



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	15
Suffix	
Property Name	
Address Line 1	Sapho Park
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 4NA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
566826	171743

Description

Applicant Details

Name/Company

Title

Mr.

First name

Thomas

Surname

Wheeler

Company Name

Creative Technical Collective

Address

Address line 1

16 Barley Drive

Address line 2

Gravesend

Address line 3

DA11 7GP

Town/City

Gravesend

County

Kent

Country

England

Postcode

DA11 7GP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr.

First name

Attila

Surname

Borca

Company Name

Creative Technical Collective

Address

Address line 1

16 Barley Drive

Address line 2

Gravesend

Address line 3

Town/City

GRAVESEND

County

Kent

Country

England

Postcode

DA11 7GP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

An existing Garage will be converted from a storage space to a home office and storage area. Removal of garage doors and existing brick wall to be bricked back up with the installation of door and window to replace the original garage doors. Internally there will be a WC added.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing building was a double berth garage that is currently used for storage.

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing building is being used as a storage and not used for any other purposes, as such the home owner would like to make use of the space by converting to a home office / storage.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

We submitted a pre-application which advised that a lawful development certificate could be applied for, to legalise the works

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Garage used as a home storage

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We consider that a Lawful Development Certificate should be granted for this proposal as there are no major renovation works that would affect the way that the property is used other than adding a home office and WC space to an existing building. There would only be minor changes to the facade of the garage by removing the garage door and adding door and window. Therefore the overall change would not result in any major changes into how the property would be used.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

PRE20240093

Date (must be pre-application submission)

12/04/2024

Details of the pre-application advice received

This enquiry proposes the conversion of the garage to form a home office, WC and storage area. This would include bricking up the existing garage door and inserting fenestration. In design terms, it is important that any alterations are sympathetic to the existing building, using materials to match the existing in order to ensure acceptable visual amenity. In addition, the fenestration should be arranged to be aesthetically pleasing.

(The infill of the maintenance pit/slab/foundations would come under other legislation outside of planning, such as building regulations).

Looking at the plans provided, it would be desirable for the existing canopy like structure, attached to the garage to be removed, which would result in some separation from the garage/outbuilding and the host dwelling. Currently, the plans indicate a cramped, elongated form of development; with the swimming pool, garage and canopy structure all being within close proximity to the dwelling.

Overall, the development could be considered acceptable in design terms, providing the application considers the above, along with relevant policy and guidance.

Amenity of Future Occupiers

In the event that an application is submitted, the plans should ensure the resultant garden space, along with any other impact on future occupiers, complies with Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020).

The plans submitted with this proposal show no changes in garden area, however, the WC fails to accord with the RLG (2020) size requirements.

In the event an application is submitted, neighbouring amenity in terms of loss of light, privacy, outlook and whether the development would cause a sense of enclosure, would be assessed. The plans show fenestration changes, which can potentially impact neighbouring privacy, particularly to No.13. As such, proposals should carefully consider any detrimental impact on neighbouring amenity and plans should show the windows in conjunction with the windows of neighbouring properties, along with any existing/proposed boundary treatments, so this can be fully assessed.

The garage would be lost as a result of this proposal and no alternative parking provision has been shown on the plans. In the event an application is submitted, plans would need to demonstrate sufficient parking provision and space, appropriately designed, in line with the aforementioned guidance and policy.

Home Office Use

In terms of use, if planning permission were to be forthcoming then the decision notice would include a condition to limit the use to prevent the building being used commercially or as living accommodation.

Summary

It is likely that the conversion of the garage building to a home office/storage area/WC could be acceptable.

This is providing the proposal adheres to the aforementioned policies and guidance, is designed appropriately, has no detrimental impact on the amenity of future occupiers and neighbours, and provides sufficient and appropriate parking provision.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Thomas Wheeler

Date

10/06/2024