



Delegated Report

Householder Planning Application

Planning Application No: 20230414

Location: 29 Allens Mead Gravesend Kent DA12 2JA

Description: Conversion of garage to form habitable rooms; alterations to front porch and roof of rear conservatory; and alterations to fenestration on ground floor front, side and rear elevations.

Applicant: Mr Atilade Adeoye

Site Visit Date: 21 June 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. PD 01 Existing and proposed ground floor layouts;
Drawing no. PD 02 Existing and proposed ground floor layouts;
Drawing no. PD 03 Existing and proposed roof plans;
Drawing no. PD 04 Existing and proposed front and rear elevations and section AAs;
Drawing no. PD 05 Existing and proposed side elevations;
Drawing no. PD 06 Proposed block plan received 24 April 2023;
Drawing no. PD 06 Proposed parking layout received 16 May 2023;
Drawing no. PD 07 Site location plan; and
3 photographs.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030239	Erection of 147 dwellings comprising of a mix of 2, 3 and 4 storey detached and terraced buildings of 3-6 bedroom dwellings and 1-3 bedroom flats with associated garaging and car parking spaces; provision of public open space and laying out of distributor/estate roads; infrastructure and associated works; in substitution of this part of the scheme previously granted permission under ref. No. GR/99/168.	Permitted	24.02.2004

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
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No objection to this application the following condition and informative is recommended.

Code of Practice on Construction and Demolition Condition: Please apply as appropriate to minimise the impact of the construction on neighbouring properties from noise and dust.

Smoke Control Informative: The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

GBC Highways Officer

I have no highway objections the property will still have the minimum number of car parking spaces suggested by the Kent Design Guide, Interim Guidance Note 3 Residential Parking, which only requires two parking spaces to be provided. The existing driveway at some 6 metres wide is only suitable for the parking of two cars and not the three suggested by drawing PD06. To park three cars side by side, would require almost the full width of the front garden to be paved. With three parking spaces being a minimum width of 7.5 metres and another 1.2 metres being paved to provide pedestrian access to the property resulting in a paved width of 8.7 metres absolute minimum. This would require the grass margin to be reduced by approximately 500mm to achieve a suitable layout.

As the garage could be used for cycle storage, alternative provision should be made elsewhere on the property for the secure parking of 4 cycles, one per bedroom.

Neighbouring properties

The application was publicised to ten neighbouring properties by letter. One representation has been received and is summarised as follows;

- No objection to the proposed conversion of the garage and the enclosed porch.
- The proposed garage would adjoin the existing garage at no. 45 Marsh View.
- A BT exchange box is located in the area of the proposed garage.
- The area of the proposed garage is not suitable for a garage.

Officer's Analysis

Design, Character and Appearance

The application property forms part of a modern housing development, which was granted planning permission under reference 20030239. Condition 9 of that permission states;

9. *The areas shown on the approved plan for the parking, turning and manoeuvring of vehicles (such areas to specifically include garages) shall be kept available for such uses at all times and no further development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 shall be carried out on the land shown, or in such a position as to preclude vehicular parking, turning and manoeuvring.*

Therefore, planning permission is required to convert the garage into habitable accommodation. It is noted that nos. 8, 16 and 19 Allens Mead have already converted their integral garages (references 20181178, 20191068 and 20171119 respectively).

The proposed alterations to the front elevation would match with the window design and brickwork of the existing building. The proposed alterations to the roof of the existing conservatory would match with the character and external facing materials of the existing building. The proposed alterations to the windows in the side elevation would match with existing fenestration.

Overall, the proposed development would be appropriate in design; respect the character and appearance of the existing dwelling and the surrounding street scene; and be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and would not affect the size of the rear garden.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 27 Allens Mead (located immediately to the east); nos. 45 and 47 Marsh View located immediately to the west; and nos. 1, 2 and 3 Gargery Close located immediately to the south. The properties to the north are located across the roadway and do not directly face the application site (20 to 24 Allens Mead and 19 and 21 Allens Mead).

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking,

overshadowing or overbearing impacts to the occupiers of any of the surroundings dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The conversion of the garage into habitable accommodation reduces the number of parking spaces at the property by one. However, the front garden of the property is hard paved with adequate width that can accommodate two vehicles off road.

No objection has been raised by the GBC Highways Officer. But as the garage would be removed, he seeks the provision of four cycle parking spaces to comply with the KCC Parking Standards (2006). However, as sufficient space would be available at the application site to provide cycle parking, should the applicant wish to provide it, then there would be no need to condition cycle parking provision in any planning permission granted.

Overall, it is considered that the proposal would make sufficient provision for the parking of vehicles within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within Flood Zones 2 and 3. However, as the proposed development would not create a bedroom and there is already habitable accommodation on the ground floor, then there would be no requirement for a flood risk assessment and there would be no increased flood risk. Therefore, it is considered that the proposal would be in line with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (2014).

A garage is a potentially polluting use and therefore it would be necessary to attach a watching brief contamination condition to any planning permission granted.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

A local resident has raised a number of concerns regarding a proposed new garage at the application site. As no such proposal has been included in this application, then these comments are not relevant to the determination. It is noted that the local resident raises no objection to the proposed garage conversion.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

Retention of existing frontage parking

Contamination watching brief

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	28th June 2023	Dated:	28 June 2023