



Delegated Report

Householder Planning Application

Planning Application No: 20211062

Location: 9 Zion Place Gravesend Kent DA12 1BH

Description: Installation of GRP kiosk electricity supply housing.

Applicant: Sabrina Sayed

Submitted Documents/Plans

Application Form Dated 26 August 2021

Design and Access Statement and Specification of GRP Kiosk Electricity Supply

Drawing no. 01 (Site Location Plan)

Drawing no. 02A (Existing and Proposed Block Plan)

Drawing no. 11 (Existing Floorplan and Elevation)

Drawing no. 12A (Proposed Floorplan and Elevation) REVISED

~~Drawing no. 12 (Proposed Floorplan and Elevation) REVISED~~

Relevant Planning History

20210323	Application for the approval of condition 2 attached to planning permission reference number 20201370 relating to cycle storage facilities. Approval of Details 12/05/2021
20210051	Retention of replacement uPVC windows to rear elevation and replacement of uPVC windows to the front elevation with timber framed sash windows, and replacement front door. 16/03/2021
20201370	Retrospective application for change of use from a single dwelling and conversion into a self-contained bedsit at lower ground floor and two bedroom self-contained maisonette over, including single storey rear extension. Permitted 10/03/2021
20201369	Replacement roof tiles and relocation of velux windows in rear roof slope. Permitted 14/04/2021

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting Conservation Areas

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Upper Windmill Street Conservation Area Character Appraisal (2009)

Planning (Listed Building and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Consultees

Conservation Architect – no comment received.

National Grid – no comment received.

Neighbouring properties

Five surrounding properties were directly consulted, with a site notice displayed as well as a press notice. The overall consultation period expired on 08 October 2021. One representation was received relating to accessing the documents. No formal material planning considerations were submitted.

Officer's Analysis

9 Zion Place forms part of a larger terrace constructed pre 1900. The dwellings are two storeys raised above a basement and approached up a flight of stairs. The short terrace of nine houses were building in identical form with a rounded headed door and sash window at ground floor level, with a single square headed window at the basement storey. The buildings are set back from the pavement line behind front garden areas, although many of the boundary walls and railings have been demolished and removed to facilitate off street parking.

The terrace is within the Upper Windmill Hill Conservation Area and according the 2009 conservation area character appraisal, "Zion Place is an important group of 19th Century house, which survived the clearances on the vicinity in the 1960s. However they have lost a number of architectural features which has eroded some of their architectural interest.

Design, Character and Appearance

Section 72(1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that when considering any planning application that affects a conservation area, a local planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014 sets out that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve, and where appropriate, enhance the significance of the Borough's heritage assets, their setting where is contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include Gravesend Town Centre and the Borough's urban and rural conservation areas.

At a national level, the revised National Planning Policy Framework (NPPF) 2021 at section 12 (Achieving well-designed places) sets out the national policy on good design. It states that development should be sympathetic to local character and history, including the surrounding built environment. Section 16 (Conserving and enhancing the historic environment) sets out national policy heritage matters and it states that great weight should be given to a heritage asset's conservation. Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets.

The proposed kiosk is 0.9 metre high and 0.6 metres deep. It is 0.28 metres wide. It is positioned to the front of the property in a relatively prominent location due to the character of the property. The plans initially submitted indicated that the box would be painted green. Given the prominent location of the box and lack of option to site the box in a more discreet location, and the conservation setting, a concern was raised in terms of appearance. It would be detrimental to the wider sensitive character of the area. These concerns were expressed with the Agent, who was advised to consider painting the box in a more subtle colour, as well as incorporating some planting to soften the appearance. This also ensured a consistent approach with no. 7 Zion Place who had a similar box approved under reference 20210187.

Drawing no. 12A was submitted showing that the kiosk will be painted in black, with a faux lead planter positioned in front. A condition will be attached ensuring that the box is painted black and the planter installed within three month of the installation of the kiosk.

On balance is it considered that the proposed kiosk is satisfactory and in accordance with the design and conservation policies outlined above.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed kiosk will would have no impact on the amenity of future occupiers in accordance with Policy CS19 of the Local Plan Core Strategy, Residential Layout Guidelines and the Technical Housing Standards.

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objections to the proposal were received. One representation was received, but this related to accessing the documents. No follow up was received.

The kiosk will not impact on neighbour amenity in terms of overshadowing and the proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

There is no impact on parking or highways issues with this proposal.

Conclusion & Recommendation

The application has been fully considered and it is recommended that planning permission be granted. The proposed kiosk is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will minimal impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

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

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25th October 2021	Dated:	25th October 2021