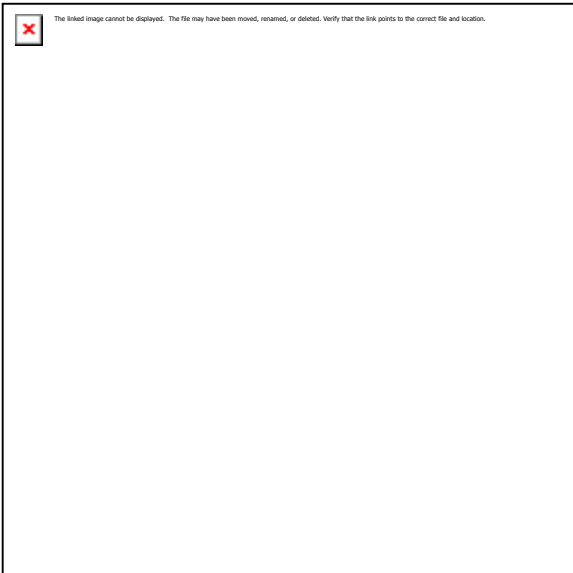




Delegated Report

Householder Planning Application

Planning Application No: 20220582

Location: San Francisco Taylors Lane Higham Rochester

Description: Conversion of part of the existing garage into a study/bedroom with conversion of the existing car port into a garage.

Applicant: Mr Gary Betts

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Existing and Proposed Block Plan;
Drawing No. One – Existing Plan;
Drawing No. Two – Proposed Plan;
Drawing No. 03 – Existing and Proposed Front Elevations;
Drawing No. 04 – Existing Rear Elevation; and
Drawing No. 05 – Proposed Rear Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030719	Erection of single storey front, side (north elevation) and rear extension to form car port, garage and lounge.	Permission	06.10.2003
20030452	Erection of single storey side extension to form an enlarged lounge, study/bedroom, storage room and a car port.	Refused	25.07.2003
19960874	Application for the approval of the roof tiles and facing bricks as required by condition (ii) of planning permission	Permission	22.01.1997

	ref. no. GR/96/459.		
19960459	Erection of two storey extension on the southern elevation to form enlarged kitchen/dining room at ground floor level with 2 no bedrooms and ensuite bathroom over, construction of 3 no dormer windows in the proposed roof slope and extension of existing roof slope to form canopy on the eastern side.	Permission	01.11.1996

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 (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
- 15 – Conserving and enhancing then natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation (E & W)

No comments received.

Internal Drainage District

No comments received.

Higham Parish Council

No comments received.

Higham Ward Councillors

No objections providing the Borough Council is satisfied that the development does not materially impact on the amenity of the adjoining neighbouring properties.

GBC – Highways Officer

Google street View shows multiple cars to the front of the property. Two vehicles is all that is required to comply with guidance.

What I would suggest if possible is the car port remains a car port, so it is less likely to be used for other purposes, failing that no door can be fitted to the garage, so it becomes a car parking barn.

Neighbouring properties

Consultation was by way of the displaying of a site notice and individual letters sent to 4 surrounding properties with an overall consultation expiry date of 8th July 2022. No comments have been received.

Officer's Analysis

Proposal

The application seeks permission for the conversion of part of the existing garage into a study/bedroom with conversion of the existing car port into a garage. The proposal would convert a rear portion of the existing garage, creating a study / bedroom measuring 12.07m² and the remaining garage and car port would result in a garage measuring internally 3.47m wide and 6.3m in length. The existing car port would be enclosed at the side with timber feathered boarding with matching brick plinth and the front would have an anthracite roller shutter. The existing door to the rear would be replaced with a UPVC window.

Design, Character and Appearance

The application site is within a rural settlement inset from the Green Belt and within the Higham Arable Farmlands Landscape Character Area as designated by the Local Plan.

The proposal would not result in any additional footprint or extension to the existing car port or garage. The proposed feathered boarding and brick plinth would match the host property and whilst the proposed roller shutter would have a harsher impact than the existing open car port, the application site is not within the conservation area and the property directly opposite (Riverleigh) has two integral garages both with white up and over doors. Therefore it would be unreasonable to refuse the proposal on the design of the garage door.

Overall the proposal would not result in any material harm to the host dwelling or the character of the area or streetscene.

The materials, at large, are consistent with the existing dwelling.

Amenity of Future Occupiers

The proposal would result in a study / bedroom measuring 12.07m² which would accord with the minimum standards for a double bedroom. It is noted from the proposed plans that the replacement window would be obscured glazed which would not be acceptable for a habitable room. As such a condition will be added to the decision to ensure that this window is clear glass in the interest of occupier amenity. Subject to the

aforementioned condition, there are no objections with this regard.

Neighbouring Amenity

In terms of neighbouring amenity, the proposal would not result in an additional extension to the property and as such would not result in any detrimental impact on the surrounding properties. The proposed replacement window would be at single storey level and would face onto the existing boundary and therefore would not result in a loss of privacy to the neighbouring property.

Impact on Landscape

Impact on landscape - the application site is located within Higham Arable Farmlands Landscape Character Area.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement.

Parking and Highways

The proposal would result in a partial loss of the existing garage, however the existing driveway can provide parking for three to four cars. As such it would accord with the parking standards and there are no objections in this regard.

Conclusion

Overall, the proposal is considered appropriate and proportionate 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.

Recommendation

The application is recommended for approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	25 th July 2022	Dated:	26th July 202