



Delegated Report

Householder Planning Application

Planning Application No: 20240512

Location: 1 Masefield Road Northfleet Gravesend Kent

Description: Increase in height of the detached garage to facilitate conversion from garage to utility room and bicycle storage.

Applicant: Natasha Catnott

Site Visit Date: N/A

Preliminary Matters

The agent was contacted on 21.08.24 due to plan measurement discrepancies. A revised plan was received and accepted by the Local Planning authority on 28.08.24. Re-consultation, in this instance, was not considered to be necessary.

Submitted Documents/Plans

Application Form; and
Drawing No. MASI/2 C - REVISED Floor Plans Elevations Block Plan and OS Plan – Existing and Proposed.

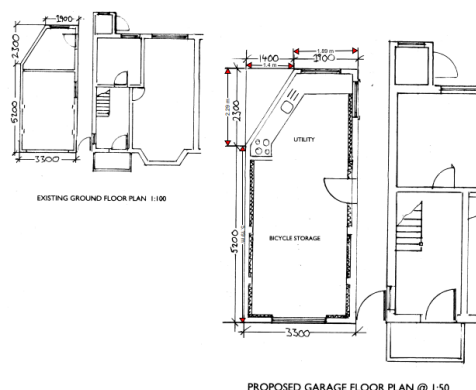
Superseded Documents/Plans

~~Floor Plans Elevations Block Plan and OS Plan – Existing and Proposed (received on 24.06.24).~~

Plan Note

The plans are hand drawn and as such, minor measurement discrepancies can occur. However, as the plans have written dimensions included on the plan, the assessment of this application shall be based on the written dimensions.

Plan measurements (in red) included below for reference:





Relevant Planning History

No relevant history.

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 (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

- 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);
- Design for Gravesham Design Code (2024); and

- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, the consultation period expired on 14.08.24 and no responses were received.

Site Description

1 Masefield Road is a semi-detached property located to the north east of the highway.

Google Images

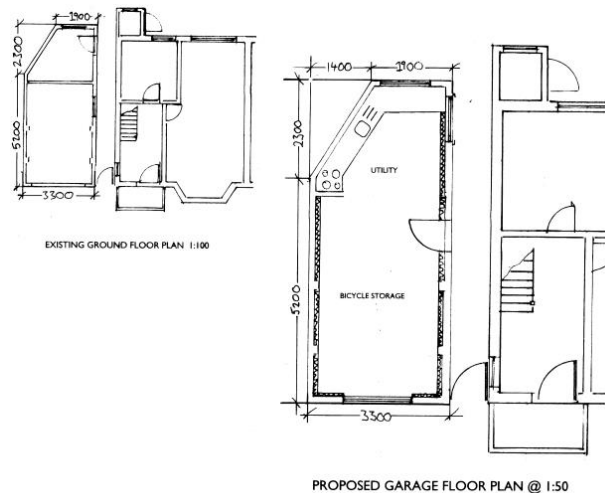


This application proposes an increase in height of the detached garage to facilitate conversion from garage to utility room and bicycle storage.

Proposed Development

The development would include fenestration alterations. The height dimensions are indicated on the plans.





Officer's Analysis

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. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed development includes a modest height increase to the existing garage, and replacement of the existing garage door with a window. The proposed external materials can be conditioned to match the existing, in order to create a satisfactory visual relationship between the existing and proposed development. As such, the proposal would not be dissimilar to the existing situation, and is not considered to result in harm to the character and appearance of the host dwelling or the street scene. If permission were to be forthcoming, a condition can be added to the decision notice to ensure the converted garage is not used as primary living accommodation or to carry out any commercial activity, as necessary.

Therefore, 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) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The garden area is not impacted by the development and as such has not been calculated. Utility room sizes are not specified within the guidance, however, it is considered the proposal provides sufficient space. As aforementioned above, if permission were to be forthcoming, a condition can be added to the decision notice to ensure the converted garage is not used as primary living accommodation or used to carry out any commercial activity.

Overall, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses have been received as part of the consultation process.

In situ, the development is not considered to detrimentally impact neighbouring privacy in terms of loss of light, privacy, outlook or cause a sense of enclosure. The increase in height is minimal, and the new fenestration in situ would not impact neighbouring privacy. In addition, bicycle storage and a utility room are not habitable rooms. As aforementioned above, a condition can be added to secure the use of the converted garage.

Therefore, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

The garage is undersized according to SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021), and as such is substandard to accommodate a vehicle. In addition, the conversion of the garage will not result in an increase in bedrooms, and therefore the proposal will not have an effect on the existing parking arrangements. As such, the proposal is considered to be acceptable.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. As such, a watching brief condition can be included if permission were to be forthcoming.

Conclusion

The proposed development would be conditioned to be constructed using acceptable external materials to match the existing. In addition, the proposal is considered to be subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours, would not impact the existing parking arrangements, and would not cause harm to the appearance of the street scene.

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:	Miss Faye Hobbs
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Signed:	L Hankin	Signed:	
Dated:	28th August 2024	Dated:	28 August 2024