



Delegated Report

Householder Planning Application

Planning Application No: 20240767

Location: 4 The Pippins Meopham Gravesend Kent

Description: Conversion of garage into habitable rooms and installation of new driveway.

Applicant: Mrs Emma Gardner

Site Visit Date: 7th October 2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: 24/06/05 REV 2 (Existing/Proposed Plans)
- Drawing No: 24/06/05 REV 3 (Existing/Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19840500	Outline application for residential development including provision of open space and formation of new vehicular access to the site and erection of 29 replacement garages	Permitted	18.07.1984

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

Neighbouring properties

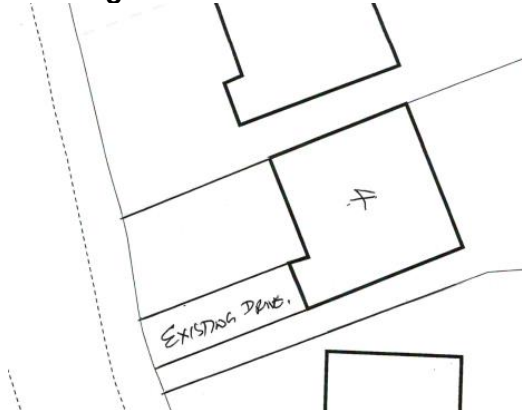
The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 30.09.2024 and no comments were received.

Analysis

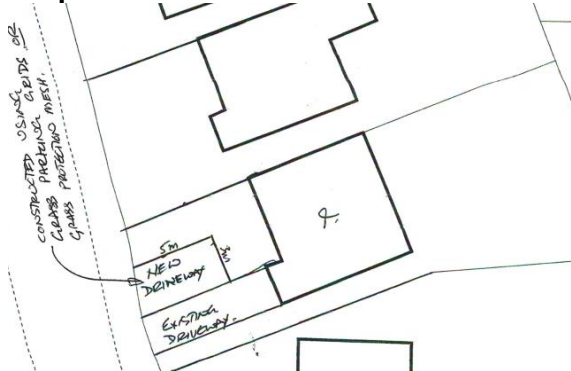
Proposal

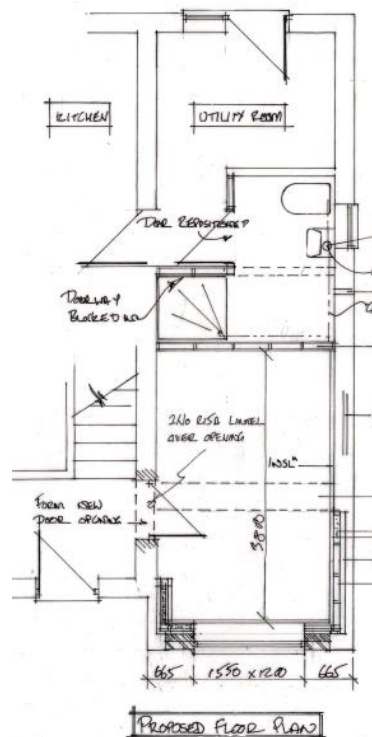
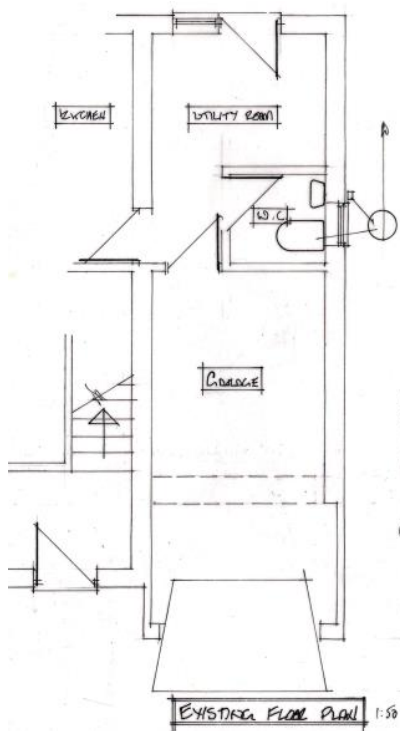
The proposal seeks to convert the existing garage into a habitable room, the garage door will be replaced by a window and brickwork to match the existing. The area of hardstanding to serve the front drive will also be extended with grass parking grids installed as the surface.

Existing



Proposed





Background

The Pippins forms part of a development granted planning consent under reference 19840500. As part of this condition the below planning consent was imposed.

(iv) The details submitted in pursuance of condition (i) shall show adequate land to the satisfaction of the District Planning Authority reserved for the parking or garaging of two cars per dwelling unit and upon approval of the layout the reserved parking and garaging spaces shall be used only for the parking of a private motor car or cars or for uses ordinarily incidental to the enjoyment of the domestic dwellings and no development, whether permitted by the Town and Country Planning General Development Order 1977 as amended or not, shall be carried out in such a manner or in such a position as to preclude vehicular access into the parking or garaging spaces.

Character and Appearance

The application site is a two storey detached dwelling situated in a rural settlement inset from the greenbelt. The proposal at the site will see the existing garage converted and widening of the existing driveway.

As can be seen from the below images, the neighbouring properties have undertaken garage conversions and have hard paved their entire frontages.



The proposed garage conversion requires planning permission as there was a condition imposed which removed garage conversions as a permitted development right. The conversion is not considered the harm the wider character and appearance of the area and will utilise matching materials which is considered acceptable.

The proposed widening of the drive will on see a small section of the grassed area converted, furthermore the applicant will be using grass grids to maintain the grass and so this will not cause any harm to the greenery in the area.

The proposed changes are considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Due to the nature of the works there will not be any loss of private amenity space, the garage conversion will provide a secondary living space thus increasing the living space of the property.

The proposal complies with the requirements of SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

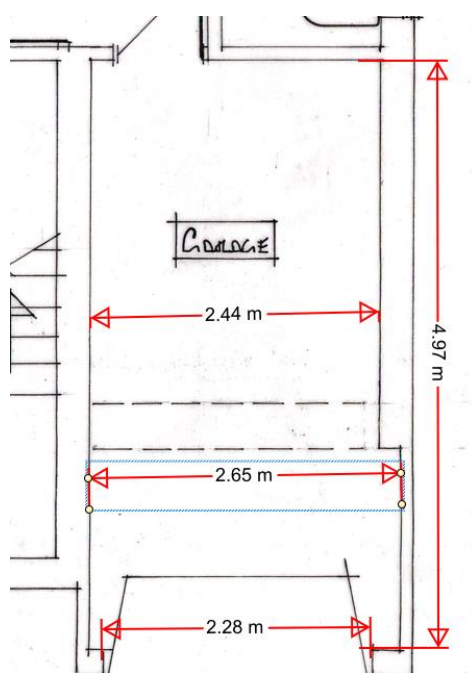
The proposed development will impact neighbouring amenity in terms of loss of light, outlook or privacy, however a condition will be imposed to ensure no windows are inserted in the flank elevation of the garage conversion to protect neighbouring privacy.

Parking and Highways

The proposed development will result in the loss of a parking space. SPG4 – KCC Parking standards 2006 provides the below guidance for a garage space:

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

The existing garage measures:



This indicates that the existing garage is not fit for purpose for a modern-day vehicle and is therefore likely to be used for storage purposes only.

The proposed widening of the driveway will add the lost parking space irrespective of it being substandard. The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPG4 – KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural

landscape.

Conclusion & Recommendation

The proposal is recommended for permission 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:	08.10.2024	Dated:	8th October 2024