



Delegated Report

Householder Planning Application

Planning Application No: 20221005

Location: Noor House Cecil Road Gravesend Kent

Description: Conversion of integral garage to a habitable room.

Applicant: Mr Jaspal Singh

Site Visit Date: N/A/ Desktop Assessment

Submitted Documents/Plans

Application Form;
Location Plan;
Block Plan;
Ground Floor Plan;;
Existing Front Elevation
Proposed Front Elevation;
Section AA and Section BB;
Completed Certificate A;
Email Received 16/11/22 – Email confirming no change to floor plan proposed; and
Email Received 14/12/22 – Confirming Bedroom Number and use of proposed converted room.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030384	Erection of a detached single storey building to form a study and store.	Permitted	10.07.2003
20000330	Erection of a detached two storey dwelling with an integral garage and 2 no parking spaces at the front; erection of a front boundary wall with gates.	Permitted	13.09.2000

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)

- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The final date to submit comments on this application ended on 7th December 2022.

Consultees

Ward Councillors: No comments received.

Neighbouring properties

13 surrounding properties were consulted and no responses were received.

Officer's Analysis

It is noted that when the dwelling was permitted under reference 20000330 condition 6 states:

6. The garage hereby permitted shall be used for the accommodation of private motor cars for the residential occupants hereby permitted as a private dwelling house and for no other purpose and no development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995, or any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order, shall be carried out on the site in such a manner of use such a position as to preclude vehicular access into the garage.

As such, conversion of the garage requires planning consent.

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

Visual Amenity

The only external change resulting from this alteration would be replacement of this existing garage doors with a window to the front elevation. Given its front location, it would have some impact on the character of

the area. However, the proposed window would be reasonably sized and similar in design to other openings. The proposed external materials would be yellow bricks to match the existing dwellinghouse. On balance this would not result in a significant level of harm the character of the area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Residential Amenity

The proposal would not result in any additional footprint or bulk. The altered opening would be front facing and would not directly face private amenity areas of nearby neighbours. The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Amenity of Future Occupiers

The converted garage would be used as a games room. For this type of space, there are no minimal space standards. The room has a floor area of 14.7m². This would exceed the minimum required space standards for all room functions listed in Table 1 of the Residential Layout Guidelines SPD, with exception to a lounge/diner which would require a space of 18m². Given that this floor already contains a prayer/family room and a study/computer room, it is not considered likely that the converted garage would be changed to a lounge/diner in future. Therefore, the proposed change would meet the required space standards and the likelihood is that potential future changes to the space, would meet current minimum space standards.

The room complies with the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Parking Provision

The existing dwellinghouse contains four bedrooms. This would not be altered as a result of the loss of the garage. Therefore, there would be a loss of 1 car parking space on this plot, but the required level of parking would remain unchanged. A four-bedroom house would require, 3 car parking spaces. The minimum space required for a car parking bay is 4.8(Length) x 2.4(Width). The existing front drive has a space of approximately 7.2(Width) x 5.6 (Length). This would provide adequate parking for 3 cars.

Adequate parking provision is therefore available despite the decrease parking off-road parking provision, in compliance with policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th December 2022	Dated:	15 December 2022