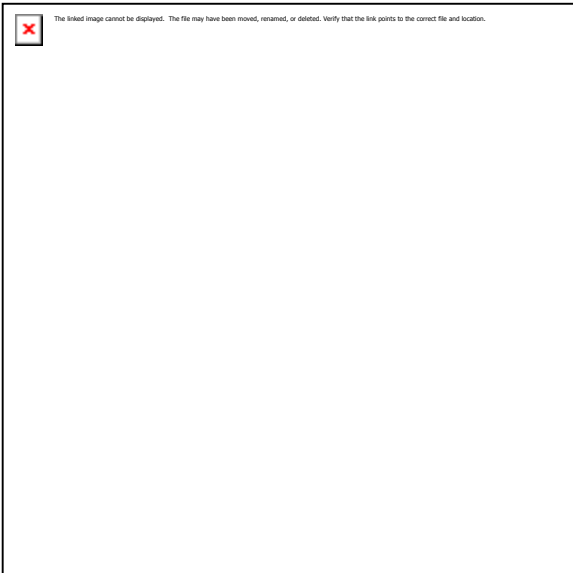




Delegated Report

Planning Application

Planning Application No: 20220778

Location: Sealeys Estate Agents 184 - 185 Parrock Street Gravesend Kent

Description: Application for the variation of condition 2 attached to planning permission reference no. 20211497 for erection of single storey rear extension; to allow the change of approved drawing D-02 with proposed drawing D-20 to reflect minor changes to the proposed scheme.

Applicant: Mr M Sears

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form; and
Drawing No.D.-20 – Plans and Elevations as Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211497	Erection of single storey rear extension.	Permitted	18.02.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS05 – Gravesend Town Centre Opportunity Area
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesend Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Potential

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 Protecting the Historic Environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- King Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

GBC – Conservation Architect
No comments received.

Ward Cllrs
No comments received.

Neighbouring properties

10 surrounding properties were consulted with an additional press and site notice. Overall expiry date of 19.8.22 and no comments received.

Officer's Analysis

No. 184-185 Parrock Street consists of a three storey building with a single storey rear extension with the premises in use as an estate agents at ground floor with the basement and upper floors in use as offices. The site is located in the Gravesend Town Centre Opportunity Area, King Street Conservation Area, an Area of Archaeological Potential, Gravesend A226 One Way System Air Quality Management Area (AQMA) and the Thames Estuary And Marshes Ramsar Buffer Zone.

The application has been submitted as a section 73 application and therefore the Local Planning Authority

The changes to this development are minor and relate to changing the door/position/ access to the rear yard. This is best demonstrated on a comparison between the approved and proposed floor plans

Conservation Area at the front in Parrock Street so the character and appearance of the King Street Conservation Area would be preserved. In regard of design, character and appearance the proposal is compliant with Policies CS19 and CS20 (LPCS) and saved Policies TC3 (LPFR).

Neighbouring Properties

Both of the neighbouring properties to the north and south are in commercial use (doctors and solicitors). No. 186-187 to the north is a doctors and has an extension even deeper than that proposed here

In respect of neighbouring properties the proposal is considered compliant with Policy CS19 (LPCS).

Other material considerations

The amendment is considered minor enough not to alter any previous assessment of the application in terms of highways and parking, archaeology, air quality and ecology/biodiversity and reference is made to appendix 1.

Conclusion & Recommendation

The proposed changes are acceptable in respect of design, character and appearance, amenity of neighbouring properties and parking and highway safety and in this respect is compliant with local and national planning policy.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	2nd September 2022	Dated:	02 September 2022