



Delegated Report

Householder Planning Application

Planning Application No: 20240885

Location: 8 Elmfield Close Gravesend Kent DA11 0LP

Description: Conversion of existing garage into a habitable room including internal alterations.

Applicant: Mr Dhannjit Singh Sihota

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/09/2024;
Drawing Number D07 (Site Location Plan);
Drawing Number D06 (Block Plan – Existing);
Drawing Number D01 (Ground Floor Plan – Existing);
Drawing Number D03 (Roof Plan - Existing – no change);
Drawing Number D04 (Elevations – Existing);
Drawing Number D02 (Ground Floor Plan – Proposed);
Drawing Number D05 (Elevations – Proposed); and
Drawing Number D06 (Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20141092	Erection of two outbuildings for a games room and store in the rear garden.	Permitted	19.01.2015
19590071	Residential development	Permitted	23.04.1959

Development Plan

Gravesham Local Plan Core Strategy (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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful 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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

15 surrounding properties were consulted and one comment was received in support of the application. The consultation period ended on 22nd October 2024.

Officer's Analysis

Design, Character and Appearance

8 Elmfield Close is a three storey terraced house located on the Eastern side of the highway. The property is hard standing to the frontage for off road vehicular parking.



The application proposes the conversion of the existing garage to the front of the property to a habitable room.

The application proposes to convert the existing garage to habitable rooms by replacing the garage door with 2 no windows and a rendered finish to the match the existing dwelling. The proposed development would create space for an additional bedroom with ensuite. The window to the ensuite is proposed to be obscure glazed.

The proposed windows would be aligned to respect the window placement of the existing windows and as such, this proposal is considered to have a minimal impact on the existing dwelling. Furthermore there are examples of similar developments to neighbouring properties and as such the proposal is not deemed to have a detrimental impact on the immediate street scene.

Therefore, the development hereby proposed will be constructed using appropriate materials and will have no impact on the street scene. As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The internal layout changes propose to increase the amount of bedrooms at the property. Post development, the remaining garden size would measure at an area of 191.35msq and a minimum depth of 12.58m and is therefore considered to be acceptable and in accordance with Gravesham's Recommended layout guidelines. Furthermore, all proposed room sizes are also comply with the current guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National

Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure.

Whilst the application introduces a habitable window to the front elevation, serving the newly formed bedroom, due to the orientation of the existing dwellinghouse and the distance from neighbouring properties, there are no concerns with the impact on privacy.

The application is therefore considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Parking and Highways

There is existing off road parking for two vehicles to the front of the property and as such the loss of the garage does not have a detrimental impact in terms of parking and highways.

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	19 th November 2024	Dated:	19th November 2024