



Delegated Report

Householder Planning Application

Planning Application No:	20230307
Location:	10 Cambrian Grove Gravesend Kent DA11 0PU
Description:	Garage conversion to form habitable room.
Applicant:	Mr Bhadare
Site Visit Date:	3 May 2023

Submitted Documents/Plans

Application form
OS Plan
Block Plan
Drawing no. 1542-01 (Existing floor plan)
Drawing no. 1542-02 (Existing sections)
Drawing no. 1542 A-03 (Proposed floor plan)
Drawing no. 1542-04 (Proposed sections)
Drawing no. 1542 A-05 (Existing and proposed elevations)
Design and Access Statement

Superseded plans following revision to window alignment:

~~Drawing no. 1542-03 (Proposed floor plan)~~
~~Drawing no. 1542-05 (Existing and proposed elevations)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19860202	Erection of an infill front porch	Permitted	15.07.1986

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020)
- SPD Householder Extensions/Alterations Design Guide (2021)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

This is difficult application to consider as the exact details of the existing dwelling are not known. What is known is a parking space will be lost and an additional bedroom created.

The property can be considered to be an edge of centre location so the difference between a two/three-bedroom property and a four bedroom property is minimal at half a space.

Considering the existing car parking provision, this is deemed as just a single parking space, as the depth of garden is not considered adequate to provide a second parking space in front of the pedestrian door to the property, which is normally taken as 6 metres by Kent County Council to ensure there is adequate pedestrian access, particularly relevant when the needs of the disabled are being considered. Also, a disabled person usually requires more width to access a vehicle which would prevent a second car being parked on site. However, a single car space can be accepted in this instance, given the proximity of the town centre.

To comply with the requirements of SPG4 a single cycle parking space should be provided, and this should be adequate for an adaptive cycle, given the applicant is disabled. This would permit greater cycle storage for any future able-bodied occupant.

Neighbouring properties

The application has been advertised by individual neighbour letters to 11 properties and on site. The consultation periods expired on 2 May 2023 respectively.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for a garage conversion to form a habitable room.

The proposed floor plan shows the existing garage to be converted to a disabled access bedroom and wet room, and a window installed in place of the existing garage door.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site lies within the urban boundary of Gravesend. 10 Cambrian Grove is a two storey end of terrace property with an integral garage. The road is quiet and residential.





Whilst the other houses in the terrace also have integral garages, the general character of the road is mixed, with houses of different ages and styles. Provided the materials will match the existing, the conversion of the garage and replacement of the garage door with a window are considered to be acceptable in terms of the impact on the appearance of the property itself and the wider street scene. The proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The application involves the reconfiguration of the internal layout of the property, with the proposed conversion adding a bedroom.

Overall, it is considered that the proposed conversion of the garage would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation.

Neighbouring Properties

The proposed garage conversion would not cause harm to the amenities of neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be an additional bedroom at the property as a result of the proposal. The property can be considered to be an edge of centre location so the difference between the parking standards for a two/three bedroom property and a four bedroom property is minimal at half a space.

There is existing parking provision at the front of the property for at least one car to cope with the loss of the garage. Plus, there would be space on site for the storage of cycles. Given the proximity of the town centre location the proposal is considered acceptable.

It is not considered that there would be any significant pressure placed on parking in the area as a result of the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

Subject to conditions, the proposal is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	24 May 2023	Dated:	24th May 2023