



Delegated Report

Householder Planning Application

Application No:	20211113
Location:	3 Wye Road, Gravesend, Kent, DA12 5QT
Description:	Conversion of part of detached garage in rear garden to office space, games room and shower room.
Applicant:	Ms Loveth Okuomose
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 09/09/2021;
Ordnance Survey Site Location Plan (scale - 1:1250);
Drawing no. 0621P01 - Existing Drawings and Block Plan;
Drawing no. 0621P02 - Proposed Drawings.

Relevant Planning History

No relevant planning history.

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 sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC Environmental Health - No objection, please attach a code of construction informative if permission is granted.

GBC Highways Officer - Given what appears to be the current situation, looking at Google Maps Street View, I would recommend refusal of this application. Whilst the front garden is paved and apparently is used for the parking of cars, it does not appear to benefit from carriage crossover, which means vehicles should not be driven over the footway as it has not been constructed to accommodate vehicles. Once the carriage crossover is constructed I would have no objections, as one parking space would be replaced by another.



Neighbouring properties

Eight surrounding properties were consulted and two representations were received. The neighbours objected to the proposed garage conversion listing a number of material planning considerations that are relevant to this decision.

- Capacity of physical infrastructure - impact on drainage and water connections for other properties;
- Out of character
- Use of the outbuilding (residential annexe)
- Noise as a result of use
- Loss of privacy

The consultation period expired 5th October 2021.

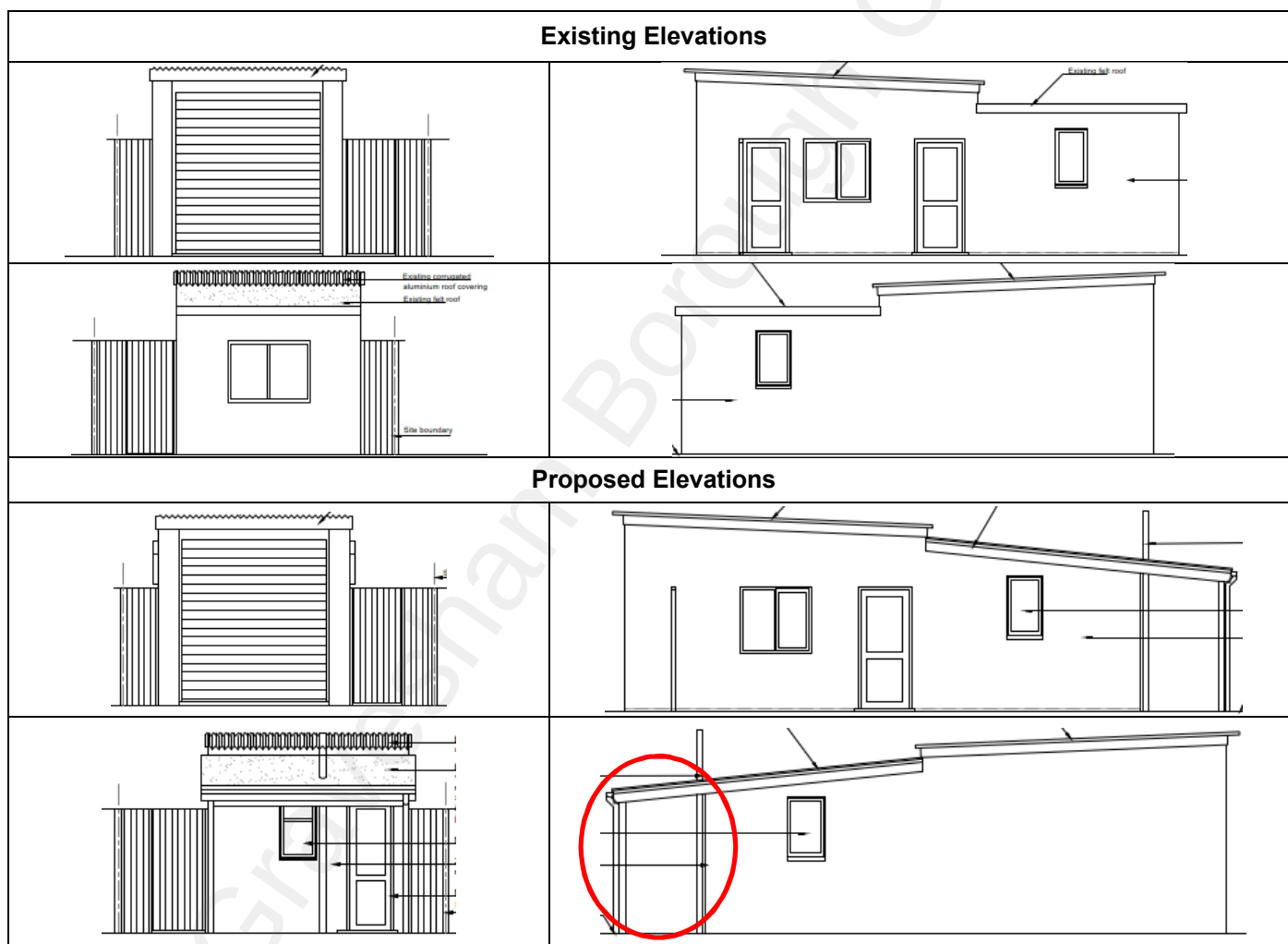
Officer's Analysis

Design, Character and Appearance

3 Wye Road is a two storey mid-terrace property located on the eastern side of the highway. The property has not previously been extended, but has an original garage outbuilding at the rear of the garden. The front garden is hard-paved and in use as an informal driveway, without a crossover.

This application proposed the conversion of the existing garage into an office, games room and shower room. Part of the garage will remain as a store. The work is already underway on site and commenced 22/07/2021.

The proposal also includes the erection of a lean-to structure/storm porch at the rear of the garage, with a depth of 1.45m. As shown in the screenshots below the roof of the garage will change as part of this proposal and the canopy area will elongate the structure:



The proposed change to the roof of the garage is considered to improve the appearance. Some photographs were submitted to the Local Planning Authority prior to this application being submitted which show the quality of the garage being improved as part of this development (as shown in screenshots below).



Overall, the proposed conversion of the garage will not significantly alter or enlarge the building, it will improve the visual appearance by altering the roof and changing the external appearance, and is therefore considered to be good design in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed conversion of the garage will not harm the amenity of future occupiers. The garden area will not be compromised by the 1.45m canopy extension to the garage, with a remaining depth of 16.5m and area of 104m² (approx.) which complies with Gravesham's Residential Layout Guidelines (RLG). As such, the proposed development is in accordance with Policy CS19 (LPCS) and safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed conversion of the garage is not considered to have any detrimental impact on the amenity of neighbouring properties. However, there were material planning considerations raised by neighbours that require investigation.

The creation of a new shower room within the garage is not expected to result in drainage issues for surrounding properties. The introduction of a single toilet, basin and shower is not significant, however this matter will be considered in detail by building regulations through drainage details.

The development being out of character with the surrounding area has been discussed in the 'Design, Character and Appearance' section above.

The use of the outbuilding was questioned by neighbouring properties and concern was raised for it being used as a unit of accommodation or annexe. This can be conditioned to ensure that no primary living accommodation is installed at any time, to restrict the subdivision of the garden and ensure that it cannot be let out or any business operate from the outbuilding.

In terms of noise from use, given that the garage is 17m from the rear of properties on Wye Road and its proposed use as a games room, it is not considered harmful to the amenity of neighbours.

Lastly, there were concerns raised regarding loss of privacy. The conversion of the garage is not considered to impact on the privacy of neighbour or result in any overlooking. The garage is positioned at the rear of the garden and is at a lower position than the properties due to the topography of the area. In

terms of the proposed shower room, this window will be obscure glazed and secured by condition.

Overall, the proposal to convert the garage into an office, games room and shower room will safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and will be restricted by planning conditions.

Parking and Highways

This application involves the loss of the garage as a parking space for vehicles. Whilst the front garden is currently used as an informal driveway, there is no carriageway crossover installed and the vehicles are bumping up a kerb to park. The Highways Officer has recommended that the application is refused until a vehicle crossover is installed, however an informative will be attached to the decision notice regarding the installation of a dropped kerb to encourage the applicant to formalise the driveway.

Suggested Conditions

A condition will be attached to the decision notice to ensure that the outbuilding does not contain any primary living accommodation at any time.

A condition will be attached to the decision notice to ensure that the outbuilding cannot be let out and that no business use will operate from or within the outbuilding at any time.

A condition will be attached to the decision notice to ensure that no gate, fence or other means of enclosure are erected or consulted on the site, which would subdivide the existing residential curtilage.

A condition will be attached to the decision notice to ensure that no additional openings are created at any time.

A condition will be attached to the decision notice to ensure that the window serving the shower room is obscure glazed.

Conclusion

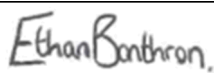
The application is in accordance with local and national planning policy and it is recommended that the proposal is permitted subject to conditions.

The conversion of the garage will not significantly alter the appearance of the structure, will not impact on the amenity of future occupiers nor neighbouring properties and subject to the installation of a vehicle crossover will not impact on parking or highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4 th November 2021	Dated:	05 November 2021

Gravesham Borough Council