

Delegated Report

Planning Application

Planning Application No: 20221195

Location: 46 Oaklands Road, Northfleet, Gravesend DA11 8PA

Description: Erection of a single storey side extension, conversion of garage to habitable accommodation with a new roof to former garage and porch.

Applicant: Mr Grewal

Site Visit Date: Desktop

Submitted Documents/Plans

Application form;
Drawing no. SM387.1 (existing plans); and
Drawing no. SM387.2 rev A (proposed plans).

Relevant Planning History

None

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 4 – Decision-making
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

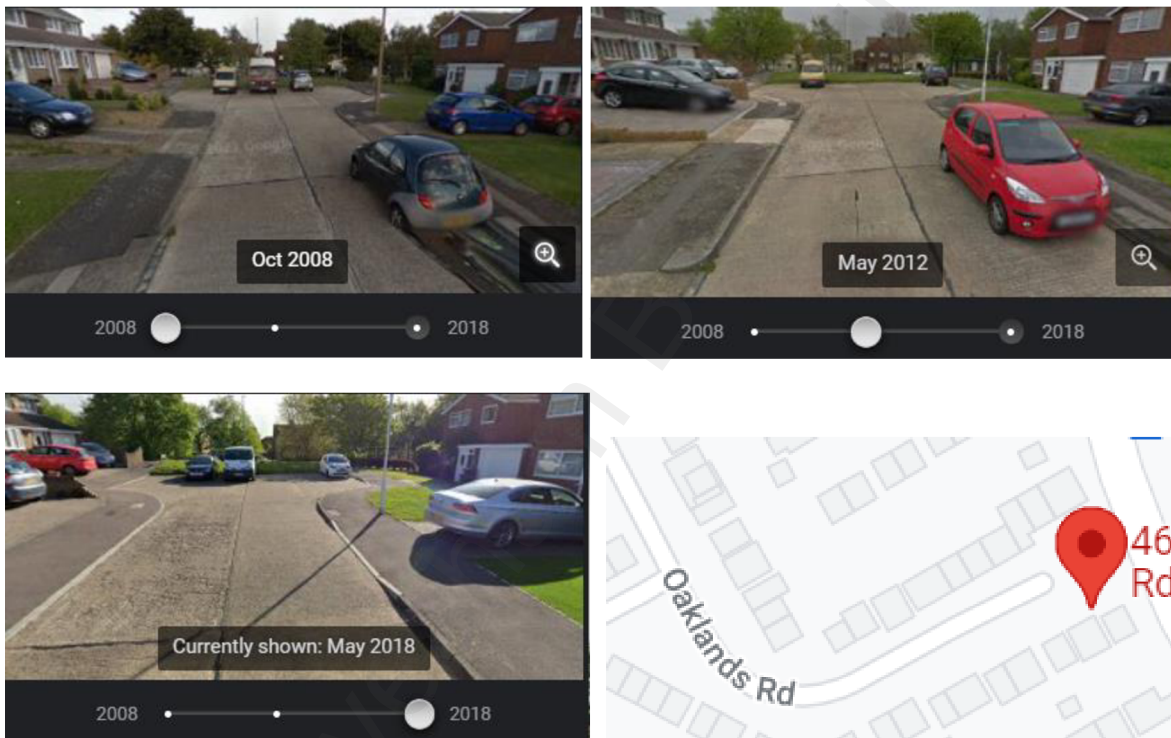
- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Highway Development Management Officer

This proposal will remove a parking space from an existing three bedroom property. The property fronts a turning area, which the three images on Google Street View show to be used as a parking area, instead of being kept free to serve its intended purpose.



This section of Oaklands Road is a long cul-de-sac and if a vehicle cannot turn could result in the need for a long reverse, which is not safe particularly for larger vehicles with restricted rear view. Therefore, in the interests of nil detriment and highway safety, two parking spaces should be provided at the property and a parking plan should be presented which demonstrates that the car parking can be achieved without obstructing access to the front door to the dwelling.

Neighbouring properties

The application has been advertised by five individual letters to neighbouring properties. No letters of representation have been received. The overall consultation period expired on 30 November 2022/

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey side extension, conversion of garage to habitable accommodation with a new roof to former garage and porch.

The single storey side extension will project approx. 2.1m to the side of the dwelling and will be approx. 5.7m deep. It will be approx. 3.5m high with a pitched roof. Internally there will be a utility and shower room.

The garage will be converted to a living room and will have a new false pitched roof.

Design, Character and Appearance

The application site is located within the urban area of Northfleet. The dwellings to the north are typically two storey terraces with integral garages and of road parking. To the south there are two storey linked detached and semi-detached. The land slopes down to the south. There are other extensions and garage conversions in the street scene.

No. 46 Oaklands Road is a link-detached two storey dwelling at the end of a cul-de-sac. There is a drive to the front of the garage. There will be approx. 0.9m between the proposed single storey side extension and the boundary treatment to the property that fronts onto Coldharbour Road and therefore will not be readily visible from the street. In terms of scale the proposal is modest and in keeping with the original dwelling. The pitched roofs shown to the extension and the garage conversion will complement the dwelling and the surrounding street scene.

The proposed extensions and conversions will not result in any detrimental impact on the character and appearance of the street scene and therefore accord with policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity

Future Occupiers

The proposed extension will not result in a significant loss of garden space and the garden therefore still meets the adopted standards. All new habitable rooms will contain sufficient daylight, outlook and privacy.

Neighbouring Amenity

The proposed side extension will be located to the opposite side than any neighbouring property and therefore will have no detrimental impact in terms of loss of amenity. The properties opposite the site are over 26m away and will suffer no detrimental impact to amenity.

The proposed extension and alterations will have no detrimental impact in terms of amenity and therefore accord with policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The loss of the garage will result in the loss of one off road parking space. Kent County Council often discount a garage when considering the number of parking spaces at a property as they are frequently used for storage. The standard size for a single garage is 7m deep and 3.6m wide. The current garage is approx. 5.3m deep and 3m wide and therefore is not fit for purpose for modern cars. As the property technically has only one off road parking space and no additional bedrooms are being proposed there will be nil detriment to parking and/or highway safety and no objection is raised. Whilst it may be beneficial to request an additional off road parking space, this is not deemed necessary for the reasons above and therefore not likely to pass the six tests of conditions as listed in para. 56 of the NPPF.

Conclusion

The proposed extension, garage conversion and new roof will have no detrimental impact on the character and appearance of the street scene, amenities, parking or highway safety and therefore accord with the abovementioned policies and are recommended for approval.

Recommendation:

Permission

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

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12 December 2022	Dated:	12 December 2022