



Delegated Report

Householder Planning Application

Planning Application No: 20221041

Location: 92 The Drove Way Istead Rise Gravesend Kent

Description: Conversion of the garage into a utility room.

Applicant: Mrs Karen Barker

Site Visit Date: N/A previous visit conducted outside of property on 10.05.22

Preliminary Matters

The agent was emailed on 20.10.22 to request an existing and proposed parking plan to assess whether parking spaces are protected and comply with SPG4 – KCC Parking Standards (2006), this was received on 01.11.22.

Submitted Documents/Plans

Application Form;
Block Plan (received 27.09.22);
Site Plan (received 27.09.22);
Drawing No. 1372/06 - Parking Layout Plan – Existing and Proposed;
Drawing No. 1372/01A – REVISED Ground Floor First Floor and Roof Plans – Existing;
Drawing No. 1372/02 – Ground Floor First Floor and Roof Plans – Proposed;
Drawing No. 1372/03 – Elevations and Section – Existing; and
Drawing No. 1372/04A – REVISED Elevations and Section – Proposed.

Superseded Plans

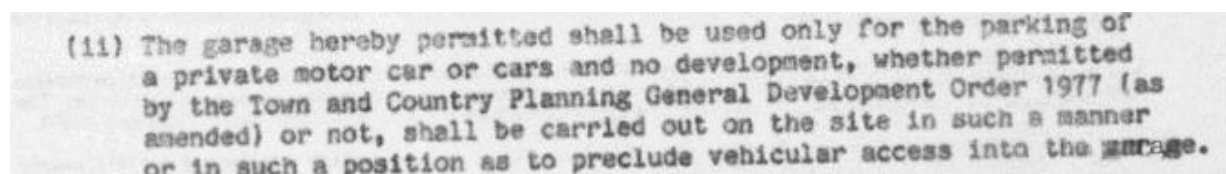
~~Drawing No. 1372/01 – Ground Floor First Floor and Roof Plans – Existing; and~~
~~Drawing No. 1372/04 – Elevations and Section – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19840883	Erection of two storey side extension to form garage and laundry workshop with two additional rooms over	Permitted	28.12.1984

Planning History Note

As per condition (ii) on the decision notice for 19840833. The garage is to be used for vehicular parking only.



Grounds:

(ii) In pursuance of Section 41 of the Town and Country Planning Act 1990
(11) That the development without provision for adequate accommodation for the parking or garaging of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T5 – Access to the Identified 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

- SPG2 - 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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward councillors

No comments.

GBC – Highways Officer

Looking at the photos on file, to park as the resident currently does involves driving over the footway without the benefit of a carriage crossover, which should be prevented as the footway hasn't been strengthened to accommodate vehicles overrunning it, which is detrimental to highway safety. So whilst I would not object to the loss of the garage if two parking spaces are available, the width of the carriage crossover needs to be widened to accommodate two vehicles, this should be done prior to any conversion taking place.



Neighbouring properties

8 surrounding properties were consulted and no responses were received. The consultation expiry date was 19.10.22.

Officer's Analysis

92 The Drove Way is a two storey semi-detached property located to the south of the highway. The property has a hard-paved frontage for vehicular parking and also provides access to the garage.



The proposal would involve conversion of the garage to a utility room, internal layout changes at first floor level and alterations to the front elevation.

Design, Character and Appearance

The alterations to the front elevation will include removal of the existing garage door and replacement with acceptable external materials including; brickwork, uPVC window, and cladding to match the existing dwelling.



As per Gravesham's Householder Extensions/Alterations Design Guide (2021), it is preferable for new windows to align with windows in the floor above. The proposed elevations show the new ground floor window will not do this. However, it is noted that the existing ground floor plans show that there is a boiler where the window would need to go:



Although it is generally preferable for windows to align, in this instance, the window placement and design (which is a similar design and at the same height as the existing ground floor window), is considered acceptable, and therefore won't impact the street scene or character of the property. As such the development is considered to be 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

The new utility room at ground floor level, and dressing room at first floor level are considered acceptable and the parking layout plan indicates there should be sufficient space for two vehicles to mitigate the loss of the garage. Therefore, 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.)

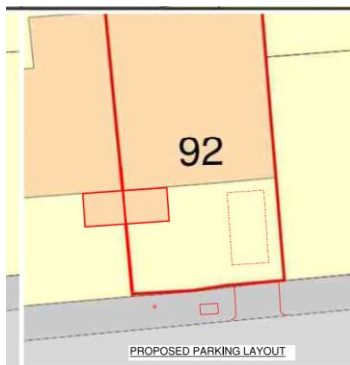
Neighbouring Amenity

The new window will be at ground floor level and serve a utility room. In addition, there is over 21.00m between the new window and the property opposite (No.107 The Drove Way). The proposal is not considered to result in a sense of enclosure, loss of light, loss of privacy or impact the outlook of neighbouring properties. As such, the proposed development is considered to safeguard the amenity of

neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

It is noted that the parking plan indicates the garage is too small for a modern car and shows one space on the hardstanding area. However site photos and Google Streetview indicates that the occupiers are driving over the footway to access the full extent of the hardstanding:



As per comments from Gravesham's Highways Officer, this is detrimental to highway safety because the footway has not been strengthened. Although the parking layout plan indicates the cost to extend the crossover would be prohibitive, this is not a consideration of this application assessment, and an extension to the crossover should be provided to ensure highway safety. As such, the application will be conditioned to extend the vehicle crossover to accommodate two vehicles in the interests of highway safety and pursuant to Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and saved Policy T5 of the Gravesham local Plan First Review (1994).

Any Other Material Planning Considerations

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and therefore it is unlikely that the proposal would have a detrimental effect on the landscape character area.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to be impacted by this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use and therefore a watching brief condition will be added to the decision notice.

Conclusion & Recommendation

The proposed development is considered to be acceptable. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

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:	16 th November 2022	Dated:	18th November 2022