



Delegated Report

Full Planning Application

Application No:	20240070
Location:	7 Wrotham Road, Gravesend, Kent, DA11 0PD
Description:	Roof level extension to create 1x 1 bed flat and 1x 2 bed flat additional units (Use Class C3); first floor rear extension to make 1x 2 bed flat; altered external staircase access and internal rearrangement to make 1x 1 bed flat; new entrance and internal rearrangement to studio unit; and new window openings on the front and rear elevation.
Applicant:	Mr J Johal
Site Visit:	02 April 2024

Submitted Documents/Plans

- Application Form – dated 24 January 2024
- Planning, Design and Access and Heritage Statement – dated January 2024
- Supplementary Information – Floor Risk Assessment by Aegaea (ref. AEG3288_DA11_Gravesham_01) – dated 04 December 2023
- Supplementary Information – Transport Statement – dated January 2024
- Supplementary Information – Building Regulations Compliance Services by JOSTEC (ref. BS8233:2104) – dated 22 January 2024
- Supplementary Information – Internal Daylight Assessment by NRG Consulting – dated January 2024
- Supplementary Information – Air Quality Assessment by Air Quality Assessments Ltd (ref. J0811/1/F1) – dated 29 November 2023
- Drawing no. A01 – Existing Site Location and Block Plans
- Drawing no. EX01-7WR – Existing Basement and Ground Floor Plans
- Drawing no. EX02-7WR – Existing First Floor and Loft Plans
- Drawing no. EX03-7WR – Existing Roof Plan
- Drawing no. EX04-7WR – Existing Elevations
- Drawing no. EX05-7WR – Existing Sections
- Drawing no. PL01-7WR – Proposed Basement and Ground Floor Plans
- Drawing no. PL02-7WR – Proposed First Floor and Loft Plans
- Drawing no. PL03-7WR – Proposed Roof Plan
- Drawing no. PL04-7WR – Proposed Elevations
- Drawing no. PL05-7WR – Proposed Sections

Relevant Planning History

Reference	Description	Decision	Decision Date
20231143	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England)	PRIOR APPROVAL GRANTED	04.01.2024

	Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use from office to 11 Flats, internal reconfiguration and all associated works.		
19910077	Erection of two storey rear extension at first and second floor levels to form boardroom at first floor level with document store over.	PERMITTED	18.07.1991
19880706	Erection of single storey extension on the north elevation to form a document store.	PERMITTED	13.09.1988

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesham Town Centre Opportunity Area
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- T5 – New Accesses onto Highway Network
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 8 – Promoting Healthy and Safe Communities
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)

- Householder Extensions/Alterations Design Guide (2021)
- Upper Windmill Street Conservation Area Character Appraisal (2009)
- Darnley Road Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

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

Internal Consultees

GBC Highways – I have no highway objections, this is a town centre location and limited car parking provision is acceptable providing it is allocated. The car parking is an existing layout with one parking space being converted to cycle parking which is acceptable in this location.

GBC Conservation – Primary concern with the roof extension is its appearance when looking from west to east along Cobham Street. The modern rear extension, which the applicant acknowledges by referencing the conservation area appraisal as a negative element in the CA, sits forward of the general building line in Cobham Street. Although the proposal sets the roof extension back in line with the flank wall of 7 Wrotham Road, this is still forward of the Cobham Street building line and will appear to compound an already unfortunate negative contributor to the conservation area. In this way, the proposal will cause further harm to the designated heritage asset which is the Darnley Road Conservation Area. The proposal is therefore contrary to local and national policy and cannot be supported.

Local Ward Councillors – No comment received.

Neighbouring properties

An advert was published in the Gravesend Messenger and a notice displayed on site 15 February 2024.

In addition, fifteen surrounding properties were consulted and one representation was received. The neighbour registered objection to the development, raising the following concerns:

- Overlooking into private amenity space
- Overshadowing impact / loss of light
- Under provision of parking for the scale of development
- Impact on on-street parking provision

The consultation period expired 15 March 2024.

Preliminary Matters

A prior approval application (ref. 20231143) was granted under Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the building into 11no. flats. This is a material planning consideration for this application and the approved flats are shown on the proposed plans supporting this proposal.

Officer's Analysis

Site Description

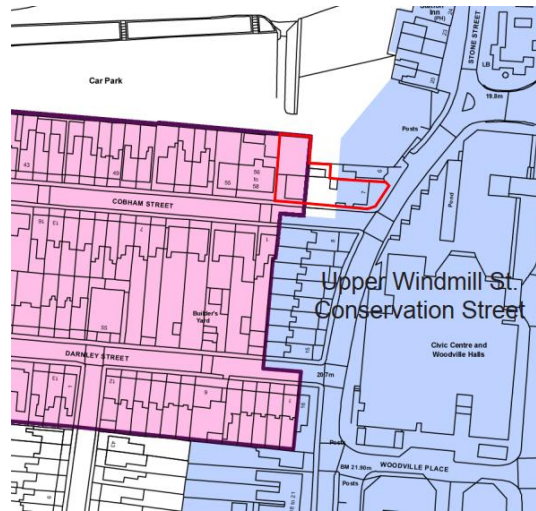
7 Wrotham Rd is a two storey building with a basement and rooms within the roof space, located on a prominent corner of Wrotham Rd and Cobham St.



The property has been extended to the rear with a 1960s flat roof rear extension and a box roof dormer extensions to the front and rear.



The building is located within the Darnley Rd and Upper Windmill St Conservation Areas.



Proposed Development

This application proposes extensions to the 1960s addition at the rear of the property, consisting of a first floor extension and a second floor extension, to create 4no. flats of differing sizes.

The first floor extension will be located at the rear of the existing projection and would have a flat roof at a height of 2.49m, a width of 5.15m and a depth of 7.7m. The second floor extension would replace the advertising box on the roof, with a flat roof with hipped edges at an overall height of 3.12m, an eave height of 2.42m, with a width of 8.1m and a depth of 17.05m.

The plan excerpts below show the existing and proposed elevations, with the extensions highlighted in red:

Existing Elevations



Proposed Elevations



Principle of Development

The site is located within the both the Upper Windmill Street Conservation Area and the Darnley Road Conservation Area. As such, a key consideration in this application will be whether the proposal would

preserve or enhance the character and appearance of the Conservation Areas.

The principle considerations in the assessment of this application are:

- Housing Need
- Density of Development
- Design and Impact on Conservation Area
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways
- Any Other Material Planning Considerations

Housing Need

In *Hopkins Homes Ltd v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865, Lord Carnwath reemphasised that the National Planning Policy Framework is only a material consideration in planning decisions and that that planning applications should be determined in accordance with the development plan. Paragraph 12 of the National Planning Policy Framework (NPPF) (2023) expressly states that the starting point for decision-making is the development plan. Lord Carnwath as part of the Supreme Court decision stated,

"It is important, however, in assessing the effect of the Framework, not to overstate the scope of this policy-making role. The Framework itself makes clear that as respects the determination of planning applications (by contrast with plan-making in which it has statutory recognition), it is no more than "guidance" and as such a "material consideration" for the purposes of section 70(2) of the 1990 Act... It cannot, and does not purport to, displace the primacy given by the statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme."

It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point a decision is taken. The Council published a revised 5 year housing land supply statement in March 2023, it demonstrates that based on data up for the period 2022-2027, the Council can only demonstrate a land supply of 2.9 years.

Given the Council's current inability to demonstrate a 5-year housing land supply, and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Gravesham's Local Plan Core Strategy (LPCS) (2014) Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the National Planning Policy Framework (NPPF) (2023). This requires that in regard to housing development, planning permission should be granted unless:

- i. 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
- ii. 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 182)
- 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)
- 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.

The proposed development for a net increase of '4' residential units would offer a minimal contribution towards meeting this local need and, accordingly, officers considers that this should be accorded appropriate weight in support of the application. However, this has to be balanced against other requirements of the Development Plan and NPPF (2023) which requires new development to contribute positively to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Density of Development

Development on this site should meet the requirements of Policy CS14 (LPCS), where the Council expects new housing development to provide a range of dwelling types and sizes, taking into account the existing character of the area.

Policy CS15 (LPCS) requires that all new housing will be developed at a density, which is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to this overriding consideration, new residential development within the urban area will be expected to achieve a minimum density of 40 dwellings per hectare. It is clear that whilst Policy CS15 (LPCS) seeks to achieve this minimum density, this should not be at the expense of compromising the character of the surrounding area.

Based on the proposal and the approved conversion (as shown on the proposed floor plans), the overall density of the development would be circa 148 dwelling units per hectare thus significantly over the target minimum density, meeting the minimum density. This density per hectare would be overdevelopment of the site, which may not be in character with the surrounding area, however there are other issues that also need to be considered such as design and amenity. The site is also within a town centre location and therefore density calculations would be expected to show higher density.

Design and Impact on the Conservation Area

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 135 of the NPPF (2023) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF (2023) also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 209). This is echoed in Policy CS20 (LPCS), which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development affecting the setting of listed buildings, the primary consideration is the maintenance of the integrity of the original listed building, and whether the character or appearance of the listed building will suffer as a result. Proposals must be sympathetic in terms of their appearance and materials.

Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive

contribution to the conservation area. As the application site lies within the Upper Windmill Street Conservation Area and the Darnley Road Conservation Area, in close proximity to Listed Buildings, these policies are all relevant to the consideration of this application.

Whilst it is recognised that development which makes effective use of land should be supported (paragraph 127 of the NPPF (2023), this comes with the proviso that it should safeguard and improve the environment and not conflict with other policies in the NPPF (2023). Relevant to this proposal, paragraph 133 of the NPPF (2023) which states that developments that makes efficient use of land should be supported, taking into account the identified need for different types of housing, the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed places.

From a historic building perspective, the building has been extended into the loft and to the rear which have detracted from its historic qualities and negatively impact the character of the Conservation Areas. The proposed extension would increase the height and prominence of the 1960s rear extension, which is highlighted in the Conservation Area Appraisals (for both Darnley Rd and Upper Windmill St) as a negative feature encroaching into the character area. Therefore, the extension above the poor quality earlier addition will detract further from the quality of the Conservation Area.

Gravesham's Conservation Officer objected to the proposal, raising concerns with the appearance of the extension when viewed from the west on Cobham St. The proposal, although set back from the edge of the existing extension and in line with the flank wall of 7 Wrotham Road, this is forward of the Cobham Street building line and would appear to compound the impact of an already negative contributor to the Conservation Area. Therefore, the proposal would cause further harm to the designated heritage asset which is the Darnley Road Conservation Area and as such the development fails to preserve or enhance the Conservation Area.

Overall, it is considered that the extension is poor design, which fails to preserve or enhance the character and appearance of the Darnley Road and Upper Windmill Street Conservation Areas, by compounding the negative impact of the existing 1960s projection to the detriment of the Conservation Areas. Therefore proposal does not therefore meet the statutory test of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) (LPCS), saved policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) as well as Sections 12 (Achieving well-designed and beautiful places) and 16 (Conserving and enhancing the historic environment) NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy. These standards came into effect on 1 October 2015.

The flats within the proposal are a mixed in terms of size. The national housing standard guidance provides minimum gross floor areas for single storey dwellings, breaking down the number of bedrooms and bed spaces (persons). The proposed flats have been compared to the NDSS in the table below:

Flat no.	Bedroom(s) /Person(s)	National Housing Standard Guidance	Unit Floor space
1 (ground floor)	1 (1 person)	37m ²	38.1m ²
2 (first floor)	2 (3 person)	61m ²	69m ²

3 (loft/third floor)	2 (3 person)	61m ²	62.2m ²
4 (loft/third floor)	1 (2 person)	50m ²	50m ²

Table 1 - Unit Floor Area Breakdown (GIA)

As shown in Table 1, if the flats are assessed at maximum capacity and all units comply with the recommendations within the National Space Standards. Therefore, it is suggested that the units would provide acceptable accommodation and safeguard the amenity of future occupiers.

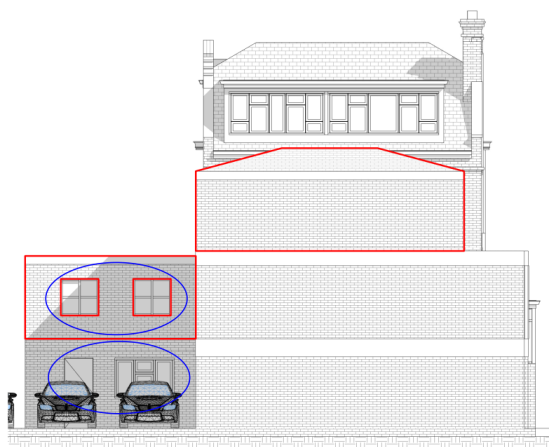
Notwithstanding the National Space Standards, Gravesham's RLG breaks down the Council's individual requirements for certain rooms, these have been formulated into a table to compare with the floor area of rooms within the proposed flats.

	Gravesham RLG (2020)	Flat 1 (first floor)	Flat 2 (first floor)	Flat 3 (second floor)	Flat 4 (second floor)
Kitchen/Living/ Diner	25.2m ²	19m ²	32.5m ²	21.7m ²	29.4m ²
Bedroom (double)	11.5m ²		13.9m ²	11.6m ²	12.5m ²
Bedroom (single)	7.5m ²	11.6m ²	12m ²	9m ²	
Bathroom & w.c.	3.5m ²	4m ²	4.5m ²	4.2m ²	4.9m ²

Table 2 - Flat Floor Area Breakdown

Table 2 has been colour coded (green complies, red fails) to show which rooms within each flat meet the guidance within the RLG. The table demonstrates that most of the rooms within the flats comply with the minimum floor area recommendations, with the kitchen/living/dining rooms of flats 1 and 4, which fall below the RLG minimums. Although these flats are single bedroom units, the livings spaces fall significantly below the RLG recommendations and would be a cramped unit of accommodation. Therefore, the proposed flats would have undersized rooms contrary to the minimum guidance set out in the RLG and would be poor quality living accommodation for future occupiers.

Moreover, due to the orientation of the building and the erection of the extension, the Local Planning Authority have concerns with the quality of accommodation and the impact on amenity through loss of light. Notwithstanding the findings of the daylight assessment, the proposed extension will have a negative impact on the amenity of habitable rooms by virtue of overshadowing. The windows highlighted in the image below are to the north of the extension, which would be significantly overshadowed by the development.



The elevations plan clearly indicates that the windows on the northern edge of the building, which serve

bedrooms and living rooms, would be impacted by the extensions. Therefore, even though the supporting daylight assessment considers there to be no problem, these habitable rooms will be gloomy and not receive direct sunlight, creating a poor-quality living environment that future occupiers should expect to enjoy.

In addition, the proposed extension would be constructed 2.6m from the rear windows of the existing building, which on the first floor serve a living/kitchen/diner and are therefore habitable windows. This would impact on outlook and create an unacceptable sense of enclosure.

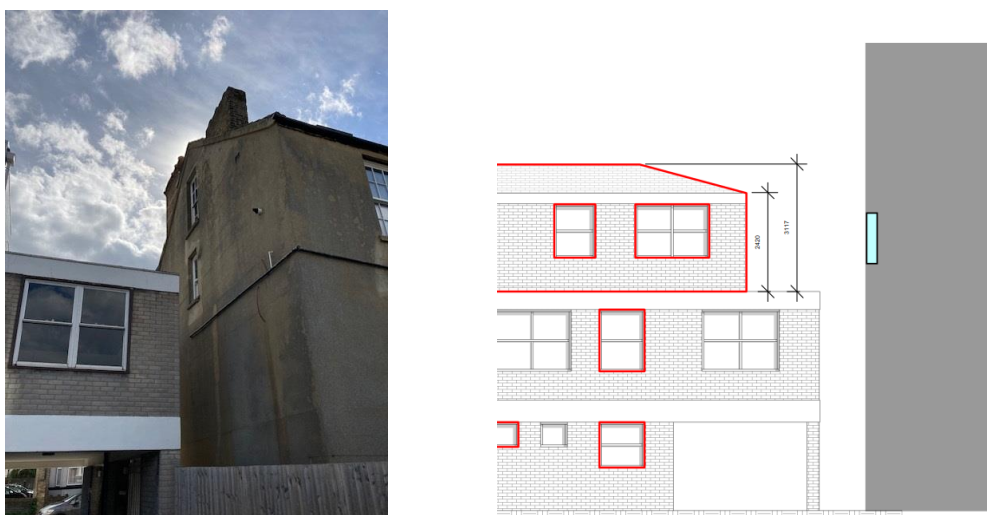
There is no external amenity space provided for future occupiers, however, the site is within proximity of open green space at Windmill Gardens and other open space on the Promenade and Riverside Leisure Area which future occupiers could utilise.

Overall, the development would provide undersized and cramped form of development, with habitable rooms that would receive limited sunlight and be gloomy, dark spaces, and create poor outlook and sense of enclosure for habitable windows for a flat approved in the conversion. Therefore, the proposal fails to provide acceptable living conditions for future occupiers to the detriment of their amenity and the development is contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

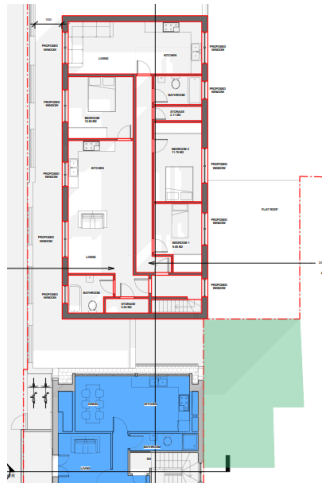
Neighbouring Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. Section 16 of the NPPF (2023) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to “secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The proposed extension will introduce additional built form above the existing extension, bring the building line at second floor level closer to the flank on no. 56 Cobham St. The extension would be at an overall height of 8.4m and within 2.9m of the flank window on no. 56 Cobham St. The flank windows on no.56, as shown in historical records serve kitchens, which are not defined as habitable rooms, however the proximity and height of the extension would have a detrimental impact on outlook and create an unacceptable sense of enclosure. The position of the neighbours window has been annotated onto the image below to demonstrate the impact on the development.



The roof extension would introduce windows on the rear, facing northwards. The adjoining neighbour no.6 Wrotham Rd has a rear garden area directly adjoining the site. These new windows would be within 1.4m of the garden. Although the angle would be oblique and not directly overlook the private amenity space of no.6, the 5 new windows on the rear would have an impact through perceived overlooking to the detriment of amenity (as indicated in the annotated image below):



Moreover, the new extension would introduce additional windows on the flank elevation, facing onto Cobham St which fall within the minimum window-window distance between habitable rooms. The RLG states that habitable windows should have a minimum distance of 21m and the proposed extension would introduce new windows within 18m of front windows at first and second floor level of no.1 Cobham St. Even though the window-window distance between dwellings on Cobham St already fail this distance, the introduction of a large quantity of windows within the extension would increase overlooking and creates an unneighbourly form of development.

Overall, the proposed development would introduce additional built form on the roof of the existing extension within close proximity of the flank windows on the neighbour, impacting on amenity through outlook and sense of enclosure. In addition, the extension would introduce a substantial number of windows on the front and rear elevations facing the front of no.1 Cobham St, within the minimum window-window distance set out within the RLG and would create unacceptable levels of perceived overlooking impacting the private amenity space of no.6 Cobham St to the rear. Therefore, the development fails to safeguard neighbouring amenity contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

The site is in a central location in the town where public transport links are good and there are sufficient parking restrictions in the locality and public car parks available nearby. The plan indicates that there are four parking spaces provided within the rear service area, with provision in a secure cycle shelter for no.14 bikes.

Although the parking provision is acceptable in principle, the number of units within the entire building would lead to an under-provision and competition for restrictive spaces, which is unnecessary in a central location. If the application were to be supported, the applicant would have been invited to submit revised details with the parking removed.

Gravesham's adopted parking standards (SPG 4) (2006) seeks to ensure that adequate secure cycle storage is provided in developments, with a recommendation of 1 space per bedroom/flat unit. In this case the plans show a secure storage with space for no.14 cycles. This is acceptable for the number of units proposed in this application, however would be an under provision when the approved conversion is taken into consideration, as is detailed on the proposed plans. Nevertheless, as space is available within the rear service yard and the parking spaces are not required, this would not have been sufficient grounds to refuse the application.

Any Other Material Planning Considerations

Refuse - Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage and recycling of waste.

The proposed bins store is located within the rear access yard, with 2x 1100ltr bins for refuse, 2 x 1100ltr bins for recycling and 2x 140ltr bins for food waste. Although the quantity of bins is provided, there is not details of the proposed store. However, if permission were forthcoming additional details would be sought by way of condition and consideration would be given to the approved conversion, which would affect the quantity of bins required for the building.

Ecology and Biodiversity (Bird Mitigation) - 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 water birds 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 £314.05 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.

In this instance, the proposed development would result in the creation of additional residential properties and as such, additional recreational activity would result. Therefore, it is considered that there would be an adverse impact to the Thames Estuary and Marshes Ramsar Buffer Zone, which should be mitigated in line with Policy CS12 (LPCS). In such cases the Borough Council has adopted a tariff that is payable for each new dwelling unit within 6km of the SPA/Ramsar site of £314.05 per new dwelling unit.

The applicant has not paid the SAMMS Mitigation Contribution Agreement and therefore fails to meet the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 185 and 186) of the NPPF (2023) and Policy CS12 (LPCS) (2014).

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The extensions are considered poor design, which fails to preserve or enhance the character and appearance of the Darnley Road and Upper Windmill Street Conservation Areas, by compounding the negative impact of the existing 1960s projection to the detriment of the historic qualities of the Conservation Areas. Therefore proposal does not therefore meet the statutory test of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is contrary to Policies CS19 and CS20 of Gravesham's Local Plan Core Strategy (2014), saved policy TC3 of the Gravesham Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2023).

The development would provide undersized and cramped flats, with habitable rooms that would receive limited sunlight and be gloomy, dark spaces for future occupiers contrary to the Nationally Described Space Standards (2015) and Gravesham's Residential Layout Guidelines (2020). Furthermore, the roof extension would have a detrimental impact on habitable rooms of the flat approved in the conversion application, creating poor outlook and sense of enclosure to the detriment of amenity. Therefore, the development fails to safeguard future occupier amenity contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

The development would introduce additional built form on the roof of the existing extension within close proximity of the flank windows on the neighbour, impacting on amenity through outlook and unacceptable sense of enclosure. Furthermore, the extension would introduce a substantial number of windows on the front and rear elevations, impacting properties on Cobham St breaching the minimum window-window

distance set out in Gravesham's Residential Layout Guidelines (2020) and impacting on the private amenity space of the neighbour to the rear on Wrotham Rd, creating unacceptable levels of direct and perceived overlooking. Therefore, the development is an unneighbourly form of development which fails to safeguard neighbouring amenity contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

Lastly, the development fails to safeguard biodiversity or mitigate harm caused to the Special Protection Areas. Therefore, the development fails to comply with the requirements of the Habitat Regulations and fails to offset biodiversity loss contrary to Section 15 (specifically paragraphs 185 and 186) of the National Planning Policy Framework (2023) and Policy CS12 of Gravesham's Local Plan Core Strategy (2014).

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4 th April 2024	Dated:	04 April 2024