

Delegated Report

Householder Planning Application

Planning Application No: 20221099

Location: 20 Sapho Park Gravesend Kent DA12 4NA

Description: Conversion of the garage into a bedroom, for the sole use of a disabled person.

Applicant: Mrs Nicola Mustafa

Site Visit Date: 3rd November 2022

Submitted Documents/Plans

Application Form;
Site Location Plan;
Drawing 01 Revision A – Block Plan, Existing and Proposed Floor Plans and Elevations; and
Email confirming existing number of bedrooms received 04/11/22.

Relevant Planning History

Reference	Description	Decision	Decision Date
20100887 (19 Sapho Park)	Conversion of garage to a study and erection of a front porch.	Permitted	15/11/2010
20050809	Erection of a replacement conservatory at the rear.	Permitted	18/10/2005
19980088	Erection of single storey rear extension to form utility room.	Permitted	26/03/1998
19540471 (TH/6/54/91A)	Composite development of land	Permitted	05/06/1957

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on Highway Network

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
- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The consultation and neighbour publication period ended on 8th November 2022.

Consultees

Ward Councillors: No Response

Neighbouring properties

3no. surrounding properties were consulted, and no comments were received.

Officer's Analysis

Description of Site

This application relates to a two-storey, semi-detached dwellinghouse in an urban, residential settlement. The existing dwellinghouse is built with exposed brick walls and UPVC framed openings.

Proposal

The proposed development would convert the existing integral garage to an additional bedroom. As part of the conversion the front garage door would be replaced with a window and the existing ground floor side window would be bricked up. The windows would be UPVC and any additional brickwork required would use brick to match the existing dwellinghouse.

It is noted that some elements of this proposal may not require planning consent. However, as the application has been submitted, it will be assessed against relevant local and national planning policy.

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future

Occupiers, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

Having visited the site, it is evident that this residential street contains a number of properties which overtime have been altered and now are varied in design and layout. Whilst there is evidence of garages still being available to a number of properties, the majority do not currently have garages. In fact the attached neighbour converted their garage following consent in 2010 under ref 2010088, in a similar manner. The conversion of this garage therefore could be seen to balance the pair in appearance. The proposed window would be of an appropriate size. The materials would match the existing dwellinghouse and so would be cohesive with the existing dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The existing dwellinghouse contains four bedrooms and this proposal would increase this to five, converting the garage space.

The room would meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The proposal would not result in additional bulk or overshadowing to the neighbours' properties. The side facing opening would be removed and bricked up, improving the existing overlook between neighbouring dwellinghouses.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

The proposal would result in the loss of a single garage and so inevitably there will be some impact on parking provision. The existing garage has existing internal dimensions of 4.67m (Length) x 2.25m (Width). SPG 4 – KCC Parking Standards (2006) requires that single bay garages have internal dimensions of 5.5m (Length) x 3.6m (width). It appears that the existing garage does not provide adequate spacing for the average modern vehicle. Weight should be given to this matter when balancing the harm the loss of the garage would cause to the overall level of off-road parking provision.

The existing 4-bedroom house would require space for at least 3 vehicles. This requirement would not change. The retained drive provides adequate spacing for 3-4 cars to park although cars are being park parallel to the highway which isn't favourable. However permission was not required for the creation of the driveway and so it outside of the control of this application. Given that this spacing would be available for up to 4 cars, it is therefore considered that the requirement for an extra cycle space given the increased bedroom would also be possible on the drive whilst also providing the minimum allowance for 3 cars.

Adequate parking provision is therefore available despite the decrease parking off-road parking provision, in compliance with policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development would comply with all relevant national and local planning policies. The

recommendation is therefore to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9th November 2022	Dated:	11 November 2022