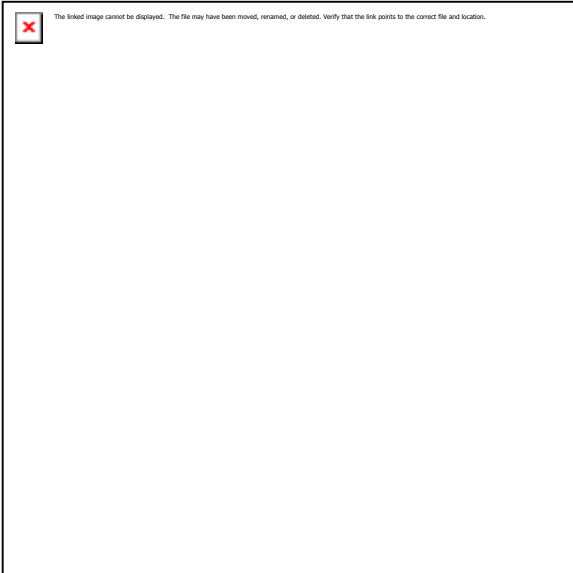




Delegated Report

Householder Planning Application

Planning Application No: 20220271

Location: 51 Lewis Road Istead Rise Gravesend Kent

Description: Conversion of the existing garage and erection of a single storey front extension to form self-contained Annex with lobby area, single bedroom with en-suite, lounge and kitchen area.

Applicant: Mrs Louise Tomlinson

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The application comprises the following documents and plans:

Planning Application Form;
Site Location Plan;
Existing Block Plan;
Proposed Block Plan; and
Drawing No. MAD-441-01 – Proposed Plans and Elevations.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

CS01 – Sustainable Development
CS02 – Scale & Distribution of Development
CS12 – Green Infrastructure
CS18 – Climate Change
CS19 - Design & Development 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
- 15 – Conserving and enhancing the natural environment

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)

Consultations, Publicity and Representations

KCC – Heritage Conservation (E & W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Environment Agency

We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Highway Development Management Officer

The proposal as presented could result in two independent properties, as the annex could have a direct front door by simply moving the side gate back a few metres. As such the annex should have one parking space whilst the existing property retains two, resulting in three spaces, which in turn would require the existing crossover to be widened to accommodate an extra vehicle. The annex as it has a bedroom also requires a secure cycle space to be provided to comply with SPG4.

The alterations to the crossover and front drive should be completed prior to any other works taking place to ensure the car parking is provided.

Neighbouring properties

The application was advertised by individual letters to 8 neighbouring properties with an overall expiry date of 7th April 2022. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the conversion of the existing garage and erection of a single storey front and side extension to form self-contained Annex with lobby area, single bedroom with en-suite, lounge and kitchen area.

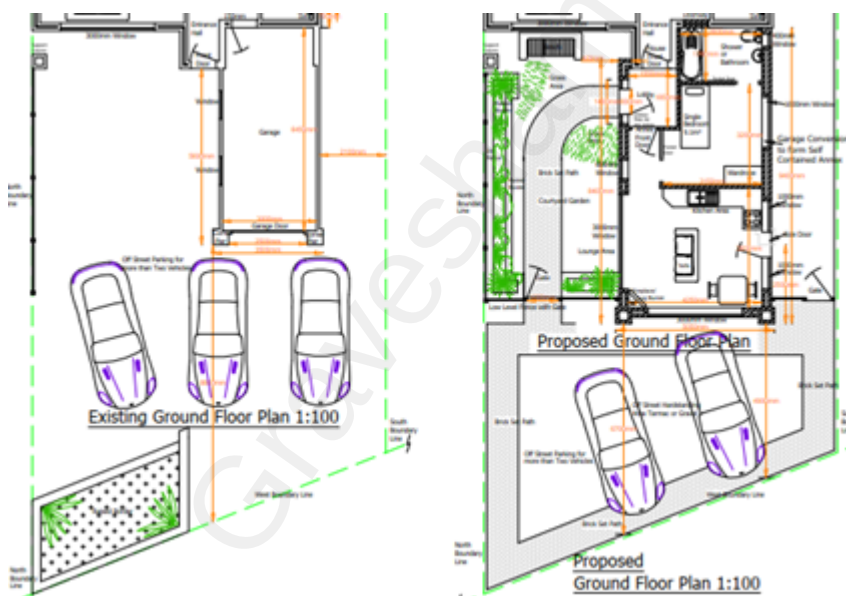
The proposed single storey extension will project between 1.67m to the side and 2.45m from the front of the existing garage, be 8.55m in length and 2.92m in height to the eaves and would replace the existing flat roof of the garage with a shallow pitch and gable with a ridge height of 3.6m. It will provide for a new entrance and lobby to serve the main house and the annexe and the annexe would contain a kitchen/living/dining area, single bedroom and bathroom.

Character and Appearance

The application site is a detached two storey dwelling located within the rural settlement inset from the Green Belt and within the Istead Arable Farmlands Landscape Character Area. The streetscene is very mixed in character with no uniformity. Many of the properties have been extended over the years.

51 Lewis Road is a generous plot with an attached single garage to the front that projects further forward than the main dwelling, with parking to the front for 3 cars. The proposed extension would not project further to the front than the existing garage. The existing flat roof would be replaced with a shallow pitch and gable design, which is visually attractive when seen from Lewis Road.

In order to facilitate sufficient parking to the front some of the front garden will be removed for parking. This is in the form of a raised planter which already has a hardening impact due to the brick surround. The loss of the planter and soft landscaping within has been mitigated by the planting areas proposed either side of the footpath leading to the front door. A condition will be added to the decision to ensure that the landscaping is completed and retained in accordance with the plan.



The proposed development therefore is considered visually attractive and will integrate well with the surrounding area and would not result in a biodiversity net loss. It therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed annexe would provide a good level of accommodation for a future occupant and would accord with the standards for bedroom size and overall floor area for a bedsit (30sqm min) and meets the adopted Residential Standards (2020).

Neighbouring Amenity

The proposed conversion would result in windows and located to the front and both side elevations of the annexe to serve the rooms/areas. The windows located along the south facing side elevation would face onto the existing boundary fence separating the application property with No. 53. No. 53 is set further back in its plot and the side of the proposed annexe would overlook the front parking area only and therefore would not result detrimental overlooking or loss of privacy for the neighbouring occupants.

The existing garage has windows 2no. windows located on the north facing side elevation which looks directly onto the side of No. 49 which is set further forward in its plot than the application property. The replacement windows would be larger and only set 4.2m from the common boundary, together with the intensification of the use due to the conversion. The existing side boundary fence separating Nos. 51 and 49 is a low level picket fence and as such the window to window relationship between the two properties would be unacceptable and would result in a loss of privacy to the occupants of No. 49. However, the proposal incorporates a replacement 2m high fence as shown on Drawing No. MAD – 441-08. The proposed windows are all at ground floor level, with the central part of the window being 1.6m in height from the ground floor level. Therefore, the 2m high boundary fencing would obscure any views over the side elevation of No. 49 thereby addressing the issue. Therefore, subject to a condition securing the boundary fencing being in place prior to occupation and retained thereafter, the proposal would not result in a detrimental level of overlooking or loss of privacy to either adjacent properties.

In terms of overshadowing or loss of outlook or daylight, the extensions to the garage are modest and would be set sufficiently away to not result in a detrimental impact and as such no concerns are raised with regards to overshadowing, loss of outlook and daylight.

It is also acknowledged that no neighbour objections were received.

The proposed extensions and annexe therefore conform with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The Highways Officer highlighted that the parking provision for the existing dwelling should be served by 2 spaces and the proposed annexe should have 1 space. The proposed driveway would have a width of 11m and minimum depth of 4.8m approx., increasing to 8.4m approx. Therefore, there would be sufficient space for three vehicles. The existing dropped kerb would need to be extended and an informative will be added to the decision relating to consent being obtained from KCC Highways and Transportation. A condition will be added to the decision to ensure that the driveway has been completed prior to the annexe being occupied. A condition is also recommended to ensure that the surface is permeable or contains a drain to direct surface water run off from the highway.

Subject to the aforementioned condition and informative, there are no objections to the proposal.

Conclusion

Permit

Recommendation:

The application for extension to the garage and conversion into an annexe would not result in any

significant detrimental impact to the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	3 rd May 2022	Dated:	3rd May 2022