

Delegated Report

Householder Planning Application

Planning Application No: 20230563

Location: 66 Granville Road Gravesend Kent DA11 0JT

Description: Alterations to the external façade, existing uninsulated garage door to be bricked up and an existing access door on the side elevation to be repositioned, two high level celestial windows not to open outward onto the street. The shop style window at the front ground floor to be replaced by a bay window, a low-level brick wall to the front garden with a metal gate for entry. The front door is to be square off the external walls and have the front door face perpendicular to the front façade.

Applicant: Ms Khalisha D'souza

Site Visit Date: Desktop Assessment

Submitted Documents/Plans:

- Application Form
- Site Location Map
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-0001 (Existing Floor Plans)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-0100 (Existing North Elevation)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-0101 (Existing East and West Elevation)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-0102 (Existing Elevations and Section)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-1000 (Site Block Plan Proposed)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-1001 (Proposed Floor Plans)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-1002 (Proposed Roof Plan)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-1101 (Proposed Elevations)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-1100 (Proposed Elevations)
- Drawing No: GRA-MSQ-ZZ-ZZ-DR-A-1102 (Proposed Elevations and Section)

Supplementary Information:

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220897	Conversion of the existing garage into a habitable room, new external door to access existing roof garden, addition of balustrade to the existing roof terrace to bring it in line with building regulations, maintenance and repair of windows - most to be	Refused	15.03.2023

	replaced to same dimensions - a bay window for the living space and celestial windows fitted above the garage conversion		
20220892	Application for a Lawful Development Certificate in respect of the continued use of the existing roof terrace on top of the single storey extension.	Certificate Granted	11.10.2022
19930664	Erection of a single storey rear extension to form bathroom, alterations to first floor to retain an additional bedroom and additional enclosure of yard to form store.	Permitted	07.02.1994
19930241	Change of use from first floor stores to living room, bedroom and bathroom/w.c.	Permitted	18.06.1993
19920436	Change of use from shop, workshop, store & offices to residential dwelling and installation of bay window.	Permitted	06.10.1992
19880387	Change of use of store to shop and installation of new door and window in the side elevation and erection of 6ft high double gates	Permitted	17.10.1988

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

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

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections; providing the height of the boundary wall is no more than one metre in height.

All doors and windows are not to open across the highway, but the applicant has addressed this in the submitted drawings.

Given the extensive works to the flank wall which would appear to involve scaffolding the applicant will need to approach the Kent County Council, regarding a licence and any controls the highway authority may wish to impose.

Neighbouring properties

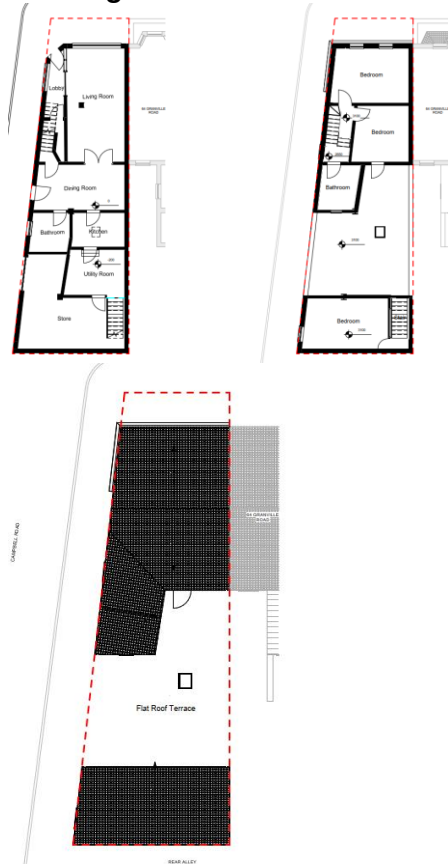
The application was advertised by way of letters to 13 surrounding properties. The consultation period expired on 03.07.2023 and no comments were received.

Analysis

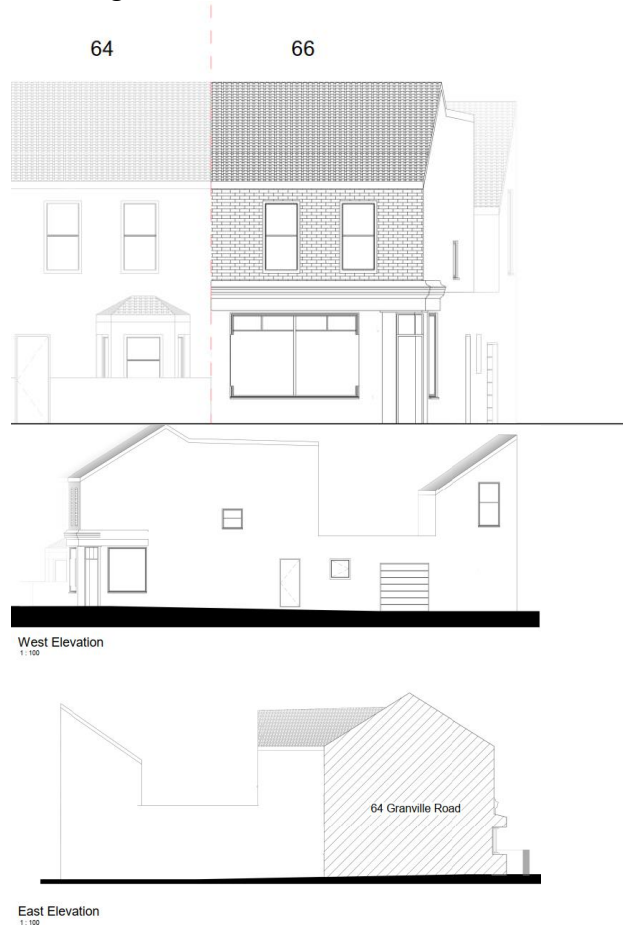
Proposal

The proposal seeks to alter the external façade of the building by removing the existing garage door making alterations to the fenestrations. The window in the front elevation is to be replaced with a bay window and a low level brick wall to be erected along the front boundary, a small extension to the front and side is proposed to “square off” the external walls and reposition the front door so that it is perpendicular to the front façade.

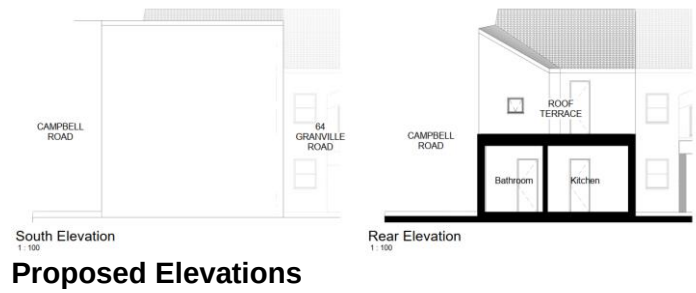
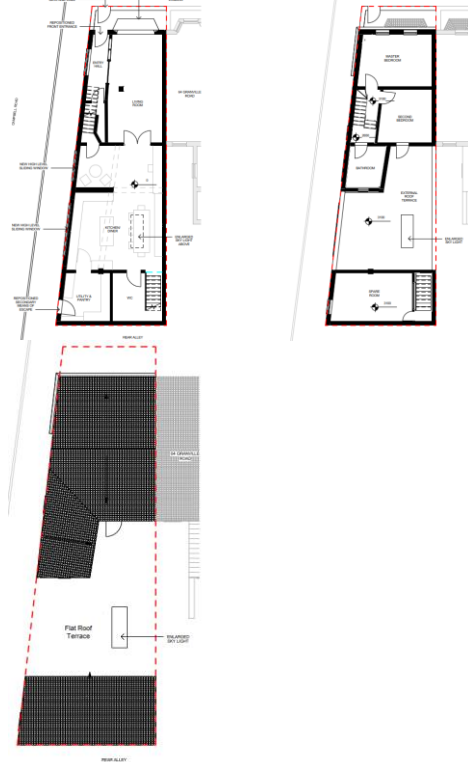
Existing Plans



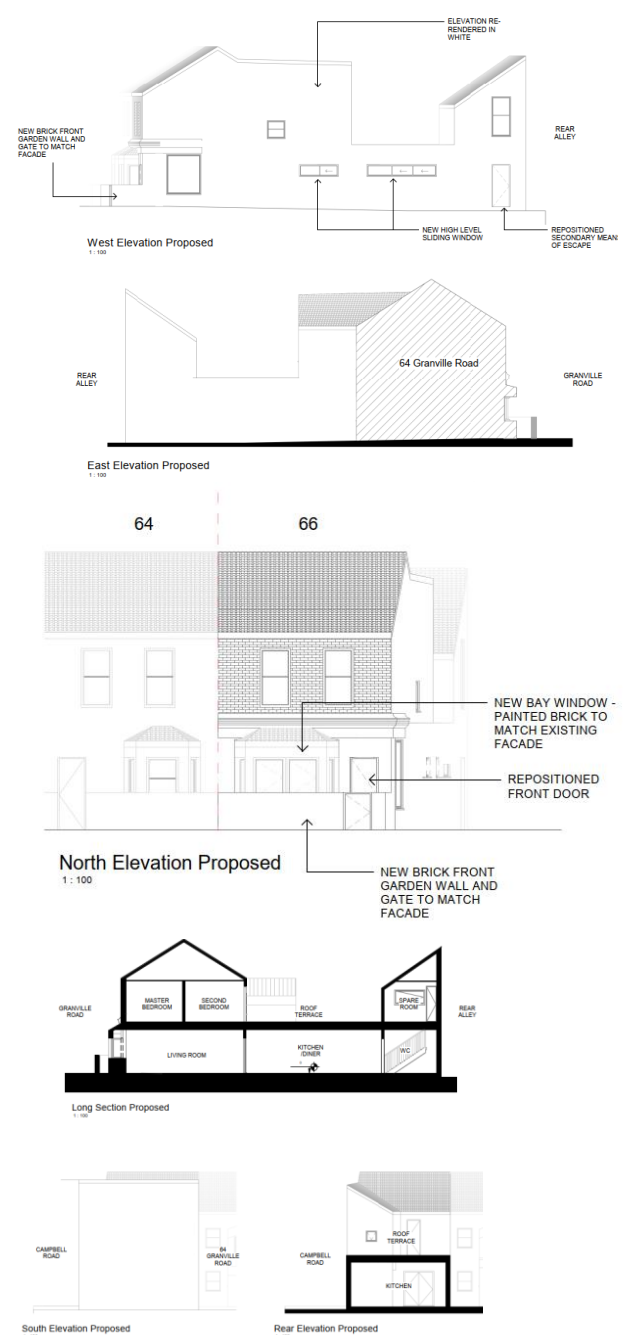
Existing Elevations



Proposed Plans



Proposed Elevations



Background

The proposal is a resubmission of 20220897 which was refused on the below grounds:

1. The introduction of the 2m balustrades would be detrimental to the character and appearance of the property itself and character of the wider area which would fail to comply with the requirements of

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

2. *The proposal will result in a loss of light and outlook to the existing property at No. 64 Granville Road due to 2m high obscure glass balustrade at first floor level, the balustrade would have an unacceptable and overbearing impact to the first floor bedroom and would be harmful to the outlook of this bedroom. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.*

In order to determine whether the current proposal is acceptable it will be necessary to determine whether the above reasons for refusal have been adequately addressed.

Character and Appearance

The application site is an end of terrace property which was previously in use as a shop. The property was granted consent circa 1992 to convert the front part of the premises into a residential dwelling at ground floor level. A further permission in 1993 allowed for a change of use of the first-floor stores to a living room, bedroom and bathroom/w.c.

The existing proposal will see some internal changes which aim to improve the layout of the property. The first element of the proposal will see the existing garage converted into a kitchen/diner and utility room. The proposal will see the existing shutter door bricked up and two new high-level windows installed in the flank elevation, these windows will be positioned approx. 1.6m from the pavement level. The windows in the flank elevation will be sliding windows and so they will not open outwards onto the highway, this was a concern in the previous submission which has been adequately addressed. A secondary door will be repositioned to serve the utility room area, this will act as a secondary escape route and will also open inwards which is acceptable.

The existing roof light will be enlarged which will not impact the wider character of the area as it will not be a lantern style which is highly visible from the surroundings.

The front elevation at ground floor is where the existing shop frontage will be replaced with a bay window which will see the property integrate with the surrounding properties within the street scene. This is a positive addition to the property which will see it blend in with its neighbouring properties thus giving a more residential feel.

The existing front door is positioned in the corner of the dwelling, this door will be “squared off” and repositioned in the front elevation of the dwelling and a 1m high wall will be erected around the front boundary.



The side elevation of the house will be rendered in white and all of the windows will be white framed windows to match. The revised proposal omits the introduction of a 2m balustrade which formed part of the reasons for refusal for application 20220897, the revised proposal has adequately addressed the reasons for refusal in terms of design, character and appearance so the proposal is acceptable and compliant with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The proposal will improve internal living conditions for the existing occupants of the property and so the proposed development is considered to safeguard existing occupier amenity.

Neighbouring Amenity

The revised proposal has removed the introduction of a 2m balustrade to the roof terrace. The revised proposal therefore has no detrimental impact on neighbouring amenity and complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

As per the comments of the highways officer, an informative will be added to advise the applicant that highway consents may be required should any works impact the public highway such as the erection of a scaffold.

The existing garage is considered to be a storage area and below the requirements of SPG4 – KCC Parking Standards and could not be used for off road parking, there is sufficient parking on the highway and access to public modes of transport so the proposal is deemed adequate in terms of parking provision.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25/07/2023	Dated:	25th July 2023