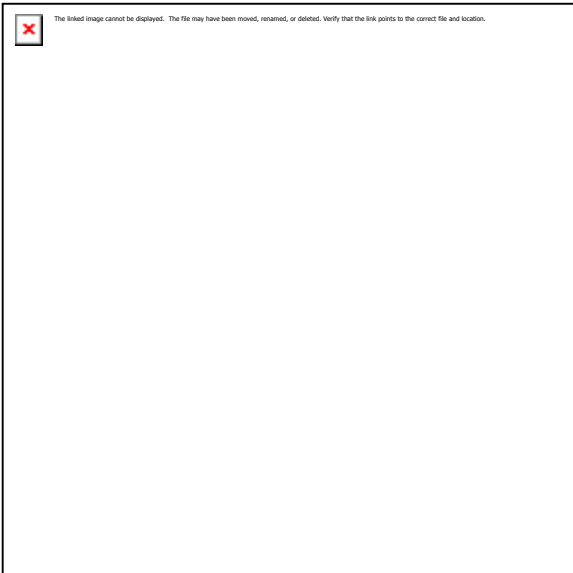




Delegated Report

Householder Planning Application

Planning Application No: 20220472

Location: 11 - 12 East Milton Road Gravesend Kent DA12 2JL

Description: Application for approval of conditions 3 attached to planning permission reference number 20211430 relating to (3) cycle storage.

Applicant: Mr Jagdev S. Malkotia

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form;
- Drawing No. 112/02/PGF – Approved Ground Floor;
- Drawing No. 112/04/EFF – Proposed First Floor Plans; and
- Drawing No. 112/05/RG – Proposed Bike's Storage.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211430	Retention of existing 1 x 3 bed self-contained residential unit and 1 x 2 bed self-contained residential unit including internal modifications so as to meet national space standards.	Permission	17.02.2022

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

GBC Highways Officer

No objection, although it should be noted that SPG4 only requires one cycle per bedroom, so only two cycle spaces are required for the 2 bedroom property.

Officer's Analysis

Condition 3

Within three months from the date of this permission, details of secure, covered and accessible cycle storage facilities (comprising a minimum of 3 spaces per dwelling) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided within six months from the date of this permission and shall be retained for such purposes at all times thereafter.

Reason: In order to encourage options for sustainable travel in accordance with Local Plan: Core Strategy Policy CS19.

The following information has been raised to discharge condition 3.

- Planning Application Form; and
- Drawing No. 112/05/RG – Proposed Bike's Storage.

The details submitted are considered acceptable and no conflict with local and national planning policy. Condition 3 can be discharged.

Conclusion & Recommendation

Discharge condition 3 of 20211430.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	
Signed:	<i>A Grout</i>	Signed:	
Dated:	19 th August 2022	Dated:	

Gravesham Borough Council