



Delegated Report

Householder Planning Application

Application No:	20230092
Location:	34 Churchside, Vigo, Gravesend, Kent, DA13 0SJ
Description:	Demolition of existing garage, erection of new single storey on the rear of the property
Applicant:	Ms Anne Moore
Site Visit:	22 nd March 2023

Submitted Documents/Plans

- Application Form - dated 30/01/2023;
- Drawing no. PL001 - Site Location Plan (scale - 1:1250);
- Drawing no. PL002 - Block Plan (scale - 1:500);
- Drawing no. PL003 - Existing Plans and Elevations;
- Drawing no. PL004 - Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211005	Application for approval of condition 3 attached to planning permission reference number 20210458 relating to the permeable block paving, dark grey brick border and boundary fence.	APPROVAL OF DETAILS	15.10.2021
20210458	Extension of existing vehicular access.	PERMITTED	09.06.2021

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Vigo Parish Council - No comment received.

Internal Consultees

GBC Highways Officer - This proposal converts the garage to a bedroom, so reducing the capacity to park off street whilst increase the potential number of occupants at the property.

On rightmove the property is listed as three bedroom so the conversion would result in a four bedroom dwelling. Gravesham vehicle parking standards are no longer appropriate as the National Planning Policy Framework suggests they should not be set unless there are particular circumstances apply and there are none here.

The only other vehicle parking standards for the area are those set by the Kent County Council, the Highway Authority, although these have not be adopted by Gravesham. This is set in interim Guidance Note 3 of the Kent Design Guide. This sets a minimum requirement for a three or four bedroom property in a suburban edge/Village/Rural location as two car spaces per property.

Note the draft of a revised car parking standard suggests that in the same location, three bedroom properties should have 2 parking spaces, but increases this to 3 for a four bedroom property. However, these to date have no to the best of my knowledge been adopted.

In the interests of nil detriment, I would suggest that it is a requirement that two car parking spaces should be retained, each 2.5 metres wide by 5 metres deep, providing they do not obstruct a door (6 metres if in front of a door to ensure accessibility without the need to move a vehicle). In addition, an extra bedroom requires provision for a secure and covered cycle parking space.

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 21st February 2023.

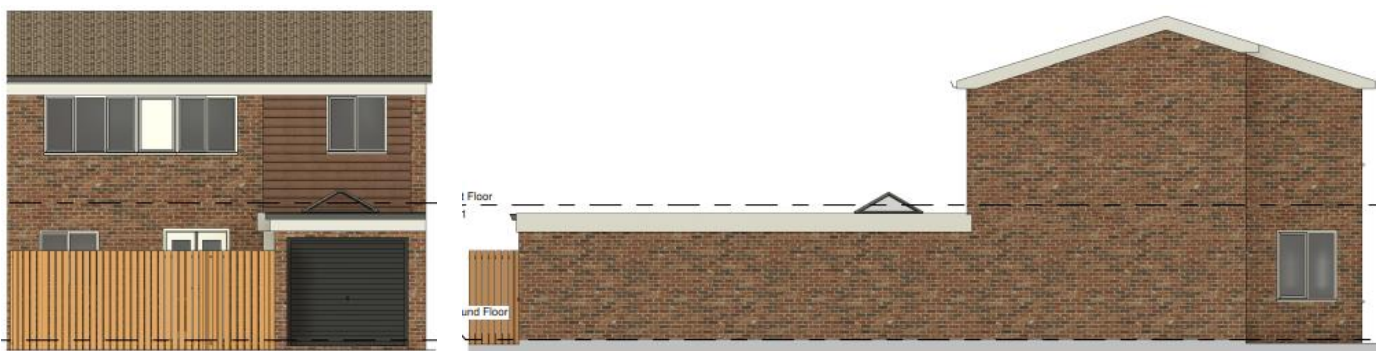
In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 17th March 2023.

Officer's Analysis

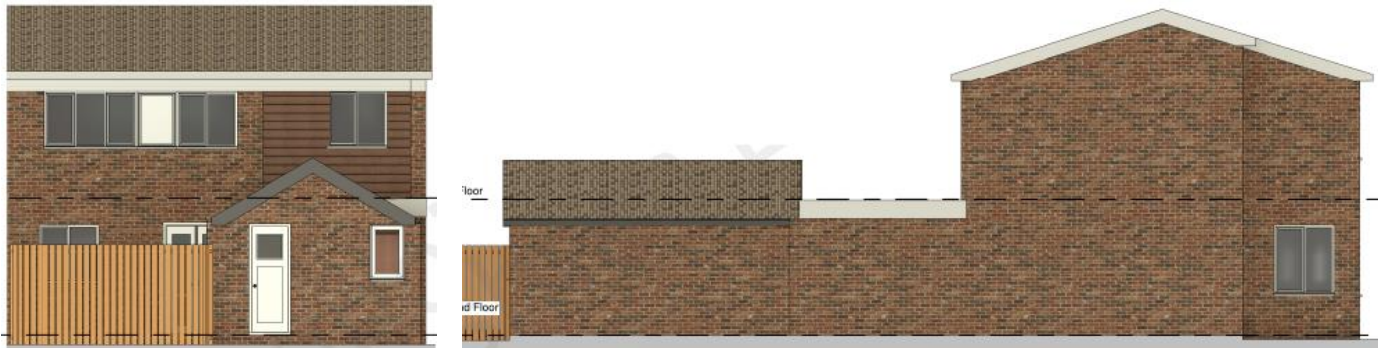
34 Churchside is a two storey mid-terraced property, located on the eastern side of the cul-de-sac. The property has a pedestrian access to the front and is accessed by vehicles to the rear. There is an attached garage at the rear with a triple driveway permitted in 2020 (ref. 20210458).

This application proposes to extend the garage and convert it into habitable rooms. The development will increase the width of the garage to 4.04m (+1.31m) and the new pitched roof section would have a depth of 5.7m, at a maximum height of 3.5m and eave height of 2.4m.

Existing Elevations



Proposed Elevations



The development will create space for a new single bedroom and shower room, with a store to the rear. It would be constructed using matching materials to the main dwelling.

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. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case all properties on the terrace have similar rear projections, that have been altered with pitched roofs installed (see screenshot below):



On this basis, the proposed pitched roof extension would be similar to other more established structures within the street scene. However, the proposed development would only include a pitched roof on part of the projection, with a flat roof section remaining behind. While this would be slightly obscured from view, it would be visible from the street and could be considered poor design. However the different roof designs would have the appearance of a pitched roof outbuilding with a flat roof linked section to the main dwelling. Therefore, on balance, the proposed development would have a limited impact on the street scene and would be acceptable in terms of design, in accordance with Policy CS19 (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The proposed development would provide a single bedroom at 10m² and a shower room at 3m². The bedroom complies with a single bedroom requirement (7.5m²), however the shower room would fall below the guidance for a bathrooms within the RLG (3.5m²). This is not considered to impact the amenity of future occupiers as a shower basin requires less space than a bath, and as such the shower room falling below the guidance is not considered sufficient to refuse the application on amenity grounds.

The garden area would be reduced by the enlarged footprint of the existing garage and the development would create an additional bedroom within the property. Gravesham's RLG states that a four bedroom property should have a garden area of 100m² and a minimum depth of 10m. The property would have a garden area of 57.8m² and a maximum depth of 14m, which significantly below the minimum garden area. However, the garden area could be reduced to a substandard level through permitted development extensions without the need for planning consent, and is a material fallback position. The depth of the garden exceeds the minimum level and therefore on balance would be considered an acceptable private amenity space for future occupiers. As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). To ensure the garden area does not reduce any further, permitted development for outbuildings (Class E of the GPDO) will be removed via condition.

Neighbouring Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. Section 16 of the NPPF (2021) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to "secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings".

The proposed conversion and extension to the garage is not considered to impact the amenity of any adjoining property. Although increasing the height and introducing a pitched roof, the adjoining neighbour to the south (no. 43) is substantially setback and will not be impacted by this upward extension. Similarly, the neighbour to the north (no. 35) has an identical rear projection and will not be impacted by the proposed development. The also prevents any loss of privacy.

Overall, there will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. Therefore, the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking or highway concerns related to this proposal. Although the garage would be converted and no longer used as a parking space, the property benefits from a driveway at the rear with space for off-street parking of up to three vehicles. This is in accordance with Gravesham's adopted parking standards (SPG 4) (2006) and meets the two parking spaces recommended by Gravesham's Highway Officer. As such, the proposed garage conversion is not considered to impact on parking and highways.

Any Other Material Planning Considerations

Impact on the Landscape - the property is located within the Vigo Scarptop Woodlands Landscape Character Area and the Kent Downs Area of Outstanding Natural Beauty (AONB). The area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the northwest. The views are limited due to dense housing and woodland.

Policy CS12 of Gravesham Core Strategy (2014) 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 considered that the proposed extensions would not have any detrimental impact on the wider landscape character of Vigo Scarptop Woodlands or AONB as the property is located within the rural settlement and a relatively residential area.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development would have limited impact on the street scene and match the appearance of other rear projections on properties within the terrace. There would be limited impact on the amenity of future occupiers in terms of private amenity space and no impact on the amenity of neighbouring properties, parking provision or the landscape / AONB.

Therefore, it is recommended that planning permission granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23 rd March 2023	Dated:	24 March 2023