

Delegated Report

Householder Planning Application

Planning Application No: 20231129

Location: 26 The Pippins Meopham Gravesend Kent

Description: Conversion of the existing garage into habitable rooms to form a study and play room.

Applicant: Mr David Owen

Submitted Documents/Plans

Application Form;
Site Location Plan;
Existing Block Plan;
Proposed Block Plan; and
Drawing No.MAD-475-04 – Existing & Proposed Plans.

Relevant Planning History

No relevant planning 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

No objection

Neighbouring properties

4 surrounding properties were consulted and no responses received. Consultation period expired 4.12.23

Officer's Analysis

The principal issues are the impact on the character and appearance of the area and the impact on parking and highway safety.

Character and Appearance

The application property is a detached two storey house in use as a single family dwelling located within cul-de-sac in the village of Meopham. It has an integral garage and parking to the front of the property for 2-3 cars.

The development was built around the late 1980's – early 1990's. It comprises detached houses of which many have been extended in various ways, including two storey side and single storey rear extensions including garage conversions.

The proposal replacement window would match the existing windows and the resultant void between the ground and window will be finished with painted render infill panel.

The proposal is acceptable and will not result in harm to the character of the area and is therefore deemed compliant with CS19 (LPCS).

Amenity of Future Occupiers

The proposal would create a game room and study which are not habitable room and there is no conflict with the local or national space standards.

Parking and highway safety

As stated the front garden of the property is two thirds hard paved with space for the parking of two cars. This is considered to meet the maximum standards expected for a four bedroom property in accordance with SPG4. As such it is considered there would be adequate parking for the parking notwithstanding the loss of the garage space. The proposal is therefore considered compliant with saved Policy P3 of the Local Plan First Review.

Other Material Planning Conditions.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

Proposal complies with local and national planning policy.

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	28th December 2023	Dated:	29th December 2023