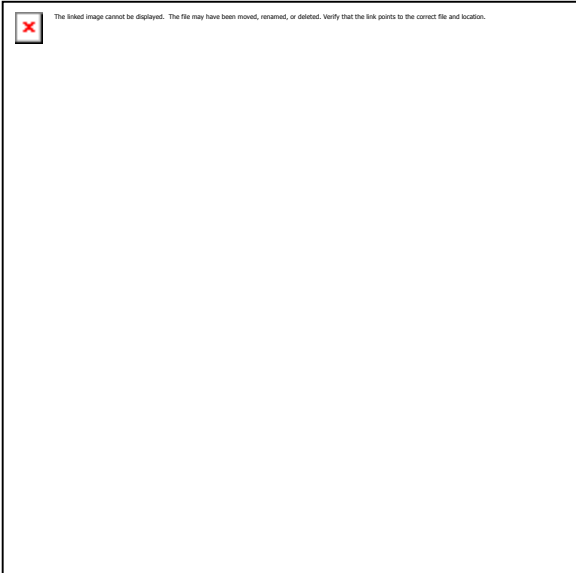




Delegated Report

Householder Planning Application

Planning Application No: 20220355

Location: 4 Sycamore Close Gravesend Kent DA12 2TJ

Description: Conversion of the garage into a habitable room.

Applicant: Mr G Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Drawing No: S02 (Existing/Proposed Ground Floor Plans);
- Drawing No: S04 (Existing/Proposed Front Elevations);
- Drawing No: S01 (Block Plan/Site Location Map) and;
- Drawing No: S03 (Roof Plan).

Relevant Planning History

Reference	Description	Outcome	Decision Date
19810251	Erection of 22 two storey dwellings with garages and the laying out of estate road and formation of a new access to the A226 to serve also the playing fields	Permitted	30.09.1981
19800587	Outline application to erection of 20 dwellings 34 garages and laying out of estate road formation of a new access to the A226 to serve also the playing fields	Permitted	04.07.1980

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

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage

"I have no comments to make on archaeological matters."

GBC – Highways Officer

I have no objections subject to two parking spaces being provided, one of which can be the existing drive, to retain the existing car parking provision. This can be via a condition and should be on the basis that it is provided before development commences to ensure the parking is always available.

Neighbouring properties

The application was advertised by way of site notice and letters to seven surrounding properties. The overall consultation period expired on 06th May 2022 and no comments were received.

Analysis

Proposal

The proposal seeks to convert the integral garage into a habitable room. The garage will allow for an

additional living area.

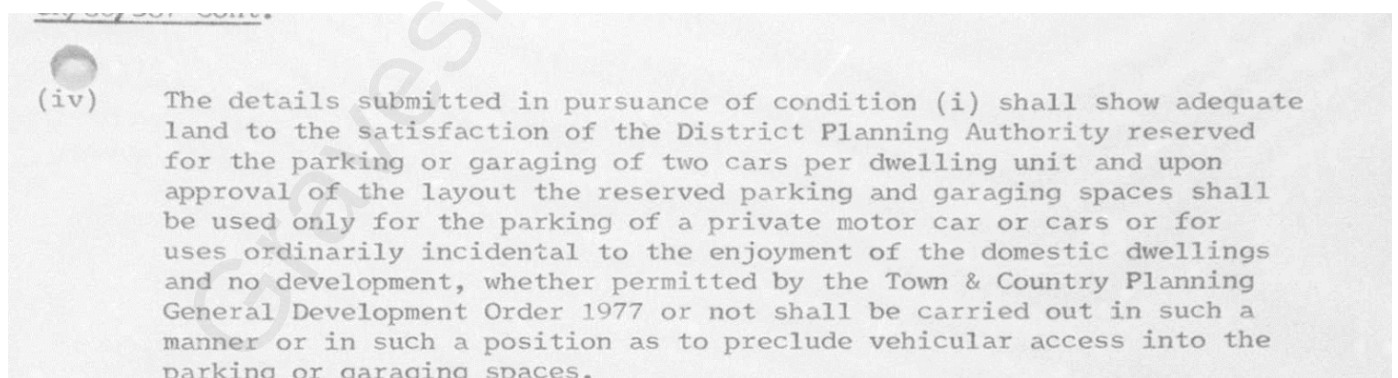


The existing garage door will be replaced with two windows and the remaining area will be bricked up using bricks to match the existing house.



Character and Appearance

The application site is a two storey detached house in use as a single family dwelling. The property has not been previously extended, however there is a planning condition in place under reference 19800587 which prohibits the conversion of the garage into a habitable room unless planning permission is sought.



There have been other properties within the street which have converted their garages into habitable rooms so the principle of changing use is not unseen in the area. The proposed fenestration is not ideally located as the proposal does lack symmetry, however it is considered poor enough to warrant a refusal that would be sustained at appeal level.

The proposal is therefore acceptable and deemed to comply with CS19 of the Local Plan Core Strategy

2014.

Amenity of Future Occupiers

The proposal will not impact the existing amenity of occupiers and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

Due to the nature of the proposal, it is not liable to impact light, outlook or privacy of neighbouring properties and so the proposal is compliant with CS19 of The Local Plan Core Strategy 2014.

Parking and Highways

The existing dwelling has onsite parking currently for two cars being a garage and parking space in front which is safeguarded by a planning condition. The majority of the properties in the road have their own driveways and garages and there is some limited on street parking.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.3m by 2.6m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



Notwithstanding the concerns of the GBC Highways Development Management Officer, conditioning any forthcoming permission to create an additional parking space would result in the loss of some of the soft landscaping to the front of the property and so on balance it is felt that this would not be necessary. The on site parking provision on the driveway would still remain and whilst there is scope for additional on site parking, there is also some on street parking.

Conclusion & Recommendation

The proposal has been fully considered and it is concluded that in balancing all the issues there are no overriding reasons to reject the scheme on parking and highway reasons.

Therefore permission is recommended subject to planning conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19th May 2022	Dated:	20 May 2022

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Gravesham Borough Council