



Delegated Report

Householder Planning Application

Planning Application No: 20230303

Location: 18 Nash Croft Northfleet Gravesend Kent

Description: Conversion of an existing garage into an office, shower room and enlargement of kitchen, and fenestration changes to the rear.

Applicant: A Perkins

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information;
Drawing No. B EX 0.1 – Location Plan and Block Plan – Existing;
Drawing No. B EX 0.2 – Site Plan – Existing;
Drawing No. B EX 1.2 - 3D View Front – Existing;
Drawing No. B EX 1.3 – 3D View Rear – Existing;
Drawing No. B EX 1.4 – 3D View Rear – Existing;
Drawing No. B EX 2.1 – Ground Floor Plan – Existing;
Drawing No. B EX 2.2 – First Floor Plan – Existing;
Drawing No. B EX 2.4 – Roof Plan – Existing;
Drawing No. B EX 3.1 – Front Elevation – Existing;
Drawing No. B EX 3.2 – Side Elevations – Existing;
Drawing No. B EX 3.3 – Rear Elevation – Existing;
Drawing No. B EX 4.1 – Section 1 – Existing;
Drawing No. B EX 1.1 – 3D View Front – Existing;
Drawing No. D PR 0.1 – Site Plan – Proposed;
Drawing No. D PR 1.1 – 3D View Front – Proposed;
Drawing No. D PR 1.2 – 3D View Front – Proposed;
Drawing No. D PR 1.3 – 3D View Rear – Proposed;
Drawing No. D PR 1.4 – 3D View Rear – Proposed;
Drawing No. D PR 2.4 – Roof Plan – Proposed;
Drawing No. D PR 3.1 – Front Elevation – Proposed;
Drawing No. D PR 3.2 – Side Elevation - Proposed
Drawing No. D PR 3.3 – Rear Elevation – Proposed;
Drawing No. D PR 4.1 – Section 1 – Proposed;
Drawing No. D PR 2.1 – Ground Floor Plan – Proposed; and
Drawing No. D PR 2.2 – First Floor plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230075	Application for a Lawful Development Certificate in respect of the proposed conversion of garage.	Certificate Refused	21.03.2023

19940212	Erection of two storey side extension to form garage with bedroom at first floor level.	Permitted	22.12.1994
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Planning History Note

A condition that was included in the decision notice for 19940212 (Erection of two storey side extension to form garage with bedroom at first floor level), restricting the garage to be used for the parking of a private motor car, resulted in the certificate refusal for application 20230075 (Application for a Lawful Development Certificate in respect of the proposed conversion of garage).

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

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 13th April 2023 and no

responses were received. The overall consultation period expired on 05.05.23.

Officer's Analysis

18 Nash Croft is a two storey semi-detached dwelling fronting the east of Nash Croft.

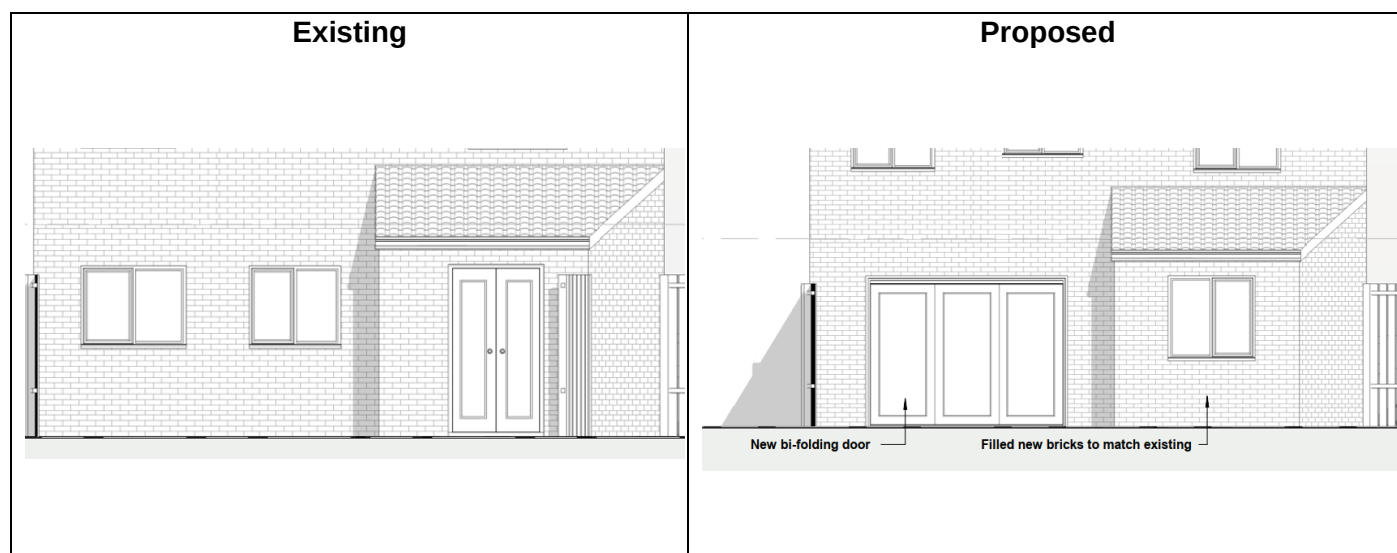
Photo as per Design and Access Statement



This application proposes the conversion of the existing garage (currently used as a storage space and dining room), to form an office, shower room, enlargement of kitchen area and internal layout alterations. In addition, fenestration changes are proposed to the rear.

Proposed Development

The proposed development does not include any extensions to the existing dwelling. External changes include replacement of the existing garage door with windows, exchanging the existing doors in the rear elevation for windows, and altering the existing windows in the rear elevation for a bi-fold door.





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

It would be preferable for the new windows in the front elevation to align better with the windows at first floor level, however, it is noted the windows will serve two separate rooms. In addition, the high level window in the front elevation will serve the new shower room, which can be conditioned to be obscure glazed. Furthermore, the overall proposed window and door shape and size is acceptable, and has been designed to be sympathetic to the existing dwelling. The proposed external materials; white uPVC windows and doors and surrounding brickwork will match the existing. As such, the overall development would have

a minimal impact on the street scene, and is not considered to detrimentally affect the character of the existing dwelling or the surrounding area.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The proposal does not include extensions or additional bedrooms and as such, this has not been calculated. The RLG (2020) also sets out room sizes, and the guidance requires a bathroom/w.c. to have a minimum floor area of 3.60sqm, which the proposed shower room falls slightly below at 3.37sqm. While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application. The other rooms at ground floor level comply with the guidance. Although office room sizes are not specified, 4.14sqm is considered to be sufficient space.

Overall, the proposed development is considered to provide acceptable room sizes to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

The garage would be lost as a result of this proposal. However, sufficient off-street parking is retained post-development in line with Policy P3 of Gravesham's Local Plan: First Review (1994). In addition, the garage is currently being used for storage purposes and as a dining room (but not lawfully). The conversion of the garage would not result in an increase in bedrooms, and therefore the proposal will not have an effect on the existing parking arrangements or provisions. As such, the proposal is considered to be acceptable.

Any Other Material Planning Considerations

Contamination

Although the garage is currently in use as a dining room and storage, there could be some contamination in terms of oil and other contaminants derived from garage use. As such, a watching brief condition can be included on the decision notice.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to office, shower room and kitchen area will have a minimal impact on the street scene, there is sufficient off-street parking and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	23 rd May 2023	Dated:	24th April 2023