



Delegated Report

Householder Planning Application

Planning Application No: 20211567

Location: 5 Fleet Road Northfleet Gravesend Kent

Description: Conversion of integral garage to habitable room.

Applicant: Mr Cyril Peck And Mrs June Peck

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 20/12/2021;
- Site Location Map Received 20/12/2021;
- Drawing No: 02 (Proposed Plans and Elevations) Received 20/12/2021;
- Drawing No: 03 (Proposed Elevations) Received 20/12/2021; and
- Drawing No: 01 (Existing Plans and Elevations with Block Plan) Received 20/12/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211389	Application for Lawful Development Certificate for proposed conversion of garage to habitable room.	Certificate refused	13.12.2021
19990799	Retention of pitched roof over the integral garage at the front.	Permitted	23.12.1999
TH3/63/374	Residential Development	Permitted	

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC – Highways

No comments to make.

KCC – Heritage & Conservation

"I have no comments to make on archaeological matters."

GBC – Highways Officer

"I have no objections to the proposal, but a double width drive should have the benefit of a double width carriage crossover to ease vehicle movements onto and off of the driveway, indeed without this provision there is some doubt that the drive can be used to support two vehicles."

In addition as part of any building works the applicant should consider the provision of cables to support a future electric vehicle charging point."

Neighbouring properties

The application was advertised by way of letter to four surrounding properties. The consultation period expired on 17th January 2022 and no comments were received.

Analysis

Proposal

The application seeks to convert the existing garage into a habitable room. The garage door will be replaced with a window and the underneath will be bricked up using materials to match the existing house.

Character and Appearance

The application property is a semi detached house in use as a single family dwelling.

A recent lawful development certificate for the garage conversion was recently refused under 20211389. The proposal was not deemed acceptable as the property had an original planning condition which stated:

Condition (iii) of planning permission reference number TH3/63/374:

“(iii) the details submitted in pursuance of condition (i) shall show adequate land to the satisfaction of the Local Planning Authority reserved for the parking or garaging of one car per dwelling unit and, upon approval of the details, no permanent development, whether permitted by the Town and Country Planning General Development Order, 1963, or not, shall be carried out on the land so shown, other than the erection of a private garage or garages or in such a position as to preclude vehicular access to this reserved car parking space;”

As such, planning permission was required for the conversion of the garage and the Lawful Development Certification could not be granted.

Many of the properties within the vicinity have completed similar garage conversions and some of these have been done without the benefit of planning permission and likely to be immune from any enforcement action. The proposed conversion is acceptable and will ensure the external materials used for the conversion are similar to those in use in the existing property.

The proposal is considered to be compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will result in a ground floor bedroom which will measure approx. 11.49sqm and will also include a separate w/c which will measure approx. 4.5sqm which is compliant with the Council's Residential Layout Guidelines.

Neighbouring Amenity

Due to the nature of the proposal it is not liable to impact on neighbouring amenity. The existing openings in the flank elevation will be infilled so there is no impact on neighbouring privacy.



No representations have been received.

Parking and Highways

Whilst there will be a loss of a garage space, there are two parking spaces on the driveway. However the crossover is only wide enough for one car. Nonetheless this is considered adequate and matches other properties in the street scene and so on balance the proposal is deemed to have satisfactory parking provision following the conversion of the garage.

Conclusion & Recommendation

The proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014 and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th January 2022	Dated:	28 January 2022