

Delegated Report

Planning Application

Planning Application No: 20240562

Location: Lusignac, Cheyne Walk, Meopham, Gravesend DA13 0PP

Description: Change of use of existing garage to store/games room and erection of single storey side extension to form a link corridor.

Applicant: Mr L Smith

Submitted Documents/Plans

Application form
Drawing no. 01 (existing plans)
Drawing no. 02 (proposed plans)
Drawing no. 03 (site location plan)
Drawing no. 04 (existing block plan)
Drawing no. 05 (proposed block plan)

Relevant Planning History

20120688	Application for non-material amendment to planning permission reference number 20110057 for the installation of a new window in the flank elevation at first floor level.	Permitted	07.09.2012
20110057	Erection of part two storey and part first floor side extension to form hall at ground floor level, relocated staircase with two bedrooms at first floor level; conversion of existing attached garage into a kitchen/breakfast room and erection of a detached garage at the front.	Permitted	03.03.2011
20101011	Erection of part two storey part single storey side extension to provide kitchen/breakfast room and hall at ground floor level with additional bedroom and ensuite bathroom/wc at first floor level and erection of a detached garage at the front.	Refused	29.12.2010

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

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 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Following discussion by our Planning Applications Working Group; the Council wishes to provide the following response:

The application in scope and size appears acceptable given the overall footprint of the plot, whilst the planned changes should not adversely impact the street scene or have a detrimental impact on neighbouring properties. Subject to suitable and acceptable materials being used in the finish I cannot see any reason to object.

We therefore have no objection to this proposal.

Neighbouring properties

The application has been advertised by letters to seven neighbouring properties. One letter of support has been received. The overall consultation period expired on 15 July 2024.

Officer's Analysis

Proposal

This planning application seeks permission for the change of use of existing garage to store/games room and erection of single storey side extension to form a link corridor. The proposed extension will project approx. 2.45m from the side elevation of the main building and will be approx. 8.3m deep. It will be approx. 3.2m high to the front and 4m high to the rear with a flat roof. There will be a door to the rear and a new window in the existing garage (to replace the existing). The garage door is to remain.

Design, Character and Appearance

The application site is a two storey detached dwelling located on an irregular shaped plot. The property differs from those surrounding it and is finished in white render with a grey roof and grey windows. There is a detached garage to the front with a grey door. The neighbouring dwellings are brick with tile hung frontages and are mainly two storey terrace.

The proposed extension will be located behind the existing garage and, although slightly higher, will not be readily visible. Where it is visible it will be in keeping with the original dwelling which already has a prominent flat roof to the front. The garage door and window are to remain. Provided the materials match the existing dwelling, no concerns are raised in terms of design. The change of use will result in no other external changes.

The application site is located within Meopham Downs Landscape Character Area. As the proposal is set with the urban area and not readily visible, no concerns are raised in terms of landscape character.

Therefore in terms of design, character and appearance the proposal accords with Policies CS12 and CS19 of the Gravesham Core Strategy 2014 and paragraphs 135 and 180 of the National Planning Policy Framework 2023.

Amenity

Future Occupiers

The proposal utilises a piece of land that does not contribute to the outside space of the property. The proposal therefore will have no detrimental impact on the amenities of future occupiers.

Neighbouring Amenity

No. 69 is located to the north of the application site. It has a double garage to the front and a first floor side window. There are no habitable room windows in the flank elevation. The proposal will have no detrimental impact in terms of loss of outlook, sunlight or daylight to this neighbour. No windows are proposed in the side elevation and therefore there will be no loss of privacy.

The proposed extension and change of use therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023 with regards to amenity.

Parking and Highways

The proposed change of use will result in the loss of the garage for parking. However there is a driveway to the front of the dwelling that can accommodate at least four cars. No concerns are raised with regards to parking or highway safety.

Conclusion

The proposed extension and change of use will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the above-mentioned policies and are recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	13 August 2024	Dated:	14 August 2024