

Delegated Report

Householder Planning Application

Planning Application No: 20230195

Location: 107 Highview Vigo Gravesend Kent

Description: Conversion of an existing garage into a kitchen area

Applicant: Miss E Shafford

Site Visit Date: N/A Desktop Assessment

Submitted Documents/Plans

Application Form;
Block Plan and OS Plan (received on 02.03.23);
Ground Floor Plan Front Elevation and Roof Plan – Existing (received on 02.03.23); and
Ground Floor Plan Front Elevation and Roof Plan – Proposed (received on 02.03.23).

Relevant Planning History

No relevant 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)

- 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);
- Gravesham Landscape Character Assessment (2009); and
- Kent Downs AONB Management Plan 2021-2026

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Vigo Parish Council

No comments.

GBC – Highways Officer

There is adequate space on the front drive to accommodate the car parking to comply with guidance. However, the loss of the garage/store removes the possibility of storing cycles in this location and it needs to be provided elsewhere to comply with guidance. (SPG4 one cycle space per bedroom).

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The consultation period expired on 29.03.23.

Officer's Analysis

107 Highview is a two storey mid terraced property located west of the highway.

Google Image



This application proposes the conversion of the existing garage into a kitchen area.

Proposed Development

The development would create space for internal layout changes to facilitate a new enlarged kitchen area, a new WC and relocation of the utility room.



Design, Character and Appearance

This application proposes to convert the existing garage to a kitchen by replacing the garage door with a window and installing a rooflight into the existing flat roof. This would have a minimal impact on the street scene because the proposed external materials; brick walls, roof and double glazed window is to match the existing dwelling.

As such, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out expected room sizes. The proposed internal layout changes are not deemed to have a detrimental effect for future occupiers and will create space for a larger kitchen and new WC. The new rooflight and window serving the WC will be conditioned to be obscure glazed in order to protect future occupants from being overlooked by neighbouring properties. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

The proposal will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. As aforementioned above, the new WC and rooflight shall be conditioned to be obscure glazed. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal as there is sufficient off road parking to the front of the property. Although the space is referred to as a garage, it is substandard in size having already been subdivided to form a utility area to the rear. As such Furthermore Gravesham's Highways Officer raises no objections in terms of parking. Notwithstanding the Highway's Officers comments regarding cycle storage, no additional bedrooms are proposed to warrant a condition relating to cycle storage and as such, the proposal is acceptable and complies with local and national policy.

Any Other Material Planning Considerations

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. As such, a watching brief condition can be included on the decision notice.

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document. This area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed garage conversion will not have a detrimental effect on the landscape character area by virtue of the property being located within the rural settlement. As such the development is in accordance with Policy CS12 (LPCS).

Impact on AONB

The site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB). The NPPF confirms that AONBs are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176). The proposal would be within the residential curtilage of the dwelling. By virtue of the proposal being a garage conversion, it is considered that the proposal would not harm the natural beauty of the Kent Downs AONB.

Conclusion

The proposed conversion of the existing garage to form a kitchen will have a minimal impact of the street scene, there is sufficient off-street parking available, 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 and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4th April 2023	Dated:	06 April 2023