

Delegated Report

Approval of Details Application

Planning Application No: 20220902

Location: 48 Pelham Road Gravesend Kent DA11 0HZ

Description: Application for approval of conditions 5, 6, 7 and 8 attached to planning permission reference number 20201336 relating to the cycle store (5), the refuse and recycling storage area (6), cabling to enable charging facilities to be installed for electric vehicles (7) and details of the refuse arrangements (8).

Applicant: Look Ahead Care and Support

Site Visit Date: N/A

Planning permission was granted for 'Conversion to 5 x 1 bedroom flats to include erection of a rear extension, installation of new rooflights within roof slopes and extract vents through external walls, replacement and adaptation of first floor window opening to front elevation and reinstatement of external fire escape' under ref. 20201336 subject to a number of conditions including numbers 5, 6, 7 and 8 which this application seeks to discharge.

Two previous approval of details applications have been submitted (refs 20211589 & 20220505) and refused due to unacceptable information being submitted. The last application ref. 20220505 was refused on the following grounds:

- 1 *Condition 6 cannot be discharged as the submitted details show no bin store is proposed and with the demolition of the section of front boundary wall this has caused to the character and appearance of the Pelham Road/The Avenue Conservation Area and the bins would be fully visible from the streetscene. As such the proposed refuse storage details are considered harmful in respect of general visual amenity and also to the character and appearance of the Pelham Road/The Avenue Conservation Area which would not be preserved. The proposal is therefore contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC3 of the Gravesham Local Plan First Review and cannot be discharged.*
- 2 *Condition 7 cannot be discharged as the demolition of the section of front boundary wall has caused to the character and appearance of the Pelham Road/The Avenue Conservation Area and the electric charging point would be fully visible from the streetscene. As such the proposed electric charging point details are considered harmful in respect of general visual amenity and also to the character and appearance of the Pelham Road/The Avenue Conservation Area which would not be preserved. The proposal is therefore contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC3 of the Gravesham Local Plan First Review and cannot be discharged.*
- 3 *Condition 8 cannot be discharged as the submitted details show no bin store is proposed and with the demolition of the section of front boundary wall this has caused to the character and appearance of the Pelham Road/The Avenue Conservation Area and the bins would be fully visible from the streetscene. As such the proposed refuse storage details are considered harmful in respect of general visual amenity and also to the character and appearance of the Pelham*

Road/The Avenue Conservation Area which would not be preserved. The proposal is therefore contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC3 of the Gravesham Local Plan First Review and cannot be discharged.

Consultations

GBC Highways Officer

I have no objections to either the electric vehicle charging point or the cycle store.

Unfortunately, the same does not apply to the front wall, which should not exceed 850mm in height to protect the pedestrian visibility splays either side of the vehicular access, this however does not appear to be under consideration here.

GBC Waste Services

I have reviewed the above planning application and I am happy that suitable provision has been provided for these properties.

Developers are required to pay for the provision of all bins required for a development and these can be purchased through the Council. Developers are welcome to purchase their own 1,100 litre bins however the bins must be metal and comply with European Standard EN840.

The Council should be informed at least two weeks prior to the waste collections by the council taking place.

Analysis

Condition 5

Condition 5 is as follows:

5. *Prior to the first occupation details shall be submitted to and approved in writing by the Local Planning Authority of a secure, weather proof cycle store and its location within the site, which provides sufficient space for bicycles to be parked. The approved cycle store shall be implemented in full prior to the first use of the building as the house of multiple occupation hereby permitted and the structure shall thereafter be maintained and kept available for the parking of bicycles while the building remains in use as a house in multiple occupation.*

Reason *In order to provide for alternative modes of sustainable transport in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and the adopted Vehicle Parking Standards (SPG4).*

The information submitted in pursuance to this condition is as follows:

- Application form;
- Drawing no. 4 Rev. E – Existing and Proposed Garden Layout; and
- Specification sheet – New Sheffield Cycle Shelter.

The information submitted shows the location of the store which would be in the rear garden adjacent to the southern boundary and would be 2.1m in depth, 3.6m in length and 2.1m in height. It would be a Sheffield Cycle Shelter consisting of a curved roof structure with open frontage and sides. No objections from the Highways Officer. The location and design of the cycle store are considered acceptable and it is considered sufficient details have been submitted to discharge condition 5.

Condition 6

Condition 6 is as follows:

6. *Prior to the first occupation details shall be submitted to and approved in writing by the Local Planning Authority of the location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved bin store and waste management arrangements shall be implemented in full prior to the first use of the building as the house of multiple occupation hereby permitted and shall thereafter be maintained while the building remains in use as a house in multiple occupation.*

Reason *In order to ensure the development is served by a suitable refuse storage area, to preserve the residential and visual amenities of the locality in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).*

The information submitted in pursuance to this condition is as follows:

- Application form;
- Drawing no. 13 Rev. A – Proposed Boundary Walls; and
- Drawing no. 20 – Existing and Proposed Front Garden Layout.

The information submitted shows no bin store is proposed and the bins would just be stored in the south west corner of the front garden. The drawings also show that the two sections of front boundary wall which were demolished are to be reinstated to a height of 1.2m along the front boundary in order that the bins can be concealed as much as possible. This is following discussions between officers following refusal of the last approval of details application whereby the agent was advised that a bin store needs to be proposed as it would not be acceptable to have the refuse bins in full view now the wall no longer exists, as it would have a harmful visual impact and cause harm to the Pelham Road/The Avenue conservation area. Alternatively, if no bin store was to be proposed then the front boundary wall would need to be reinstated and increased but of an increased height in order to conceal the bins. The proposal to site the bins in the southwest section of the front garden and to reinstate the front boundary wall and to an increased height to conceal the bins is therefore considered acceptable to discharge condition 6.

Condition 7

Condition 7 is as follows:

7. *Prior to the first occupation of the development hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of any of the residential units hereby approved to which the cabling applies.*

Reason: *To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policy CS11, CS18 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

The information submitted in pursuance to this condition is as follows:

- Application form;
- Drawing no. 13 Rev. A – Proposed Boundary Walls; and
- Drawing no. 20 – Existing and Proposed Front Garden Layout.

The electric charging point has been installed already and is located on the northern boundary wall. A section of the front boundary wall was demolished and as such objections were raised in the previous application ref. 20220505 to the electric charging point as it would now be fully visible without the wall to conceal it. The agent was advised to reinstate the section of front boundary wall to conceal the electric charging point. The proposal is now as advised, the details submitted show that the section of front boundary which was removed would be reinstated and as such the electric charging point would be concealed. Its location is therefore now considered acceptable and sufficient details have now been submitted to discharge condition 7.

Condition 8

Condition 8 is as follows:

8. *Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the dwelling and thereafter be retained for such purposes at all times.*

Reason: *In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

The information submitted in pursuance to this condition is as follows:

- Application form;
- Drawing no. 13 Rev. A – Proposed Boundary Walls; and
- Drawing no. 20 – Existing and Proposed Front Garden Layout.

This condition essentially appears a repetition of condition 6 in terms of what it requires.

As set out in condition 6, the details submitted showing the refuse bins to be store in the south west corner of the front garden with the section of front boundary wall which was demolished to be reinstated and to a greater height in order that the bins would be concealed is considered acceptable and therefore condition 8 can be discharged.

Other matters

Highways matters - It is noted the Highways Officer has concern at the height of the front boundary wall but there are reasons for this – it was requested by officers following the refusal of the previous application ref. 20220505 as an option for concealing the refuse storage bins and so on this occasion the height of the wall to be reinstated is considered acceptable. The access was already in operation with a boundary wall to the height of that being reinstated.

Conclusion

Sufficient information has now been submitted to discharge condition nos. 5, 6, 7 & 8.

Recommendation: Approval of details

See draft decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
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Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th October 2022	Dated:	13 October 2022

Gravesham Borough Council