



Delegated Report

Householder Planning Application

Planning Application No: 20210904

Location: 80 Forge Lane Higham Rochester Kent

Description: Conversion of integrated garage to habitable room.

Applicant: Ms Madeleine Davey

Site Visit Date: Desk top

Submitted Documents/Plans

- Application form;
- Block plan;
- Covering letter;
- Drawing no. FPA101108 Page 01 Rev. A; and
- Drawing no. FPA101108 Page 02 Rev. B.

Relevant Planning History

Application No.	Description	Status	Decision
20080628	Conversion of rear part of garage into a dining room.	Permitted	21.08.2008

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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
- 9 – Promoting sustainable transport
- 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;
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide SDP (2021)

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no objections, there is adequate parking at the front of the dwelling to comply with car parking guidance.

Neighbouring properties

6 surrounding properties were consulted with an overall expiry date of 12 October – no responses received.

Officer's Analysis

The proposal is to convert what remains of the existing garage. The majority of the garage has already been converted to habitable rooms under ref. 20080628. Planning permission is required due to condition (ii) of planning permission ref. TH6/70/357 which restricts use of garage for parking only. The space is to be used as an office.

Design, Character and Appearance

The proposal would involve the change of the existing garage door to a window with brick infill underneath to match existing, the window would be of similar style to those found on the front of the building and would be in keeping with its character and appearance. The proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal is to convert the last remaining section of the garage which is 1.2m in depth and 1.2m in width and is therefore significantly undersized for use as a garage in any case. The property has its front garden hard paved with space for two vehicles plus the hardstanding in front of the garage with space for another, therefore there is considered to be sufficient off-street parking provision for the property such that with the removal of what remains of the garage (which is far too small for the parking of a car in any case) the proposal would cause no impact regarding parking or highway safety. In this respect the proposal is considered compliant with Policy CS11 (LPCS) and saved Policy P3 (LPFR).

Other matters

Amenity of occupiers – The proposal would have no impact on the amenity of occupiers and in this respect the proposal is compliant with Policy CS19 (LPCS). The room created is an office and not for example a bedroom, where minimum room sizes are required.

Amenity of neighbours – The proposed window would cause no overlooking to any neighbouring properties,

no conflict with Policy CS19 (LPCS).

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography and open arable farmland. There is the original Saxon village of Lower Higham and more recent development to the south with marsh side hamlets and settlements.

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

It is considered that the garage conversion will not have any detrimental impact on the landscape due to the property's location within the settlement area of Higham.

Conclusion & Recommendation

The proposal is considered acceptable with regards character and appearance and parking and highways and would also cause no impact on the amenity of occupiers or neighbouring properties.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	15th November 2021	Dated:	15 November 2021