



Delegated Report

Householder Planning Application

Planning Application No: 20221262

Location: 40 Racefield Close Shorne Gravesend Kent

Description: Erection of single storey side extension and new roof to existing garage and change of use to home gymnasium with loft storage.

Applicant: Mr Jeff Saward

Site Visit Date: 23 May 2023

Submitted Documents/Plans

Householder Planning Application form;
Red line site boundary plan;
Proposed block plan;
Drawing no. SAW-1 Existing front, side and rear elevations;
Drawing no. SAW-2a amended Proposed front, side and rear elevations;
Drawing no. SAW-3 amended Proposed side elevation and layout;
Drawing no. SAW-4 amended Proposed front and rear elevations;
Drawing no. SAW-7 amended Proposed roof details;
Drawing no. SAW-8 Existing layout and elevation;
Drawing no. SAW-10 Existing and proposed parking layout; and
Details of loft storage use and access and width of the extended garage.

Superseded Documents/Plans

Drawing no. SAW-2 Proposed front, side and rear elevations;
Drawing no. SAW-3 Proposed side elevation and layout; and
Drawing no. SAW-4 Proposed front and rear elevations.
Drawing no. SAW-5 Proposed front and rear elevations;
Drawing no. SAW-6 Proposed side elevation and layout;
Drawing no. SAW-7 Proposed roof details;

Procedural issues

Following an initial assessment of the proposal, the applicant was asked to clarify a number of issues and to provide additional drawings/information. The applicant has set out that the extended width of the garage would be four metres in total (1.4 metres would be added as a result of this proposal) and that the loft area would be used for domestic storage only. The application was publicised following the receipt of this additional information.

Following a request from the case officer, the applicant provided amended drawings, which removed a proposed dormer from the design.

Relevant Planning History

Reference	Description	Decision	Decision
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			Date
20050581	Erection of two storey side extension to form a lounge at ground floor level with ensuite shower room/wc and ensuite bathroom/wc/dressing room at first floor level.	Permitted	15.09.2005
19820254	Erection of two storey rear extension to form kitchen with bedroom and bathroom over	Permitted	28.05.1982

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Kent Design Guide: Interim Guidance Note 3 Residential Parking (2008)
- Kent Design Guide: Movement & Connectivity Parking Standards (2021)

Consultations, Publicity and Representations

GBC Highways Officer

Unfortunately, I do not consider the applicant has submitted the appropriate drawing to demonstrate that there is adequate provision for car parking. Whilst there is a drawing that shows the front garden to be fully paved with dimensions it is not to scale, nor does it demonstrate how they can park family sized cars (their statement).

When assessing an area for parking, standard size parking bays are used rather than some notional vehicle. In Kent, the County Council in their various guidance notes state that parking spaces in front of doors to a property should be 6 metres deep, not achievable here and a standard size parking bay in SPG4 is 2.5 metres wide by 5 metres deep.

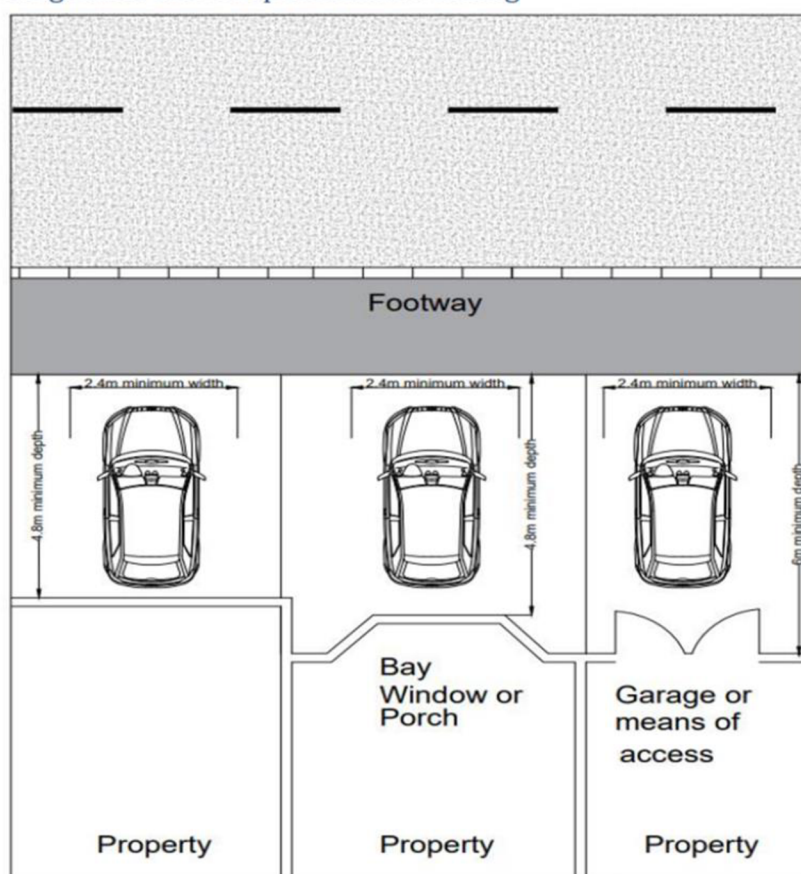
B8. The preferred sizes for parking bays in Kent provided as part of development proposals are:

	Length	Width
Parking Bay Size for Powered Two-Wheelers ⁽¹⁾	2.5m	1.5m
Parking Bay Size for Cars ⁽²⁾	5.0m	2.5m

Extract from SPG4, which has been adopted by Gravesham Borough Council

<https://www.gravesham.gov.uk/downloads/file/246/vehicle-parking-standards-july-2006-spg4>

Diagram A & B: Perpendicular Parking



Residential Dropped Kerb Guidance and Self-Assessment v9

Guidance from Kent County Council, the Highway Authority relating to the provision of dropped kerbs but is not adopted by Gravesham Borough Council. The extra metre in depth is to ensure there is unobstructed pedestrian access and egress from the dwelling.

https://www.kent.gov.uk/data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf



Example of a garage door being obstructed by a parked vehicle which also appears to overhang the highway. Current vehicle ownership does not reflect what may occur in the future.

It is accepted that Kent County Council have different guidance on the size of parking spaces, the carriage crossover guidance states 2.4m x 4.8m and is considered the absolute minimum, whilst that in SPG4 which has been formally adopted by Gravesham Borough and Kent County Councils as supplementary planning guidance and so is the preferred size, particularly with the size of the average car growing.

In my opinion, the applicant should submit a drawing to scale, showing how two or three parking spaces 2.5m x 5m can be achieved, without blocking access to the front door. Any parking space immediately in front of the front door, requires additional width or length to ensure a pedestrian of at least 1.2 metres width is available.

Shorne Parish Council

This semi-detached property is on a relatively small, triangular site and has previously been extended under plans approved in 2005. It also has a single garage which is separate from the application property but attached to the garage serving the separate neighbouring property at No42.

The proposal is to alter the garage by means of a side extension and also building onto it a loft level with a dormer facing onto the roadway – overall, an unusual proposal. The side extension, while only 1.4m in depth, includes 2x60cm windows, a 160cm double patio door, and a 90cm “front door” on the rear elevation. The loft is to be accessed by a retractable wooden ladder and has a circular window as well as the dormer with front window. The garage door is retained unchanged.

The purpose of the works is stated to be in order to convert the garage to a home gym, including provision of a separated toilet, washbasin and shower (the bathroom door shown in a poor position) and use of the extended loft for storage.

The Parish Council has significant concerns about this proposal which has the capability of being used as (albeit unsuitable) self-contained residential accommodation. The bathroom facilities seem unnecessary when the garage is so close to the house.

If permitted, Conditions should be attached that the building is an annexe to the main house and preventing use as sleeping accommodation, residential conversion or further extension. Permitted development rights should be removed for the site.

Neighbouring properties

The application was publicised by a site notice and to four neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to outbuildings, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals;

- Should only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate to the existing dwelling and plot;
- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment;
- Should not detract from the character of the area; and
- Should not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking/overshadowing of existing properties.

The application site is located in the Shorne Woodland Landscape Character Area and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Shorne Woodland Landscape Character Area, this document states that the overall condition of the landscape is good and that it has moderate sensitivity. It recommends that the key landscape elements (i.e. wooded character and the ecological interest of the woodland) should be conserved and reinforced.

The application property is a two storey, semi-detached dwelling with a hipped roof. It has a detached garage with a low pitched roof that adjoins the garage at no. 42 Racefield Close. Under planning permission reference 20140179, the garage at no. 42 was extended to the side to adjoin the dwelling at that property and its roof was raised.

The proposed development would widen the garage at the application site by 1.4 metres and add a raised roof. The proposed use would be as a gymnasium with a shower room and the loft area would be used for domestic storage (accessible via a loft ladder). The existing garage door would be retained.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

The proposed external facing materials would match those used on the existing garage and the proposed roof would match with the roof on the adjoining garage. As such, the proposal would not look out of character with the existing building or the surrounding street scene.

Shorne Parish Council have raised concerns that the proposed outbuilding could be used as self-contained residential accommodation. However, this is not proposed and in any event, the small size of the proposed development would restrict the extent of any residential accommodation. Indeed, the proposed use would be incidental to the existing dwelling at the application site and can be controlled by condition on any planning permission granted.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 38 and 42 Racefield Close (located to the east and south respectively) and Greenhedges, Woodlands Lane (located to the west). No. 36 Racefield Close is located further to the east.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application property has at least four bedrooms and off-road parking is available (in a garage and on the site frontage). The proposed development would result in the loss of the existing garage but the frontage parking area would be retained unaltered.

The KCC Parking Standards (2006) set out that dwellings with four or more bedrooms should have a maximum of three vehicle parking spaces. The Kent Design Guide: Interim Guidance Note 3 Residential Parking (2008) sets out that a four or more bedroom dwelling located in a village should have two parking spaces. However more recent, but draft, guidance (in the Kent Design Guide: Movement & Connectivity Parking Standards (2021)) requires a four or more bedroom dwelling located in a village to have three parking spaces.

The GBC Highways Officer seeks the submission of an accurate drawing showing the location of two or three off-road parking spaces at the application site. However, it is considered that the submitted details already illustrate that at least two parking spaces can be accommodated on the site frontage.

The existing garage has dimensions of 4.9 metres (length) by 2.5 metres (width), which can accommodate a car but is below the minimum requirement garage size set out in the KCC Parking Standards (2006);

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)

It is noted that there are no planning conditions that preclude the conversion of the garage away from parking. Therefore, planning permission would not be required for a change of use of the garage to a gymnasium/store (uses incidental to the dwelling).

In order to ensure that sufficient parking remains available at the application site, a condition to retain the existing frontage parking, should be attached to any planning permission granted.

Given that the garage is smaller than the required standard and its parking use is not subject to any

planning condition and that two off-road parking spaces would be retained at the application site, it is considered that the proposed development would not lead to an insufficient level of parking provision or be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Public right of way NS168 (a footpath) adjoins the rear boundary of the application site but would be unaffected by the proposed development.

A lower pressure gas pipeline is located at the front of the application site but it would be unaffected by the proposed development.

Shorne Parish Council seeks the removal of permitted development rights should planning permission be granted for the proposed development. However, the proposed development would only result in a small extension to the floor area of the garage and the proposed use would be incidental to the existing dwelling. Therefore, it is considered that such a condition would not meet the tests for conditions set out in paragraph 56 of the National Planning Policy Framework 2023, because it would not be necessary, relevant to the development to be permitted or reasonable.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Use as a gymnasium/bathroom and for storage only

Retain existing frontage parking provision

Clarification of extended garage width

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th June 2024	Dated:	18 June 2024