

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH

Telephone: 01474 816690 Fax: 01474 816690

e-mail: alan@epmarket.freemove.co.uk

Demolition of existing conservatory and outbuildings and erection of a two storey side extension in connection with the formation of two bedroom self-contained flats on the upper ground and first floors and internal alterations to the lower ground floor flat at: -

36 ALBION ROAD, GRAVESEND, KENT, DA12 2SR

PLANNING STATEMENT

INTRODUCTION

36 Albion Road forms one of a pair of Victorian Villas fronting Albion Terrace.

The building is currently in use as two dwellings, a lower ground floor flat and a two storey house above, each with separate accesses.

The lower ground floor flat comprises a two bedroom flat but is of a poorly designed layout.

The house has three good sized bedrooms on the first floor with generous sized lounge, dining room, kitchen and conservatory on the upper ground floor

It has a small side garden with two outbuildings.

It is not in a Conservation Area nor is it a Listed Building.

The building is now in a poor state of repair and in recent years has not achieved a good level of occupation due to the lack of demand of a three bedroom family home within this style of property. There are better options within the vicinity.

The owner now proposes to reinvest into the building by carrying out major repairs and an upgrade of the accommodation being provided.

RELEVANT PLANNING HISTORY

No relevant planning history.

Although there is no planning history the property has previously been extended.

Pre-Application Advice ref: PRE20210182 was sought from the Council with a response made on 25/06/2021 although this was for a scheme that created four one bedroom flats on the upper floors

PROPOSALS

As previously stated due to the type and general condition of the property it has proved difficult to find tenants.

The scheme as submitted for Pre-Application Advice (PRE20210182) provided for four one bedroom flats, but these were undersized in relation to the requirements of the National Described Space Standards (NDSS).

The proposals now incorporate a two bedroom three person flat on each floor with all rooms complying with the minimum requirements of the NDSS thus protecting the amenity of future occupiers.

DESIGN

To accommodate the space required for the flats and to provide separate access to each flat the existing conservatory is to be demolished and an extension erected to the rear of the property.

Although all aspects of the extension including material, etc will match the existing property, the extension will be kept relatively simple in its design.

New windows will be installed and the building will be completely redecorated.

There will be no encroachment onto the adjoining property

REFUSE STORAGE

Provision for refuse storage will be included within the rear garden area.

ACCESS, CAR PARKING & CYCLE STORAGE

No off street car parking facilities are being provided but the properties are close to all amenities, public transport and on street parking is available.

Cycle storage will be provided in the rear garden area for each flat

ECOLOGY AND BIODIVERSITY (BIRD MITIGATION)

The proposals create one additional dwelling. A SAMMS payment of £ 253.83 will therefore be paid to the Council

HOUSING NEED

The Pre-Application Advice confirms that currently in Gravesham the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test.

It also confirms that 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.

These proposals go some way to addressing this issue

CONCLUSION

The Pre-Application Advice concluded that the proposals submitted were unlikely to be granted planning permission by virtue of design, amenity of future occupiers and highway issues.

The revised proposals as submitted with this application therefore address these issues and with the added virtue that the housing shortage need is being addressed it is concluded that this application should be granted consent.