



Delegated Report

Householder Planning Application

Planning Application No: 20211064

Location: 22A High Street Gravesend Kent

Description: Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x 2 bed to 2 x 2 bed and 1 x 1 bed self contained flats on ground, first and second floors with storage at basement level.

Applicant: Mr Rai, Janta Fashions Ltd

Site Visit Date: 31/01/2022. Also photos in Design & Access Statement due to access issues to where extension is proposed.

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Plans & Elevations As Existing;
- Drawing no. 02 – Elevations As Existing;
- Drawing no. 03 – Floor Plans As Proposed;
- Drawing no. 04 – Elevations As Proposed;
- Drawing no. 05 – Location Plan;
- Drawing no. 06 – Block Plans As Existing & As Proposed; and
- Design & Access Statement.

Relevant Planning History

Application No.	Description	Status	Decision
20200283	Application for Lawful Development Certificate for the continued use as a self-contained two bedroom flat	Certificate granted	06.05.2020
20000040	Change of use from clothing manufacturing to residential use at first floor and second floor to form 2 no. self-contained flats and storage at ground floor and basement.	Permitted	29.11.2000
19870148	Conversion of first and second floors into two self contained flats	Permitted	05.05.1987

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Given Gravesham's current inability to demonstrate a 5 year housing land supply (a 3.27 year supply has most recently been calculated within the statement published [here](#)), and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Core Strategy Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF. This requires that in regard to housing development, planning permission should be granted unless:

- “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF at footnote 6 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in NPPF paragraph 176)
- Sites of Special Scientific Interest;
- Green Belt,
- Local Green Space,
- Areas of Outstanding Natural Beauty
- Irreplaceable habitats;

- Designated heritage assets (& other heritage assets of archaeological interest, see NPPF footnote 63); and
- Areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 123(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

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)
- Technical housing standards – nationally described space standard (2015)
- High Street & Queen Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no objections to this proposal as there are no highway implications the number of flats remains the same at three. The requirements for one and two bedroom flats being the same.

GBC Environmental Protection

The following to be considered: Code of Practice on Construction and Demolition

KCC Heritage

The site lies within the historic core of Gravesend which has archaeological potential and the building is of 19th century data but not listed. Due to the relatively limited footprint of the works I consider it unlikely that the proposals will have a significant archaeological impact and consider it unlikely that archaeological mitigation works would add significantly to our understanding of the site or building. I therefore have no archaeological objections to the proposals. No doubt your Conservation Officer will comment on the appropriateness of the proposals within the Conservation Area.

KCC West Kent Public Rights of Way Officer

Public Rights of NGX4 runs to the south of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

GBC Conservation Officer

No comment received.

Neighbouring properties

36 surrounding properties were consulted and a site notice was also displayed. The overall consultation expiry date was 8 October 2021 and no responses were received.

Officer's Analysis

The application site consists of a detached three storey building, plus basement situated at the rear of no. 22 High Street which is brick and render faced and brown tiles. It is situated in the High Street & Queen Street Conservation Area, in an Area of Archaeological Potential, in the Town Centre Opportunity Area and the Thames Estuary And Marshes Ramsar Buffer Zone.

The principle considerations in the assessment of the application are:

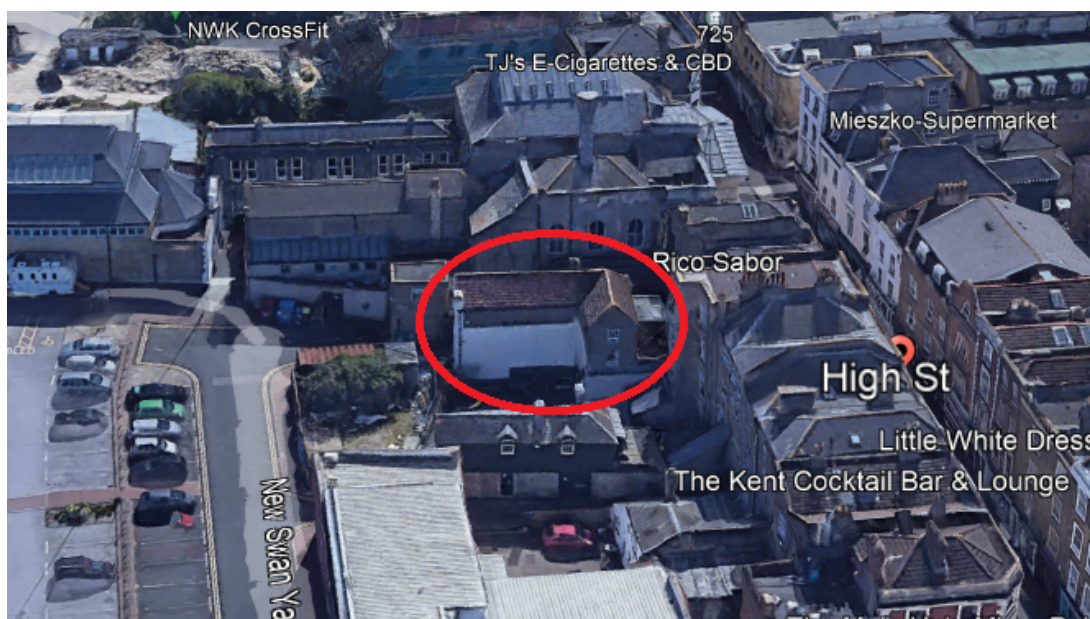
- Principle of Development
- Character and Appearance and Heritage
- Impact on future occupiers
- Impact on neighbouring amenity
- Parking/Highways
- Ecology and biodiversity

Principle of Development

The site is located in the urban area and Policy CS02 of the Local Plan Core Strategy (LPCS) prioritises development in the urban area as a sustainable location for development. The existing use of the building which consists of three floors plus basement is three self contained flats, one on each floor, with the basement used as general storage. On the ground floor there is a two bedroom flat and on the first and second floors there are one bed flats. The proposal is for an extension to the building, replacement roof and internal alterations to turn the ground floor flat which is currently two beds, to one bedroom. The first and second floor flats will increase from one to two bedrooms. As the proposal is for the extension and alteration of an existing building in the urban area the development is considered acceptable in principle subject to all other principle planning considerations being met including design, character and appearance and heritage, amenity of occupiers and neighbouring properties, parking and highway safety and ecology and biodiversity.

Design, Character and Appearance and Heritage

No. 22A is a three storey detached building which is of L shaped plan and has a two storey element on the western end with a flat roof as seen in red below.



It is above this two storey flat roofed element that it is proposed to construct a second floor extension with a pitched gable ended roof (as opposed to the main roof on the western end which is hipped). The extension would be 2.5m in width, extend the depth of the building and be built up to the ridgeline of the main roof. There would be a window in the front elevation serving a kitchen. The extension would be faced with black stained timber cladding and natural slates (it is proposed to replace the whole of the roof of the building and face with slates). The black stained timber cladding is proposed in order to avoid the issue of trying to source bricks to match those of the existing building which are historic and it is pointed out has been used at an adjacent building off New Swan Yard.

The extension is modest extending in line with the overall depth and width of the existing two storey element and the overall height of the building. It would replicate the existing style and appearance of the building in the main and although would have a gable end roof as opposed to matching the hipped roof of the main roof of the building, a gable end is considered acceptable and not out of keeping, the eastern end of the building is gable ended. The proposed materials of black stained timber cladding would be acceptable as opposed to facing brickwork as the example on the building at the rear of no. 20 High Street is sympathetic and will avoid the issue of possible mismatch of brickwork. Natural slates are a sympathetic material. The proposal is therefore in keeping with the scale and character of the building. Due to the close proximity of no. 22A to the rear of no. 22 High Street, there will be limited views of the proposed extension and it is considered there would be no impact on the surrounding area and the proposed extension would preserve the character and appearance of the High Street & Queen Street Conservation Area.

The removal and replacement of the existing roof is considered acceptable. The roof would be exactly the same as existing in terms of size and form (apart from the proposed gable end second floor extension). The new roof would be replaced with natural slates which would be an enhancement on the existing tiles.

There are some other alterations proposed which include change of a door to a window in the front elevation at ground floor level and existing entrance doors closed. On the east side elevation there would be a new door installed with brick arch over. It is also stated on drawings that existing windows are to be retained, overhauled as necessary and redecorated.

Overall in respect of design, character and appearance and heritage the proposal is considered compliant with Policies CS19 and CS20 (LPCS).

Amenity of Occupiers

Flat sizes

- Ground floor flat (1 bedroom, 2 person) = 50.6 sq. m (minimum standard as per Technical housing standard is 50 sq.m)
- First floor flat (2 bedroom, 3 person) = 61.5 sq. m (minimum standard as per Technical housing standard is 61 sq.m)
- Second floor flat (2 bedroom, 3 person) = 62 sq. m (minimum standard as per Technical housing standard is 61 sq.m)

As can be seen all of the three flats proposed meet the minimum standards as set out in the Technical Housing Standards.

Amenity Space

There is no amenity space provided as existing (due to the strict site boundary there is no land to provide any) and there is none proposed. Given this is an existing situation for the existing flats this is considered acceptable.

Light levels

Due to the constrained nature of the site and its surroundings some of the windows particularly the front south elevation which faces onto an alley way will already experience a certain degree of reduced light levels. There is some internal alteration of the layouts of the flats but occupiers would experience the same or if not improved level of light and outlook and therefore no objections raised.

Overlooking

Occupiers would experience no greater overlooking than is possible from surrounding buildings at the current time.

Neighbouring Amenity

The site is closely surrounded by a number of buildings.

No. 21 to the north - In the part nearest no. 22A there are windows in the rear elevation at first and second floors serving bedrooms:



The extension would be 3.3m to the south of the flank of no. 21. The windows in the rear of no. 21 are east facing and there are none in the south side of the building. The occupiers of the flats on the upper floors of no. 21 would therefore not experience any material harm to them in terms of overshadowing or loss of outlook. There are no windows proposed in the north rear elevation of the extension and therefore no overlooking.

To the west is no. 22 High Street. This property has a single storey rear extension which is built up to the west elevation of no. 22A. The windows at first and second floors serve bathrooms and there is a fire exit door onto the flat roof of the extension, these can be seen in the photographs below:



The below photo shows the distance between the rear of no. 22 High Street and the west flank elevation of no. 22A (3.5m).



The second floor extension would be erected on top of the two storey element visible on the left in the above photo. It would be 3.6m in height to the top of the ridgeline.

Although there is only 3.5m distance between the flank elevation of the proposed extension and the rear elevation of no. 22 High Street, there are no habitable room windows in the rear of no. 22 (they are bathrooms only). There are to be no windows in the west flank elevation of the proposed extension. As such it is considered there would be no material impact on the occupiers of the flats in the upper floors of no. 22 with regards overshadowing, loss of outlook or overlooking.

No. 23 to the south – This has windows in the north flank of the out-rigger one of which is visible in the photo above and appears to serve a hallway according to the approved plans of ref. 19870591. Due to the fact these windows already are severely restricted in terms of light levels and outlook due to the built up and constrained nature of the site it is considered occupiers of the upper floor flats of no. 23 would experience no greater material impact with regards overshadowing or loss out of outlook. There is a window in the front elevation of the proposed extension to serve a kitchen. Given the level of the proposed window (i.e. second floor) and the narrowness of the alleyway in between no. 22A and no. 23 it is considered there would be no material harm caused in respect of overlooking to the occupiers in the upper floor of no. 23.

No neighbour representations have been received.

Overall therefore it is considered that in respect of neighbouring amenity there would be no impact on the amenity of neighbouring properties and in this respect the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The three existing flats do not have any off-street parking and there is none proposed for the amended

layout flats. Two of the flats are increasing from one to two bedrooms and one is decreasing from two to one bedroom. The requirements for one or two bedrooms is the same and therefore no additional demand for parking provision. In any case the site is in the town centre close to public transport links. In respect of parking and highways the proposal is compliant with saved Policy P3 of Local Plan First Review (LPFR).

Ecology and Diversity

The site is located in the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA). There are currently three flats in the building and although it is proposed to carry out internal alterations to increase two of the flats to two bedrooms etc there would still be three flats overall. With no net increase in units the SAMMS tariff would not be required.

Any Other Material Planning Considerations

Refuse – This will continue as the existing situation with the current three flats, i.e. black sacks due to the constrained nature of the site and there being no outside space to store bins. As this is an existing situation there are no objections and in this respect of refuse the proposal is considered compliant with Policy CS19 (LPCS).

Conclusion & Recommendation

The proposal subject to conditions would be acceptable in terms of design, character and appearance and would preserve the character and appearance of the King Street Conservation Area. It would provide acceptable living conditions for future occupiers and protect the amenity of neighbouring properties. There are no issues with parking or highway safety and the SPA/SAMMS is not required in this instance as no net addition in units. As such the proposal is compliant with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	7 February 2022	Dated:	08 February 2022