



Delegated Report

Householder Planning Application

Planning Application No: 20211030

Location: 17 The Pippins Meopham Gravesend Kent

Description: Conversion of the existing integral garage into a habitable room.

Applicant: Mr Crush

Site Visit Date: 20/09/2021

Submitted Documents/Plans

- Application Form Received 16/08/2021;
- Drawing No BR/2806/103 (Existing Block Plan) Received 16/08/2021;
- Drawing No BR/2806/104 (Proposed Block Plan) Received 16/08/2021;
- Drawing No SC/1706/105 (Existing Plans & Elevations) Received 16/08/2021;
- Drawing No BR/2806/101 (Existing Site Location Map) Received 16/08/2021;
- Drawing No BR/2806/102 (Proposed Site Location Map) Received 16/08/2021 and;
- Drawing No SC/1706/106 (Proposed Plan & Elevations) Received 16/08/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20010190	Erection of two storey side extension to form family room and enlarged dining room with two bedrooms and ensuite bathroom over.	Withdrawn	18.06.2001

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment 2009

Consultations, Publicity and Representations

Meopham Parish Council

No comments received.

Highway Development Management Officer

No objections

Neighbouring properties

The application was advertised by way of site notice and letters to Six surrounding properties. The consultation period expired on 17th September 2021 and no comments were received.

Analysis

Proposal

The application is for the conversion of an existing garage into a home office/study. The garage door will be replaced with a window in the front elevation and bricked up using materials to match the existing front elevation of the house.

Character and Appearance

The application property is a detached two storey house in use as a single family dwelling located within cul de sac in the village of Meopham. It has an integral garage and parking to the front of the property for several cars.

The development was built around the late 1980's – early 1990's. It comprises detached houses of which many have been extended in various ways, including two storey side and single storey rear extensions including garage conversions.

The proposal will result in the creation of an integral sitting room and externally the development will be finished with a window to match the existing windows and the resultant void between the ground and window will be finished with brickwork to match the existing.

The proposal is acceptable and will not result in harm to the character of the area and is therefore deemed compliant with CS19 of the LPCS

Amenity of Future Occupiers

The proposed sitting room is compliant with the Council's technical standards and safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed development will have no adverse impact on the amenity of adjacent properties

Parking and Highways

The highways officer was consulted on this proposal and did not object, he was satisfied that the application site had sufficient space to the front for off road parking.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.3m by 2.3m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

The dwelling has sufficient space to the front of the property to accommodate several vehicles therefore it is considered there is no conflict SPG 4 - KCC Parking Standards (2006) and Policy CS19 of LPCS 2014.

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

Proposal complies with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	29 th September 2021	Dated:	29 September 2021