



Delegated Report

Application No:	20211380
Location:	Land At Brook Road, Northfleet, Gravesend Kent
Description:	Reserved Matters application for the approval of appearance and landscaping (Condition 3) pursuant to outline application reference number 20210435 for demolition of existing single storey workshop and store and erection two detached chalet bungalows, with associated parking and access.
Applicant:	Mr J Perfitt and Mr P Stanley
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form
Planning Statement
Drawing no. 03 rev A (proposed site plan)
Drawing no. 02 rev A (proposed block plan)
Drawing no. 01 (existing block plan and site location plan)
Drawing no. 06 rev A (proposed elevations)
Drawing no. 05 rev A (proposed elevations)
Drawing no. 04 rev A (proposed floor plans)
Drawing no. 07 (bin and cycle storage)

Relevant Planning History

20210435	Outline application for the demolition of existing single storey workshop and store and erection two detached chalet bungalows, with associated parking and access (consideration of access, layout and scale.)	PER	19.05.2021
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS14 – Housing Type and Size

- CS15 – Housing Density
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) sets out 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 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- T1 – Impact of development on the highway network
- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

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 7 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in NPPF paragraph 181)
- 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 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 125(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

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Highway Development Management Officer

I have no objections the proposal includes surfacing the access and the parking spaces in a permeable material.

Neighbouring properties

The application was advertised by individual letters to 52 neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application is for the approval of appearance and landscaping (Condition 3) pursuant to outline application reference number 20210435 for demolition of existing single storey workshop and store and erection two detached chalet bungalows, with associated parking and access.

Condition 3 states:

3. Details of the appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 (1) of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The following conditions all relate to condition 3 and these details need to be included in the reserved matters application:

5. The reserved matters of the development to be submitted pursuant to condition 3 of this outline planning permission shall show full particulars of all fences, walls or other means of enclosure to the plot boundaries of the residential units hereby permitted; the development shall be carried out in accordance with the approved details before the residential units are first occupied.

Reason: In the interests of visual amenity and in order to protect the amenity of adjoining occupiers and future occupiers pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

6. The reserved matters of the development to be submitted pursuant to condition 3 of this

outline planning permission shall show full particulars of cycle storage and refuse bin storage facilities to serve the residential units hereby permitted; the development shall be carried out in accordance with the approved details before the residential units are first occupied.

Reason: In order to encourage sustainable travel and in the interests of the residential amenity of future and neighbouring occupiers pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

7. The reserved matters of the development to be submitted pursuant to condition 3 of this outline planning permission shall include full details of the material to be used to resurface the access road as shown on drawing no. 03 (proposed site plan) received 8 April 2021.

Reason: In order to encourage sustainable travel and in the interests of the residential amenity of future and neighbouring occupiers pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

8. The reserved matters of the development to be submitted pursuant to condition 3 of this outline planning permission shall show a roof height of no more than 6.6m.

Reason: In the interests of the residential amenity of neighbouring occupiers pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The principle of development has been established through the granting of permission of the outline application.

The outline application considered access, layout and scale. The approved layout is shown below:



Landscaping

Landscaping relates to the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen. The plan below shows the grass area, patio areas and the planting of one silver birch tree. The amount of soft landscaping, and therefore biodiversity, is sufficient given the constraints of the site as there needs to be a balance between appearance and visibility for vehicles. To ensure that the tree is planted

and remains a condition is recommended that, if it is lost within five years of planting, it is replaced.



Ecology and Biodiversity

The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £253.83 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.

The applicants paid towards the mitigation when they submitted the outline application and

therefore the development complies with the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 180 and 181) of the National Planning Policy Framework 2021 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014 in this regard.

Parking

The proposed materials for the access, footpath access and the parking spaces is acceptable. The macadam is shown to be permeable.

The details provided in relation to the reserved matter 'landscaping' are acceptable and therefore the development complies with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021 in terms of visual appearance.

Appearance

Appearance relates to the aspects of a building or place which affect the way it looks, including the exterior of the development. The applicant has submitted plans showing the elevations of the proposed buildings.

Proposed front elevation:



Proposed rear elevation:



Proposed side (north elevation):



Proposed side (south elevation):



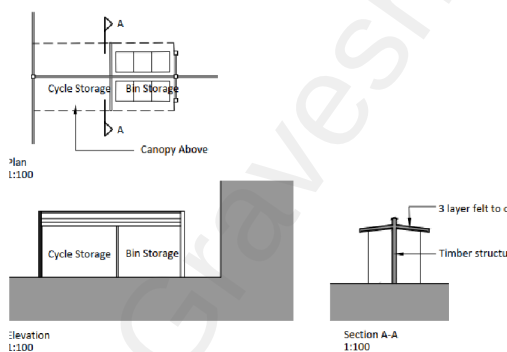
Condition 8 of the outline consent limits the height of the roof to no more than 6.6m which the plans show. The dwellings have been designed to mimic industrial buildings. Originally the submitted plans showed a design that tried to mimic the surrounding Victorian properties however this did not fit with the constrained site and the limit on roof height. The applicants have worked on the design with advice from Design South East and followed their advice to be true to the former commercial use of the site. The current design is more in keeping with the former use of the site, modern and adds interest to this backland plot. The use of zinc for the roof, and red brick for the lower walls will create an attractive development that will complement the surrounding area. The double height windows break up the facades of the building and create an appealing feature.

The plans show grey powder coated aluminium windows and doors and the gutters are to be hidden. No objection is raised to the use of these materials.

Notwithstanding the above condition 3 requires the following to be included in any application for reserved matters:

- full particulars of all fences, walls or other means of enclosure to the plot boundaries of the residential units hereby permitted;
- full particulars of cycle storage and refuse bin storage facilities to serve the residential units hereby permitted;
- full details of the material to be used to resurface the access road as shown on drawing no. 03 (proposed site plan) received 8 April 2021.

The boundary to the rear gardens will be an approx. 1.8m timber fence which is typical in the area and no objection is raised to that. The cycle and bin storage is shown below:



These are sufficient for their purpose and will not be readily visible from outside of the site. No objection is raised to these.

The road will be surfaced using a permeable macadam which is an improvement on the current unmade surface and is acceptable in terms of appearance.

Amenities

The amenities of the future occupiers of the dwellings and those of neighbouring properties were considered under 'layout' in the outline application. However, concerns were raised in terms of outlook from habitable rooms which would face a rear boundary at a distance of just 5.1m. Therefore it was concluded that these should be dual aspect so outlook could be obtained by two means. The plans show habitable rooms to be dual aspect and therefore no concerns are raised in this regard.

The proposed buildings, due to their industrial design and use of materials which add interest to the development, will complement the character and appearance of the surrounding area and therefore accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Conclusion

The proposed development, in terms of appearance and landscaping will have no detrimental impact on the character of the surrounding area, amenities, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 21 December 2022	Dated: 21 st December 2022