



Delegated Report

Householder Planning Application

Planning Application No: 20240400

Location: 66 Milton Hall Road Gravesend Kent DA12 1QW

Description: Conversion of garage into habitable room.

Applicant: Mr Dmotrijus Zaturskis

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 27/04/2024;
Site Location Plan;
Drawing Number A01 (Floor Plans and Elevations – Existing);
Drawing Number A02 Rev B (Floor Plans and Elevations – Proposed); and
Drawing Number A03 (Site Location Plans and Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220346	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.90 metres and eaves height of 2.90 metres.	Prior Approval not Required	20.05.2022
20211099	Application for Lawful Development Certificate for proposed vehicular access to driveway and garage.	Certificate Granted	03.11.2021
20070794	Extension of roof at both ends to form gable ends; construction of dormer extension in side roof slope and conversion of roof space into two bedrooms and bathroom/wc.	Permitted	10.10.2007
20060733	Extension of roof to form gable ends; construction of dormer window in southern side roof slope and conversion of roof space into two bedrooms and bathroom/wc.	Permitted	19.10.2006

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No Comments Received

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period ended on 4th June 2024.

Officer's Analysis

Design, Character and Appearance

66 Milton Hall Road is a detached chalet style bungalow located on the Eastern side of the highway. The property is part block paved for vehicular parking and part soft landscaped to the frontage with attached garage to the side.



The application proposes the conversion of the existing garage to the side of the property to a habitable room.

The application proposes to convert the existing garage to habitable room by way of replacing the garage door with a window and render to match the existing dwelling. The proposed development would create space for internal layout changes to include a home office area.

The proposed window would be aligned to respect the window placement of the existing windows and therefore, this proposal is considered to have a minimal impact on the existing dwelling. Furthermore, the existing garage is set back from the front elevation and the highway. As such, the proposal is not deemed to have a detrimental impact on the immediate street scene.

Overall, the development hereby proposed will be constructed using appropriate materials and will have no impact on the street scene. As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposed internal layout changes are not deemed to have a detrimental effect for future occupiers and will create space for a home office. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023). No neighbour representations have been received.

Any Other Material Planning Considerations

Parking and Highways

There is sufficient off road parking at the property and as such the loss of the existing garage does not have a detrimental impact in terms of parking and highways.

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	25 th June 2024	Dated:	26 June 2024