

PLANNING STATEMENT

Proposed bin stores

at

Joynes House, New Road, Gravesend, Kent DA11 0AJ

1.0 Introduction

- 1.1 This statement has been prepared to support a planning application for the erection of two bin stores within the existing car park at Joynes House, New Road, Gravesend.
- 1.2 The application is accompanied by the following plans and documents:-
- Site layout plan (including location plan)
 - Proposed floor plans and elevations
 - Planning Statement (Gemini Planning Services Ltd)
- 1.3 The application follows a series of prior approval decisions relating to the change of use of the existing building from offices to residential flats (65 flats plus 10 units in the undercroft car park). The proposed bin stores will make provision for refuse storage for the proposed 75 no. residential units.
- 1.4 The latest Prior Approval application for the conversion of the undercroft car park showed a proposed location for bin stores but did not consent them due to the limited scope of the Prior Approval (i.e. for the residential use only).

2.0 Site and Surroundings

- 2.1 The application site is located in Gravesend Town Centre on the southern side of New Road, at its corner with Darnley Road.
- 2.2 The application site is part of a wider site occupied by a purpose-built five storey office building constructed in the early 1970s. The principal elevation fronts onto New Road with pedestrian access via steps from New Road. The existing building is constructed in red brick with a flat roof.
- 2.3 The application site comprises part of a private car park, accessed from St James's Road.
- 2.4 The site is bounded to the west by a large red brick building known as the Victoria Centre and currently home to the Gravesend Adult Education Centre.

- 2.5 To the west and lying at right angles to Joynes House at the rear is a block of residential properties (part of Elizabeth Court).
- 2.6 To the west and north of the site on the opposite side of New Road and Darnley Road are 2/3 storey buildings in commercial (retail) use at ground floor level with some residential uses above.
- 2.7 With regard to accessibility, the site lies less than 180m from Gravesend Train Station, with its high speed link to London St Pancras (journey time 24 minutes). The A2/M2 lies 2.6 miles to the west.
- 2.8 Gravesend town centre is located to the north and west of the site with its extensive facilities and amenities. As well as the railway station, there are bus stops along New Road and Darnley Road with bus services to Sevenoaks, Chatham, Rochester, Dartford, Ebbsfleet and Blue Water (Shopping Centre). The site also has good accessibility for pedestrians and cyclists.

3.0 Planning History

- 3.1 1971082 – Joynes House – Permission 1972.
- 3.2 20010103 - Installation of new pedestrian entrance and access ramp on front (New Road) elevation; alterations to existing entrance; installation of new shopfront at rear; installation of plastic coated cladding on existing glazed fire escape stairs and new upvc windows. Permission 2001.
- 3.3 20020749 - Construction of new pedestrian access ramp at the side/rear to first floor level and installation of air conditioning condensing units at lower ground floor level. Permission 2002.
- 3.4 20050780 - Joint application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the construction of a rain screen canopy above the main entrance door. KCC GRANTED PERMISSION 6.10.2005
- 3.5 20210974 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part Ground, First and Second Floors from Class E (previously Class B1(a)) (offices) to 26 residential units (Class C3 (dwellinghouses)). Prior Approval required and granted 16 September 2021.
- 3.6 20210962 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use third floor from Class E (previously Class B1(a)) (offices) to 13 residential units (Class C3 (dwellinghouses)). Prior Approval required and granted 16 September 2021.
- 3.7 20210973 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development)

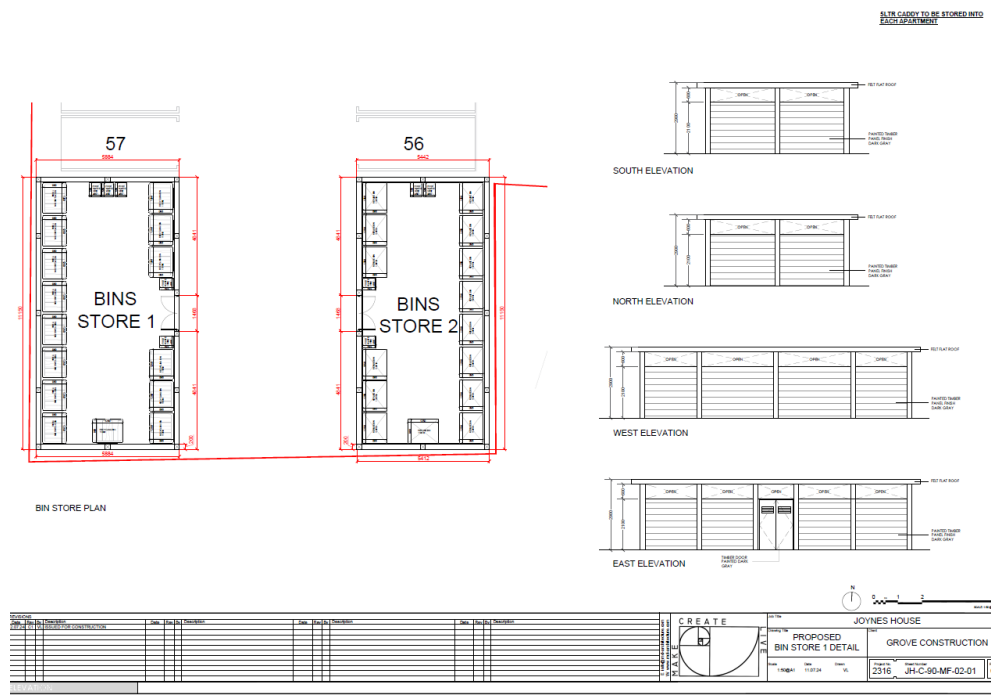
- (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part First, Second and Fourth Floors from Class E (previously Class B1(a)) (offices) to 22 residential units (Class C3 (dwellinghouses)). Prior Approval required and granted 16 September 2021.
- 3.8 20210958 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part Ground Floor from Class E (previously Class B1(a)) (offices) to 4 residential units (Class C3 (dwellinghouses)). Prior Approval required and granted 16 September 2021.
- 3.9 20220390 – Application for non-material amendment to planning permission reference 20210974 to allows minor amendments to internal layout. Granted 20 April 2022.
- 3.10 20220391 - Application for non-material amendment to planning permission reference number 20210958 to allow minor amendments to the internal layout. Granted 20 April 2022.
- 3.10 20220392 - Application for non-material amendment to planning permission reference number 20210962 to allow minor amendments to the internal layout. Granted 20 April 2022.
- 3.11 20220393 - Application for non-material amendment to planning permission reference number 20210973 to allow minor amendments to the internal layout. Granted 20 April 2022.
- 3.12 202220799 - Construction of two additional storeys above the existing commercial building to provide 24 flats, with associated works (under Class AA, Part 20, GPDO). Prior Approval required and refused 23 September 2022.
- 3.13 20221111– Construction of two additional storeys above the existing commercial building to provide 24 flats, with associated works (under Class AA, Part 20, GPDO). (Re-submission of 20220799). Prior approval granted 05 December 2022.
- 3.14 20230612 - Conversion of the undercroft car park to an additional 10 residential units. Planning permission granted on 7 December 2023. (NB this planning permission will not be implemented. See below).
- 3.15 20230824 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use part-first, second and fourth floors from commercial floorspace to 28 residential units. Prior Approval granted 27 September 2023.
- 3.16 20231016 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use part-first, second and fourth floors from commercial floorspace to 30 residential units. Prior Approval granted 24 November

2023.

- 3.17 20231025 - Application for non-material amendment to planning permission reference number 20221183 to allow amendments to elevation facades.
- 3.18 20240262 - Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use of undercroft car park of existing commercial building (Use Class E) to 10 residential flats (Use Class C3). Prior Approval granted 16 May 2024.

4.0 The Proposals

- 4.1 The proposal is for the erection of two separate bin stores within the existing car park at Joynes House. These will provide refuse facilities for the proposed flats. Bin store 1 will accommodate 15 x 1100 litre eurobins for recycling and bin store 2 will accommodate 15 x 1100 litre eurobins for general waste. The bin stores will also accommodate food waste bins.



- 4.2 The bin stores will be constructed in timber (painted dark grey) with a felted roof and ventilation at upper levels and will measure 2.9m in height. Both buildings are the same length (11.5m) but bin store 1 is slightly wider than bin store 2, hence separate elevations are provided. The bins stores will be positioned just inside the automatic barriers.

5.0 Planning Policy and Constraints

5.1 The Development Plan for the purposes of this application comprises the Gravesham Core Strategy (2014) and the saved policies of the Gravesham Local Plan First Review.

5.2 Policy/planning designations include the following:-

- Within Town Centre boundary (CS08)
- Within Gravesend Town Centre Opportunity Area (CS05)
- Outside (but adjacent to) Conservation Areas (including Overcliffe and Darnley Road CAs)
- Outside (but opposite) Primary Shopping Area

Gravesham Core Strategy (2014)

5.3 Given the fact that a residential use for the building has already been consented through the previous Class O and Class MA prior approval applications and given the restricted scope of the application, the relevant policies in the Core Strategy are considered to be restricted to the following:-

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS19: Development and Design Principles
- Core Strategy Policy CS20: Heritage and the Historic Environment

Gravesham Local Plan First Review (1994) - Saved policies

5.4 TC3 - Development Affecting Conservation Areas

Other Guidance – Waste Management Policy 2019

6.0 Planning Considerations and Assessment

Visual amenity

6.1 Policy CS19 'Development and Design Principles' sets out the Council's aspirations regarding the need to achieve good design and attractive built form.

6.2 The size, appearance and proposed materials for the bin stores are a function of their proposed use. Timber is widely used for such structures and together with the dark grey painted finish will ensure they appear as subservient features within the car park. The siting is a function of the need to be within certain drag distances of the proposed building and for refuse collections. It is considered that there is no reason on visual impact grounds to object to the proposals. For these reasons the proposals align and comply with the design policy set out in CS19.

Impact on heritage assets

- 6.3 The application sites lies close to a number of Conservation Areas, the nearest being The Overcliffe and the Darnley Road Conservation Areas. In essence, for the reasons noted above, and in particular the use of subdued and recessive materials and colour palette for the bin stores, the proposed external alterations will ensure that any impacts on the conservation area will be inconsequential and negligible. For this reason the heritage impact tests set out in the NPPF will not be engaged and the proposals will meet the policy tests set out in policy CS20.

Residential amenity

- 6.4 The proposed bin stores will be sufficiently distanced from the proposed residential units to avoid amenity problems. Their position within the car park and limited height will ensure that they will not cause overshadowing/overbearing impacts on the neighbouring properties in Elizabeth Court. The bin stores will be sufficiently ventilated and secured to minimise odours and other impacts. (The bin store closest to the residential properties at Elizabeth Court will be for recyclables).
- 6.5 For the above reasons, the proposals are aligned with residential amenity policies in the Core Strategy and NPPF.

Accessibility and Highways

- 6.6 The bin stores will have level access for residents and for refuse collections. They will not restrict access, visibility etc and will have no implications for highway safety. There is currently ample parking provision retained for the proposed flats (62 spaces) and therefore the loss of 8 car parking spaces (is this correct?) is not considered to be problematic. This accords with policy objectives in CS19.

Compliance with Waste Management Guidance

- 6.7 The consented Prior Approval scheme does not require the provision of a bin store because it is beyond the scope of Class MA of the GPDO. Therefore there is no obligation to make any provision at all. However, the Applicant is keen to ensure adequate refuse provision for prospective residents. To this end, regard has been made to the Council's Waste Management Guidance. This guidance requires the following provision for flats:-
- Residual waste - 1 x Euro 1100 per six flats
 - Recycling waste - 1 x Euro 1100 per six flats
- 6.8 In this case, for the total number of flats of 75 there will be a need for 12.5 recycling eurobins and 12.5 general eurobins. The bin stores will accommodate a total of 30 bins, which will make a slight over-provision for the 75 units but will provide future-proofing in the event that additional provision is needed. The proposals therefore comply with the Waste Management Guidance.

Other Matters

- 6.9 The Biodiversity Net Gain requirements do not apply to this application as the proposal is a development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

7.0 Conclusion

- 7.1 The application seeks permission for two bin stores to be located within the existing car park, for the benefit of the occupants of the new flats. In planning terms there are no reasons to object to the proposals as they will have no adverse impacts on the character and appearance of the area or on adjacent heritage assets, will provide essential refuse facilities for future occupants and will avoid undue impacts on neighbouring properties.

Report prepared by:-

Ruth Harding (Gemini Planning Services Ltd)

Date: August 2024.

APPENDIX A – PHOTOGRAPHS





Joynes House, New Road, Gravesend

