



Delegated Report

Householder Planning Application

Planning Application No: 20211496

Location: 15 Churchside, Vigo Gravesend Kent

Description: Conversion of existing garage and store into habitable rooms.

Applicant: Sarah Francomb

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Garage & Storage Area Conversion, plan no. 015SF;
- Site Location Plan.

Relevant Planning History

Application Ref. No.	Description	Decision
20211182	Application for Lawful Development Certificate for proposed conversion of garage to habitable room.	Certificate of Lawfulness Refused
20210867	Oak Tree (T1) - Reduce crown by approx 30% due to excessive shading and excessive debris. Sweet Chestnut Tree (T2) - Reduce crown by approx 30% due to excessive shading and excessive debris. Spruce Tree (T3) - Fell due to size, poor location and of no amenity value.	TPO Consent granted.

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs Management Plan (2014)

Consultations, Publicity and Representations

Consultees

Kent Downs AONB Management Unit

No comment received.

Ward Councillors

No comments received.

Vigo Parish

No comment received.

KCC Heritage

No comment received.

GBC Highways

No objection raised.

Neighbouring properties

4 surrounding properties were consulted and a site notice was posted nearby. No comments have been received. The overall expiry date was 7 January 2022.

Officer's Analysis

Design, Character and Appearance

The recent planning history indicates certificate of lawfulness application submitted and was subsequently

refused for the following reasons;

'The property related to the application was built pursuant to planning permission reference TH6/62/345A. Condition (ii) of this permission states "(ii) the details submitted in pursuance of condition (i) shall show adequate land to the satisfaction of the Local Planning Authority reserved for the parking or garaging of one car per dwelling unit and, upon approval of the details, no permanent development, whether permitted by the Town and Country Planning General Development Order, 1963, or not, shall be carried out on the land so shown, other than the erection of a private garage or garages or in such a position as to preclude vehicular access to this reserved car parking space".'

The proposed development seeks to convert the existing garage into habitable accommodation. The plans submitted indicates that garage area would be converted into a snug area and utility area with minor external alterations. New doors and windows would be installed on the eastern and northern elevations of the converted garage area, although, these are not directly facing neighbouring properties.

The only visual changes as a result of the garage conversion would be installation the windows and brickwork to accommodate the development. The development would have visual limited impact to surrounding properties and street scene, as the garage is situated in the rear garden and, therefore, concealed from the public highway.

Overall, the development is not considered to have a detrimental impact on the character or appearance of the host property or street scene and complies 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) (2021).

Amenity of Future Occupiers

The proposal will result in the loss of allocated garage space, although, the rear garden could accommodate two vehicles in front of the existing garage. The resultant garden area space would be approximately 198sq.m and, therefore, sufficient private amenity space would be retained at the site.

The garage conversion is not liable to impact on the amenity of future occupiers so there are no concerns in this regard and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. As such it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF). No representations have been received.

Highways and Parking

The distance from rear garden gate to the front of the garage door/wall is approximately 11metres and the plans indicate two parked cars accommodated in this area. The GBC Highways Officer has been consulted on the application and was satisfied the site could accommodate off-street parking for two vehicles.

Overall, the impact upon highway capacity, safety and amenity would be acceptable. It would comply with saved policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan: First Review (1994), and the guidance issued by the Highway Authority (Kent County Council) requiring a minimum of two parking spaces, with a minimum drive length of 10 metres.

Any Other Material Planning Considerations

Impact on AONB and Landscape Character

The site lies within the Kent Downs AONB. Kent Downs AONB were consulted as part of this application and no comment was received. The NPPF confirms that AONBs are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (para. 115). The area also falls within the Vigo Scarptop Woodlands Local Landscape Character Area.

Vigo Scarptop Woodlands is characterised by relatively level topography across character area, Large areas of uninterrupted dense native coppice woodland, complex network of uniform housing located within woodland to north west, Built form uncharacteristic of local traditional architecture, non-native species intermixed with woodland throughout residential area and Limited views due to dense housing and woodland

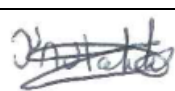
The proposal would be within the residential curtilage of the dwelling. By virtue of the proposal being a garage conversion with minimal external alterations, it is considered that the proposals would not harm the natural beauty of the Kent Downs AONB or the landscape character of Vigo Scarptop Woodlands area.

Conclusion & Recommendation

Overall, the proposed garage conversion is considered appropriate to the host property. The amenity of future occupiers and neighbouring properties is safeguarded. The proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014 and the NPPF 2021.

There is potential for the garage area to be created as an annexe at the site, a condition restricting the use of the garage conversion as a separate dwelling will be added.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Miss Faye Hobbs
Signed:	<i>G.Henry</i>	Signed:	
Dated:	24th January 2022	Dated:	25 January 2022