

Delegated Report

Householder Planning Application

Planning Application No: 20250645

Location: 40 Farley Road Gravesend Kent DA12 2LT

Description: Conversion of garage into habitable rooms.

Applicant: Mr Marcin Paluch

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Block Plan
- Site Location Map
- Drawing No: MP.25.109.02 (Existing/Proposed Floor Plans)
- Drawing No: MP.25.109.02 (Existing/Proposed Floor Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19860868	Outline application for residential development with vehicular access from Rose Avenue	Permitted	19.12.1986

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

Thank you for bringing this to our attention. We, as Ward Councillors have no issues with this application.

Neighbouring properties

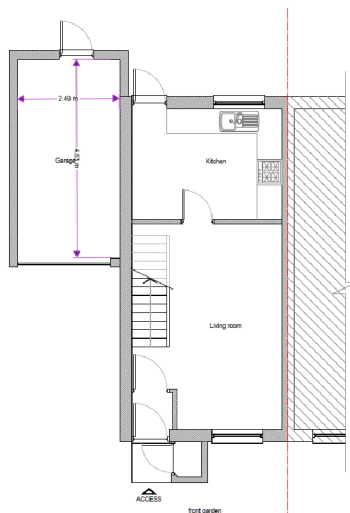
The application was advertised by way of letters to eight surrounding properties. The consultation period expired on 23.07.2025 and no comments were received.

Analysis

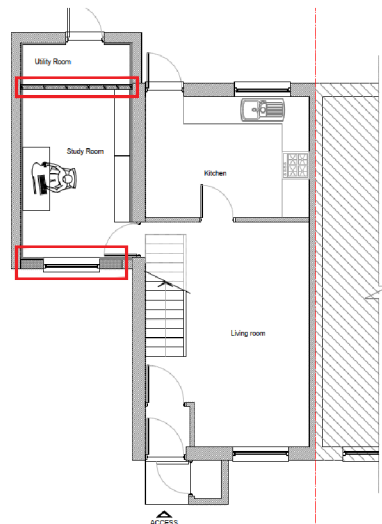
Proposal

The proposal seeks to convert a garage into a habitable room.

Existing



Proposed





Background

Farley Road is a development which was permitted under reference 19860868. As part of the permission the below condition was imposed on the garages of the dwellings.

- (v) The details submitted pursuant to condition (i) above shall show adequate land, to the satisfaction of the District Planning Authority, reserved for the parking and garaging of vehicles to meet the Kent County Council Vehicle Parking Standards. Such facilities shall be kept available for use for vehicle parking/garaging at all times and no development, whether permitted by the Town and Country Planning General Development Order 1977 (as amended) or not, shall be carried out in such a position as to preclude vehicular access thereto.

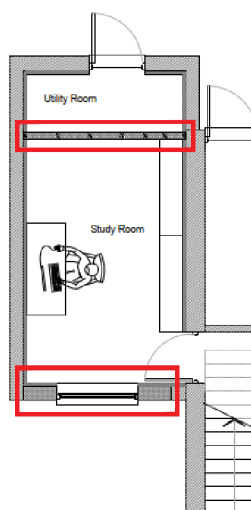
Therefore, planning permission is required to convert the garage into a habitable room.

Character and Appearance

40 Farley Road is a modest semi detached house in use as a single family dwelling. The property comprises an attached garage which is subject of this proposal. Whilst the garage is attached to the dwelling there is not an internal access to it.



The proposal seeks to create an opening inside the house to allow for integral access and create a utility room to the rear of the garage which will only be accessible via the garden. The front garage door will be replaced with a window to match the existing and the void between ground and sill level will be bricked up with materials to match the existing dwelling.



There are examples of similar development in the road, however not all of the these have been carried out with the benefit of planning permission. However due to the passage of time many of the garage conversions have become immune from enforcement action.



The proposed garage conversion is not considered to impact the character and appearance of the area as the alterations are very modest in nature. Whilst there are concerns relating to the proposal being permitted resulting in similar development in the area, it is unlikely that a refusal would be defensible at appeal.

The proposal complies with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will result in the creation of additional living space and safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Due to the nature and scale of the proposal there are no concerns that the development will impact light, outlook or privacy currently enjoyed by neighbouring occupiers. The proposal is therefore compliant with SPG2 Residential Layout Guidance 2020.

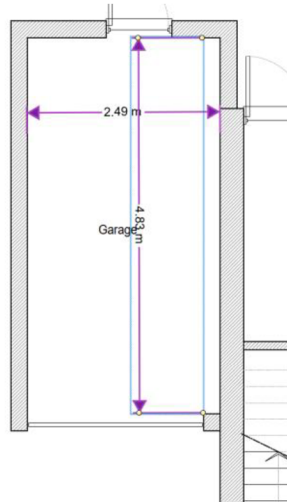
Parking and Highways

The existing dwelling has onsite parking currently for two cars being a garage and parking space in front which is safeguarded by the aforementioned planning condition.

There are also flats located within the estate nearby and there are small car parks located by these, it is not clear if this parking is allocated just for the flats. It would appear that the majority of houses have their own driveway and garage.

It was noted that there is some pavement parking occurring including on junctions although there is potential for on street parking within the estate.

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 4.8m by 2.4m. 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.



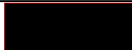
It is not considered that the loss of the garage would justify refusal of the whole scheme or that such refusal could necessarily be defended on appeal. The one useable on site parking space would still remain even though there appears to be no scope for additional on site parking.

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 either on design grounds, the amenity of future occupiers, impact on neighbouring properties or 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:	Richard Hart
Signed:		Signed:	
Dated:	7 th August 2025	Dated:	7 th August 2025