



Delegated Report

Full Planning Application

Application No:	20220261
Location:	15 Arcadia Road, Istead Rise, Gravesend, Kent, DA13 9EH
Description:	Demolition of existing dwelling and erection of new 4-bedroom dwelling including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access.
Applicant:	Mr and Mrs East
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
Drawing no. ARI/2095/1 (Site Survey);
Drawing no. 01 (Plans and Elevations as Existing);
Drawing no. 02 (Plans and Elevations as Proposed);
Drawing no. 03 (Block Plans as Existing and as Proposed);
Drawing no. 04 (Site Location Plan);
Drawing no. 05 (Site Cross Sections A-A as Existing and as Proposed); and
Drawing no. 06 (Site Longitudinal Sections B-B as Existing and as Proposed).
(All received 10 March 2022.)

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
19490864	Erection of a motor garage	Permitted	02.06.1949

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- T5 – New Accesses onto Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Given Gravesham's current inability to demonstrate a 5 year housing land supply, 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 2021. This requires that in regard to housing development, planning permission should be granted unless:

- i. 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
- ii. 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 2021 at footnote 7 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in NPPF 2021, paragraph 181)
- Sites of Special Scientific Interest;
- Green Belt;
- Local Green Space;
- Areas of Outstanding Natural Beauty;
- Irreplaceable habitats;
- Designated heritage assets (and other heritage assets of archaeological interest, see NPPF 2021, footnote 68); 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 121(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.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development

- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

GBC Environmental Protection

The following to be considered:

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Code of Practice on Construction and Demolition

Please apply.

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Electric Vehicle Charging Point(s)

This Service would wish to see the inclusion of suitable electric vehicle charging facilities at the proposed dwellings in support of the Council's commitment to become carbon neutral by 2030.

GBC Highways

There are no objections to the proposal, and more than adequate car parking will be provided. The hardstanding should be constructed from a porous material to ensure no surface water discharges onto the highway.

The applicant should note that secure parking for 4 cycles is required to comply with the requirements of SPG4 of one space per bedroom.

Environment Agency

This application has been assessed as having a low environmental risk. There are therefore no comments to make.

KCC Heritage

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

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The consultation period expired on 31 March 2022.

No letters of representation have been received from neighbouring properties.

The Local Ward Councillors were also consulted, and no responses were received.

Analysis

Proposal

This application seeks permission for the demolition of the existing dwelling and the erection of new 4 bedroom dwelling, including laying out the front garden as hardstanding and extending the vehicle crossover to create a wider vehicular access across the site frontage. There will be a central path across the front driveway, which would consist entirely of hardstanding.

The house is designed to be a chalet style at the front with two pitched roof dormer windows in the front roof slope. There is also a two storey projecting gable. At the rear, the building will be fully two storey, with a single storey element.

On the ground floor, the new dwelling would incorporate an integral garage with space for cycles and an electric vehicle charging point, an entrance porch and hall, a sitting room, study, shower/WC, utility room and open plan lounge/kitchen/dining room in the flat roof single storey element at the back of the proposed house.

On the first floor, there would be 4 double bedrooms (one with a master dressing room/ensuite) and a bathroom.

Materials will include brick walls and a tiled roof.

Principle Issues

The main issues to be considered in this application are as follows:

- 1) The acceptability of the principle of the development;
- 2) The impact of the development on the character and appearance of the site and surrounding area;
- 3) The impact of the development on residential amenities; and
- 4) The impact of the development on parking and highway safety.

Principle

At the heart of the NPPF 2021 there is a presumption in favour of sustainable development (paragraph 11), which for decision-taking means that planning permission for applications involving the provision of housing should be granted, unless, in line with the requirements of paragraph 11(d):

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of

- ii. 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 this case, the application site is not protected or of particular importance. It is defined on the Policies Map of the Gravesham Local Plan Core Strategy 2014 as lying within the rural settlement boundary of Instead Rise, which is inset from the Green Belt. Policy CS02 of the Core Strategy prioritises development in the urban area as a sustainable location for development. It is an existing residential site with one dwelling and would be replaced as such. Therefore, the principle of residential development in this area is generally supported.

In light of these considerations, there is no objection to the broad principle of residential development on this site, subject to the proposal being appropriate in terms of other planning issues.

Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is also relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Instead Arable Farmlands Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Instead Rise, the proposal will not have any adverse impact on the landscape character of the area.

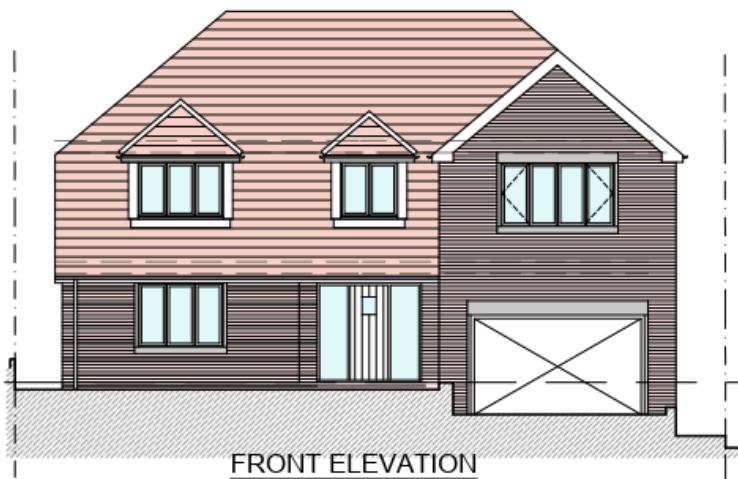
15 Arcadia Road is a detached bungalow in use as a single dwelling located in a residential area. It has a dropped kerb to the side of the property, serving a driveway and detached garage to the side of the house. The property has a good size rear garden.



The existing dwelling is as follows:



The proposed dwelling has been designed as follows:



Arcadia Road comprises a mix of mostly bungalows of different styles and ages, many of which have been significantly extended into chalet style properties (Nos. 17 and 19 immediately to the west of the application site):



There is a house opposite the application site (No. 16) that also has a projecting gable:



In terms of building heights, the site slopes down to the east and the existing buildings roughly appear to step down in line with the lay of the land, though the eaves and highest ridge of No. 17 are roughly in line with the existing bungalow. The proposed dwelling will retain a similar eaves height as the existing bungalow by virtue of the chalet roof, and the ridge will be no higher than that of No. 11A, which is positioned to the east at a higher level than the application site. The proposed dwelling will be higher than No. 17, which is at a lower level than the application site, but this is not uncommon along the road:

Nos. 17 and 19:



In terms of plot layout, the position of the proposed dwelling will be similar to the existing bungalow and in line with the main neighbouring building lines to the front and rear, though the single storey rear element will extend approximately 3m beyond No. 17 and 4.5m beyond No. 11A. The house will take up more of the width of the plot but approximately 0.9m space will be retained to either side. This spacing around the property is similar to other plots on the road, including No. 17 next door.

Whilst the proposal will alter the current appearance of the application site, given the surrounding context and varied character and appearance of the dwellings on Arcadia Road, this proposal

would not be considered to cause any significant harm to the street scene. The layout, scale and appearance of the proposed dwelling would complement the site and street scene in general. No details have been submitted with regards to proposed materials to be used for the dwelling, and therefore this should be conditioned to ensure the building will integrate into the street scene.

There is a concern that the front garden will be wholly hard landscaped, which would not be ideal given the rural setting of the area, and therefore a landscaping condition is also proposed, where some areas of soft landscaping should be incorporated.

The proposal is considered to comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 126, 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposal complies with the Technical Housing Standards - Nationally Described Space Standards 2015 in terms of the size of the proposed accommodation, which with a gross internal floor area (GIFA) of, exceeds the highest minimum standard of 124m² for a 2 storey, 4 bedroom, 8 person dwelling.

The proposal also complies with the Council's residential layout guidelines for the proposed garden. For a 4 bedroom house a minimum garden area of 100m² is required, with a minimum depth of 10m. The rear garden area for the new dwelling exceeds 400m².

The depth will be approximately 30m. The garden will therefore meet the acceptable standards.

Due to the general pattern of development on the road, there is unlikely to be any adverse impact on the proposed property from overlooking or loss of light.

There is therefore no conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 in respect of the standard of amenity and living conditions for future occupants of the proposed dwelling on the site.

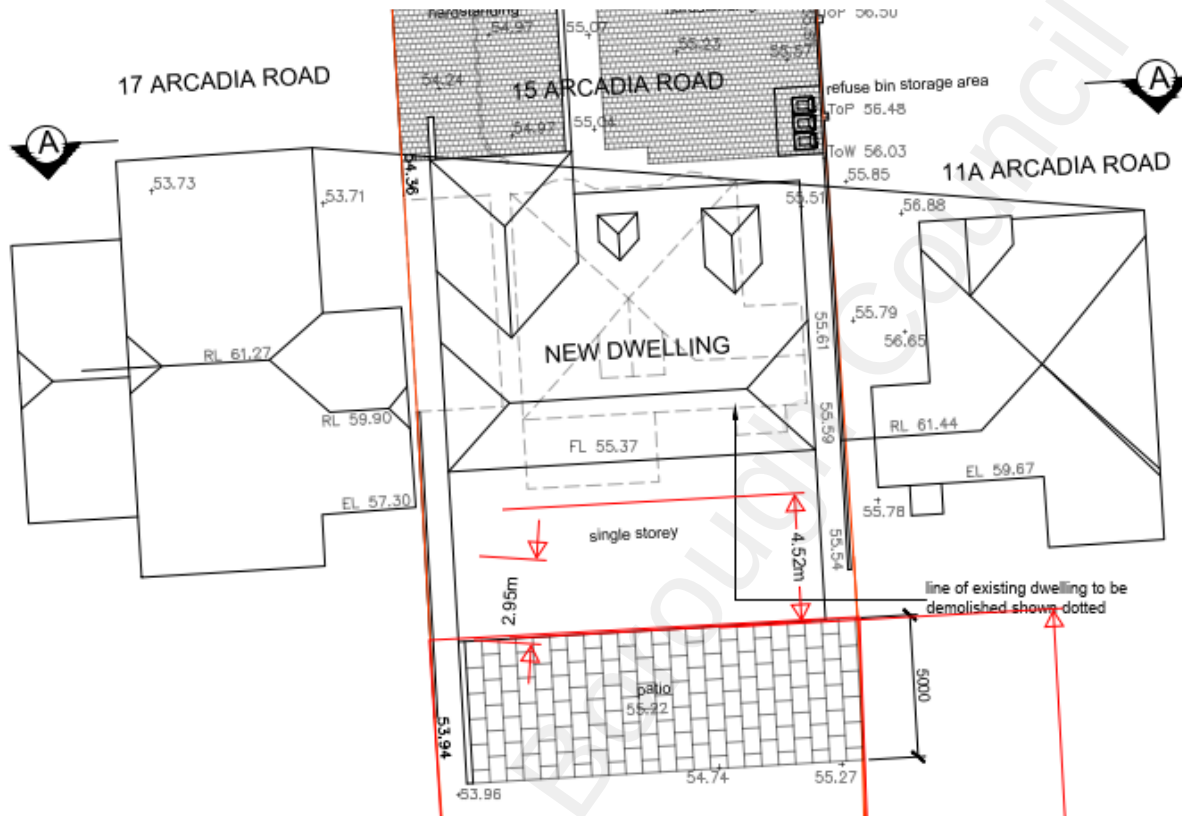
Neighbouring Properties

The main neighbouring properties likely to be affected by the proposal are the bungalow to the east (No. 11A) and west (No. 17) of the application site. The impact on No. 11A is less because it is at a higher level than the application site.

The footprint of the proposed chalet bungalow would be roughly in line with the existing bungalow on the site at the front, and the proposed two storey rear building line would not extend beyond the main neighbouring building lines at the rear, which will help negate the impact on the adjacent properties.

The single storey rear element of the proposed house would project beyond the neighbouring buildings at the rear, though not excessively, as shown in the extract from the submitted block plan below. The flat roof single storey element up to 3m high on this proposed detached house is

unlikely to have any significant impacts on neighbouring amenities in terms of loss of outlook or light, particularly given the favourable southern orientation at the rear. Whilst there is no suggestion that the flat roof of the single storey element would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this from happening on any forthcoming planning permission.



Furthermore, whilst the sides of the proposed dwelling will come closer to the neighbouring properties than the existing bungalow, the design of the proposed dwelling with low eaves at the front and a hipped roof sloping away from the neighbours to either side, will help lessen the impact of the building, and will retain some element of space and light at the sides of the plot.

Existing Street Elevation:



Proposed street elevation:



The higher two storey element of the proposed building will be adjacent No. 17. The proposed front gable may have some impact on outlook and light to a dormer window on the front of No. 17 closest to the shared boundary with the application site. However, from plans granting planning permission for No. 17 under application 20060096, this window appears to be a secondary bedroom window. The ground floor window at the front of No. 17 immediately adjacent the boundary is a non-habitable room (kitchen). It must be noted that a similar impact is also apparent on the other side of No. 17 from the presence of the gable of No. 19 forward of No. 17. The proposed dwelling would be similarly positioned against No. 17. Given all of this, the proposal is not considered to significantly or adversely impact on light or outlook for No. 17.

The only first floor window to the flank to the proposed dwelling will serve an ensuite, which is non-habitable space and as it would face the flank wall of No. 17, the privacy of this property would be protected.

The proposed residential use of the site will be in keeping with the existing use, and there will be little change to the present situation with regard to noise, disturbance, traffic or activity levels.

Overall, it is considered that the design of proposed dwelling would protect the amenities of existing and future occupiers, and the proposal is therefore acceptable and in accordance with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Parking and Highways

There would be an increase in the number of bedrooms from 2 to 4 at the property as a result of the proposal, but there is ample off-street parking provided, and plenty of space for cycles. It is therefore considered that there would be no parking impact from the proposal. There have also been no objections in this regard.

In terms of the proposed access, this is an extension to the existing and on a road with low levels of traffic. There is unlikely to be any intensification of use with a replacement house. The proposal would therefore comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

It is considered that the proposed replacement dwelling is acceptable in principle and with regards to the design and impact of the replacement dwelling on the application site and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore be in line with the provisions of Policies CS11, CS12 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 111, 130 and 174 of the NPPF 2021.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 27/04/2022	Dated: 28 th April 2022