



Delegated Report

Householder Planning Application

Planning Application No: 20240301

Location: 86 Cheyne Walk Meopham Gravesend Kent

Description: Conversion of integral garage to shower room and storage and extension of block paving to the frontage.

Applicant: Mrs Georgie Hammond

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/03/2024;
Supplementary Information – Cover Letter;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed; and
Drawing number MAD-490-07 (Revised - Elevations and Floor Plans – Existing and Proposed).

~~Drawing number MAD-490-06 (Superseded – Elevations and Floor Plans – Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20080551	Erection of single storey rear extension to form a garden room.	Permitted	01.08.2008
19750614	Erection of a two storey extension at rear to form kitchen extension and additional bedroom over	Permitted	29.10.1975

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council – No objection raised

Ward Councillors – No comment received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 29th April 2024.

Preliminary Matters

The Agent was contacted via email and revised plans were requested to show proposed soft landscaping.

Officer's Analysis

Design, Character and Appearance

86 Cheyne Walk is a semi-detached dwellinghouse located on the Southern side of the highway. The property has previously been extended by two storeys to the rear and is part block paved to the frontage to provide off road vehicular parking.



The application proposes the conversion of the garage to the front of the property to a habitable room and the extension of the existing hard paving to the frontage.

The application proposes to convert the existing garage to habitable rooms by replacing the garage door with a window. The proposed development would create space for internal layout changes to include a shower room and storage area.

The proposed window would be aligned to respect the window placement of the existing windows and will be PVCu to match. The front elevation will have a brick finish to match the host dwelling. As such, the conversion of garage space to habitable room is considered to have a minimal impact on the existing dwelling and the immediate street scene.

The application also proposes the extension of the existing hard standing to the frontage. The extended area is proposed to be 6.48m in width, a minimum depth of 5.58m and a depth of 6.56m from the front entrance door, which provides sufficient space to comply with the requirements of SPG4.

The application looks to retain some soft landscaping within the garden frontage, which is considered a positive feature that improves the appearance of the hardstanding and provides biodiversity opportunity.

As such, the development 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 places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposed internal layout changes are not deemed to have a detrimental effect for future occupiers and will create space for a shower room with storage area. 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 and therefore is 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

Post development, there is sufficient off road parking for 2 vehicles and the conversion of the garage will not result in an increase in bedrooms. As such the proposal will not influence the existing parking arrangements.

Therefore, there are no highways and parking issues related to the application.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2023) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south and broader irregular shapes to the north with narrow lanes and road with hedgerows. There are three large settlements located along A227 running east and west with traditional architecture surrounding village greens. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2023).

Impact on biodiversity

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2023) Section 15. However, as indicated on the plans, some soft landscaping and planting is shown and therefore, on balance, the development is considered acceptable

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 it is in accordance with local and national planning policy. The proposal will be constructed using appropriate materials and will not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal 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:	15th May 2024	Dated:	17th May 2024