

Delegated Report

Planning Application

Planning Application No: 20260229

Location: 44 Singlewell Road, Gravesend DA11 7PW

Description: Conversion of existing garage to habitable room, increase roof height and insertion of two windows to side elevation.

Applicant: Mrs J Dale

Site Visit Date: 12 March 2026

Submitted Documents/Plans

Application form
Site photos
Fire Statement
Flood risk document
Drawing no. 077-107-HA rev PL1 (proposed south and north elevations)
Drawing no. 077-106-HA rev PL1 (proposed front and rear elevations)
Drawing no. 077-105-HA rev PL1 (proposed plans)
Drawing no. 077-104-HA rev PL1 (south and north elevations)
Drawing no. 077-103-HA rev PL1 (front and rear elevations)
Drawing no. 077-102-HA rev PL1 (existing plans)
Drawing no. 077-101-HA rev PL1 (Site location plan)

Relevant Planning History

20200220	Erection of single storey rear extension.	Permitted	20.04.2020
19760186	Formation of a vehicular access	Permitted	06.04.1976
19490710	Erection of a private garage	Permitted	13.01.1950

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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 4 – Decision-making
- Section 12 – Achieving well-designed places

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);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by site notice and individual letters to four neighbouring properties. No letters of representation have been received and the overall consultation period expired on 29.04.2026.

Officer's Analysis

Proposal

This application seeks planning permission for the conversion of existing garage to habitable room with two high level windows to side elevation. The proposals will involve raising the roof inline with the existing parapet of the rear extension and installation of a roof light. The side window and door will be replaced by two high level windows. The front elevation will remain the same including a garage door. The garage will be finished in render to match the existing rear extension. The converted garage will provide for a laundry/plant room and a WC.

Design, Character and Appearance

The application site is a two storey semi detached dwelling with attached garage to the side. There is a single storey extension to the rear of the garage that wraps round the rear of the dwelling. The proposed changes to the garage include raising the roof to meet the existing parapet of the rear extension and the insertion of two high level windows to the side in place of the existing window and door. The garage will be rendered to match the existing rear extension. The front elevation consists of a brick frontage and garage door and this will remain the same.

The proposed alterations to convert the garage will not result in significant external changes and therefore the appearance will remain similar to its current appearance. Therefore there will be no detrimental impact

on the character and appearance of the area.

The proposed development accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Future Occupiers

The proposal will not result in the loss of any garden space and will not create any habitable rooms and therefore there will be no impact on the amenity of future occupiers.

Neighbouring Amenity

The proposal will result in the increase of the roof to match the existing parapet however no. 46 has a lean-to facing onto the garage that provides access to the rear garden and therefore screens the garage from this property. The proposal therefore will not result in any detrimental impact in terms of loss of outlook, sunlight or daylight. Two new windows are proposed in the southern flank however these are to be high level and therefore will not result in any loss of privacy to this neighbour.

The proposed development will not result in any detrimental impact in terms of amenity and therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Parking and Highways

The proposed conversion of the garage could potentially involve the loss of one off road parking space. The existing depth of the garage is approx. 4.7m and the width is 2.2m and so does not meet the adopted size standards for a parking space and is significantly below the standards for a garage which is 7m x 3.6m. The existing garage is not used for parking given the limited size and the fact floorplans show it use as a storage/plant room, and so cannot be counted towards off road parking provision. Notwithstanding this the property is within a sustainable location and off road parking requirements are a maximum. No objection is therefore raised on highways grounds.

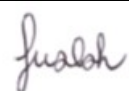
Conclusion

The proposed garage conversion will have no detrimental impact on the character and appearance of the street scene, amenity, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	5 May 2026.	Dated:	05 May 2026