



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20231051

**Location:** 388 Rochester Road Gravesend Kent DA12 4TT

**Description:** Extension to existing dwellinghouse to create building, containing 2no. semi-detached dwellinghouses.

**Applicant:** Mr Jasbir Bhangle

### Submitted Documents/Plans

Application Form

D-01 – Site Location Plan

D-02 – Site Block Plan Survey

D-03B - Approved Block Plan : Cert Lawful Dev: App: 20230170

D-04A - Previously approved Floor Plans & Elevations RE: App: 20230170

D-05 – Floor Plans and Elevations as Existing

D-06 – Proposed Block Plan

D-07 – Floor Plans and Elevations as Proposed

Flood map

Design and Access Statement

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                               | Decision  | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20230170  | Application for a Lawful Development Certificate in respect of the proposed erection of outbuilding to provide gym, WC/shower room and home office                                                                        | Granted   | 20.04.23      |
| 20090099  | Erection of a detached two storey, four bedroom dwelling with rooms in the roof space.                                                                                                                                    | Refused   | 27.03.2009    |
| 19980185  | Erection of two storey side extension to form living room with two bedrooms over, single storey rear extension to form dining room and continuation of the new pitched roof over the existing flat roofed rear extension. | Permitted | 07.05.1998    |

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 12 – Achieving Well-designed and Beautiful Places
- Section 15 – Conserving and Enhancing the Natural 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)

### **Consultations, Publicity and Representations**

#### Consultees

##### *Ward Councillors*

No comments received.

##### *GBC Highways Officer*

It is noted that this development has a planning history, although it was in 2009 when a previous application was submitted. Although since then the use of maximum vehicle parking standards is considered inappropriate as detailed in the National Planning Policy Framework Paragraph 108.

It is noted that the Kent Highway Services comments for application 20090099 made some assumptions which may or may not be true.

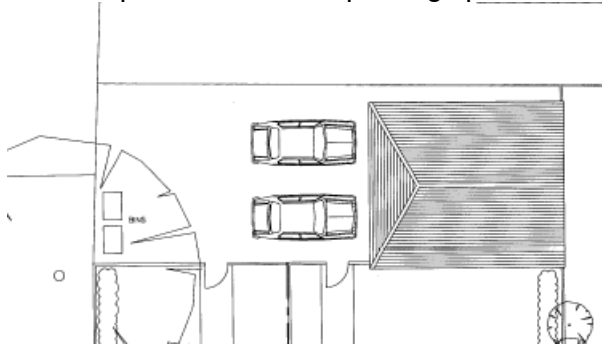
No objection in principle. It is assumed that one garage is allocated to each house. Design of driveway has to be compatible with the traffic calming feature in Thang Lane.

Normal conditions to safeguard use of garages and parking.

led

20/2/07.

The site plan showed two parking spaces directly in front of the existing double garage.



Drg. No. SK11 dated January 09.

Whilst communal parking is not unusual, I consider sharing a double garage is a very unusual, if ever occurrence, and the Highway Authority should have objected to the original application due to the lack of detail on how the car parking was being allocated, given the size of the parking area at some 8.5 metres by 10.9 metres.

Given the sites history and the changes in guidance away from a maximum car parking provision and the fact that neither the access, parking area nor the presence of gates at the site boundary, is being altered. I would suggest that the garage door be removed and so create a parking barn and then two vehicles can be parked in tandem for each property. A suitable plan should be submitted showing the allocated layout, which can be a condition as it can readily be achieved it just needs to be enforceable by the Planning Authority.

It is noted that a secure cycle store is being provided and to comply with guidance this needs to be large enough to accommodate three cycles, again the exact type and size of the cycle store can be conditioned to ensure it is fit for purpose. KCC SPG4 requires one cycle space per bedroom.

#### *GBC Environmental Protection*

The proposed dwelling is closed to a heavily trafficked road. Although there is an existing dwelling on this site, the proposal is adding a further dwelling and therefore introducing additional people into a potentially noisy environment. In this respect, a Noise Impact Assessment (NIA) will be required in order to ensure that internal noise levels are compliance with the requirements of BS8233:2014. If mitigation is required to achieve these levels, this should be included within the NIA.

To address this and other matters the following is recommended.

#### **Noise Control**

Prior to commencement, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that:

- The internal ambient noise levels in all habitable rooms of the proposed residential dwellings shall not exceed the guideline LAeq values found in Table 4 of BS8233:2014.
- The maximum internal noise levels in all habitable rooms should not exceed 45dB L<sub>max</sub> more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise

### **Smoke Control Informative**

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services [air.quality@gravesham.gov.uk](mailto:air.quality@gravesham.gov.uk)

### **Drainage/sewerage informative**

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

### *KCC Highways Officer*

The application proposes the extension of the existing 4 bed dwelling to create an additional 3 bed dwelling. In accordance with the requirements of Kent Residential Parking Standards (IGN3), 2 parking spaces should be provided for the 3-bedroom dwelling in this location and 2 spaces retained for the 4-bed dwelling.

It is proposed both dwellings will utilise the existing gated access to the shared parking area and double garage, so this can be fully assessed, a revised plan, preferably using a 1:200 scale should be submitted. The plan should demonstrate the parking spaces available, they should measure 2.5m x 5m, if tandem parking spaces are proposed, the length of the second space should be increased to 6m.

Garages are not counted towards the allocated total of parking for each dwelling as they are so often used as storage and are filled with any number of things other than a car. Secure, covered cycle storage is required, at a ratio of one space per bedroom for both dwellings and an electrical vehicle charging point is required for the new dwelling and should be shown on any revised plans.

I would be grateful therefore, if you would forward any amended plans or additional information to me for my further consideration.

### *KCC Biodiversity Officer*

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. We have taken this view due as the site is regularly mown grassland and building is in good condition which limits the opportunities for suitable features for roosting bats to be present.

As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time<sup>1</sup>.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we recommend that

integrated bat and bird boxes are incorporated into the building.

We suggest the following wording: Within 3 months of works commencing a plan must be submitted demonstrating that integrated bat and bird boxes will be incorporated into the building. The plan must be implemented as approved.

If you have any queries regarding our comments, please do not hesitate to get in touch.

#### *KCC Heritage*

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

#### *Southern Water*

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site.

- The gravity foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

#### *Southern Gas*

No comments received.

#### Neighbouring properties

A site notice was placed on 29<sup>th</sup> November 2023 and 3no. surrounding properties were consulted. The final date to submit comments ended on 20.12.23. No comments were received from members of the public.

## Officer's Analysis

### The Key Issues

The key planning considerations in the assessment of this revised application are as follows:

- The Principle of the Development
- Design and Impact of the Development on the Character and Appearance of the Area
- Suitability of the accommodation for future occupiers and compliance with local/national standards
- Impact on Local Residential Amenity
- Parking and Highway Issues
- Other Material Considerations - ecology/refuse arrangements etc.

The below images were provided by the planning agent and provide visual context.



### Principle of Development

Policy CS02 Local Plan Core Strategy (LPCS) prioritises development in the urban area as a sustainable location for development. Policy CS02 seeks to achieve this by: Promoting regeneration by prioritising the redevelopment and recycling of underused, derelict and previously developed land in the urban area. The site is within a sustainable location within an urban residential area as per Policy CS02.

The National Planning Policy Framework (NPPF) is explicit that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Paragraph 123 advises that *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*

The NPPF defines 'Previously Developed Land' as follows:

*'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.'*

The application site does not meet the definition as previously developed land as it is within an existing

residential garden.

### *Housing Need and Sustainability*

Local Plan Core Strategy Policy CS02 sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for over 6,000 new dwellings in that time. Evidence now available shows that the Council is not able to currently demonstrate a five-year housing supply.

Given Gravesham's current inability to demonstrate a 5 year housing land supply (a 2.9 year supply has most recently been calculated within the statement published here:

<https://www.gravesham.gov.uk/downloads/file/266/5-year-housing-land-supply-statement-2022-2027>)

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:

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

- Habitats sites (and those sites listed in NPPF paragraph 187)
- 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 129(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 residential development/use of the site supports the Governments greater emphasis on delivering and prioritising housing land as set out in the current version of the NPPF (section 5 - delivering a sufficient supply of homes).

The redevelopment of sites within the urban area can help reduce the pressures for the release of fresh land in rural locations, which is of particular importance in a Local Authority constrained by Green Belt policy. This would be in conformity with paragraphs 124 and 146 of the NPPF. Evidence of land scarcity can be found in Table 7 of the Five-Year Housing Land Supply Statement 2022-2027 (dated March 2023), which identifies a shortfall in the supply of housing sites of 1,785 dwellings.

Therefore, the development of the site for a net increase of 1 unit would offer a minimal contribution towards meeting this local need and, accordingly, weighs in support of this application.

However, this has to be balanced against other requirements of the NPPF and in particular paragraphs 135 and 139 of the NPPF which requires development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the National Planning Policy Framework (NPPF) and established local planning policy taken as a whole. There are a number of other material planning issues that need very careful consideration in the assessment of this application.

### Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Development on this site should meet the requirements of Core Policy CS14, 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.

Core Policy CS15 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.

This site has an area of approximately 839m<sup>2</sup>. 1 dwellinghouses in this area would equate to approximately 11.91 dwellinghouses per hectare which would be below the target minimum density. This would suggest the proposed scheme would not result in overdevelopment of the site. However, this should also be visually assessed as to whether it would be in character with the surrounding area, along with all other considerations.

It also states that permission should be refused for development for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

One particular issue for corner plots is the relationship of buildings with the boundaries. Whilst in most cases it would not be acceptable for the dwellinghouse at two storeys to meet the boundary. In this instance the increased footprint would retain a distance between 1.3m-1.9m from the side boundary and would be set back from the front boundary by 13.9m, keeping the existing front building line. Along Thong Lane, the dwellinghouses are set back by approximately 17 metres and the proposed side extension here would not follow the build line along Thong Lane. However, the recently approved Lawful Development Certificate ref 20230170 shows that building in this position can be undertaken and so there is a fallback position for development in this position. It is also useful to look at how other corner plots in the area relate to their boundaries. As the below image shows there are other instances nearby where on corner plots, the side elevations project beyond the build line of the street.



The below proposed elevations (Not to scale) are shown for context.



As shown the extension to the dwellinghouse would be just over half the width of the existing dwellinghouse. However its use of a hipped roof rather than gable ended emphasises its subservience to the rest of the building. To the side elevation the use of projecting gable features and openings, with small gable ended avoids a blank wall façade and ensures appropriate passive surveillance would continue to the side in a sympathetic manner.

The Design and Access Statmenet notes that the intended materials would be red brick and render to the

walls, roof tiles to match the existing with wall hung tiles. These would be appropriate in this urbanised area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

#### Amenity of Future Occupiers

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 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'

To ensure that adequate living space is provided for future residents, the units need to meet the national technical standards (Nationally Described Space Standards) and the GBC Residential Layout Guidelines.

|                          | <b>Proposed dwellinghouse at 388 (m<sup>2</sup>)</b> | <b>Proposed New dwellinghouse (m<sup>2</sup>)</b> | <b>Minimum Space Standards (m<sup>2</sup>)</b> |
|--------------------------|------------------------------------------------------|---------------------------------------------------|------------------------------------------------|
| <b>Double Bedroom</b>    | 15                                                   | 14 and 13                                         | 11.2                                           |
| <b>Singles Bedooms</b>   | 13 and 11                                            | 8 and 11                                          | 7                                              |
| <b>Bathroom &amp; WC</b> | 4                                                    | 5                                                 | 3.6                                            |
| <b>Living Room</b>       | 15                                                   | 27                                                | 13.2                                           |
| <b>Kitchen/Diner</b>     | 24                                                   | 45                                                | 12                                             |

For a 3-bedroom house, there is a minimum garden area required of 60m<sup>2</sup> and garden depth of 10m. The rear garden depth would be 11m with an area of 88m<sup>2</sup>.

For a 4-bedroom house, there is a minimum garden area required of 100m<sup>2</sup> and garden depth of 10m. The rear garden depth would be 11-12.8m with an area of 131m<sup>2</sup>.

Both dwellinghouses would meet the minimum external space standards and is another indicator of overdevelopment of this space.

As such the proposal would safeguard the amenity of future occupiers in compliance with Policy CS19 (LPCS) as well as Section 12 of the NPPF.

#### Neighbouring Amenity

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policies seeking to protect amenity and ensure acceptable future living conditions are included in the Local Plan Core Strategy.

Core Policy CS19 requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The NPPF 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".

## 286 Rochester Road

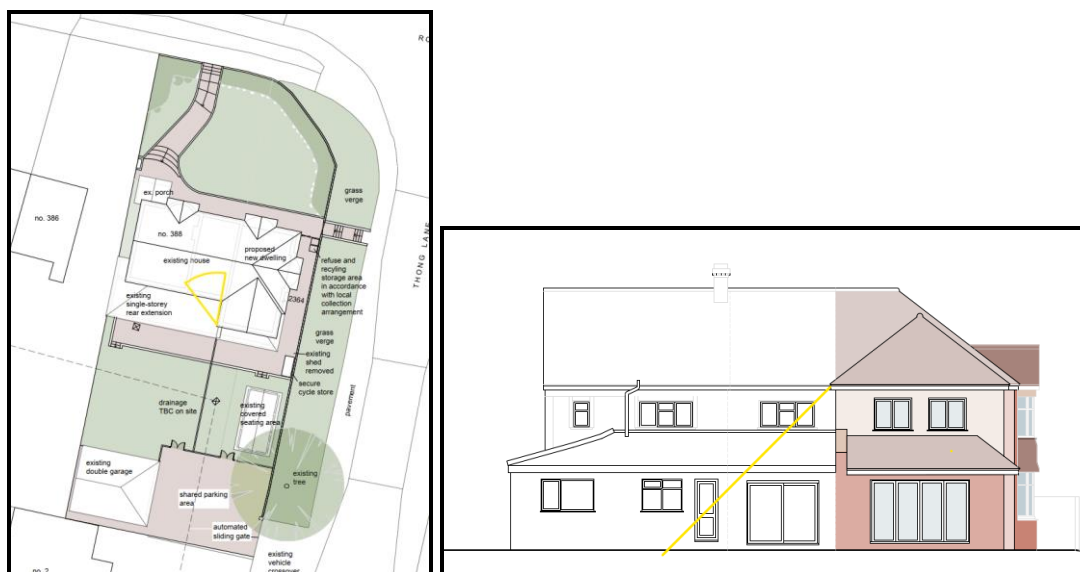
Given the location of the proposed dwellinghouse, set away from 286 Rochester Road, on the other side of 288, this neighbour would likely not be impacted by the development.

## 2 Thong Lane

The proposed new dwellinghouse would be 20 metres from the shared boundary with 2 Thong Lane and set forward of its front elevation and so would not overlook its building or rear garden.

## 288 Rochester Road

The proposed dwellinghouse would not result in significant overshadowing of the rear window of 'Bedroom 5' as indicated by the below 45-degree tests.



There would also be no openings which face directly into the direction of 288 Rochester Roads Garden. However, a condition should be applied ensuring that this remains the case, if approved.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014, subject to details reserved by condition.

## Parking and Highway Issues

The proposed development needs to be considered against Gravesham Local Plan Core Strategy Policy CS11 which states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards which will reflect the availability of alternative means of transport accessibility to services and facilities.

The proposed scheme would require car parking spacing for 2 vehicles per dwelling house. There is a shared parking area to the rear with a double garage. However, garages cannot be used in the numbers when calculating vehicle spaces as they are often used for other purposes such as storage. The GBC Highways Officer has suggested removal of the doors to the garage, to create an open car port instead. The KCC Highways Officer has noted that further information is needed in the form of a plan which should *'demonstrate the parking spaces available, they should measure 2.5m x 5m, if tandem parking spaces are proposed, the length of the second space should be increased to 6m.'*

Based on the information available if the garage doors are removed, there would be adequate parking provision available in conjunction with the shared parking area. Further information is required to

demonstrate the parking arrangements between the dwellinghouses and if it is not proposed to remove the garage doors, to ascertain whether the parking area alone would provide adequate parking provision.

Further information is therefore required to ensure that adequate vehicle and cycle parking provision would be available in accordance with paragraphs 114 to 117 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

### KCC Biodiversity

The KCC Biodiversity Officer has commented on the application, advising that they are satisfied that no ecological survey needs to be carried out at this time. They have however advised that should planning permission be granted they integrated bat and bird boxes should be incorporated into the building.

Subject to the inclusion and compliance with relevant conditions, the proposed development would ensure biodiversity on the site would be maintained and enhanced in accordance with paragraphs 180 and 186 of the National Planning Policy Framework (2023).

### The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA)

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 £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.

Where there are no other contributions required for a development applicants generally have chosen to submit the payment of £314.05 per dwelling by filling in the Strategic Access Management and Monitoring Strategy (SAMMS) Agreement. By filling in this form there are no legal fees to be paid by the applicant and refund mechanisms are in place in the event of a refusal.

The applicant has completed the SAMMS Mitigation Contribution Agreement and made the required payment, addressing this issue.

Therefore, the development would comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 180 and 181) of the National Planning Policy Framework 2023 and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

### Refuse Arrangement

Should the application be approved, details of refuse arrangements would be required. This would be reserved via planning condition.

### Environmental Protection

The Environmental Protection Team have raised concerns regarding noise control and requested inclusion of a condition to address this. However, this scheme is for the creation of an additional dwellinghouse, in a

residential area. One additional dwellinghouse is not anticipated to increase noise substantially in this area. It is also set away from the roads and given the surrounding residential uses, and so the occupiers of the new dwellinghouse would not likely be subject to significant noise pollution from the surrounding area. Drainage requirements are covered by Building Control legislation and so it would not be reasonable to cover this in the decision notice. A smoke control information will be included where approved, as requested.

### **Conclusion & Recommendation**

Subject to conditions, the proposed development would comply with all relevant national and local planning policies. The recommendation is therefore to approve.

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

|                      |                                                                                   |                     |                                    |
|----------------------|-----------------------------------------------------------------------------------|---------------------|------------------------------------|
| <b>Case Officer:</b> | Ms Lisa Williams                                                                  | <b>Team Leader:</b> | <b>Richard Hart</b>                |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                      |
| <b>Dated:</b>        | 4 <sup>th</sup> January 2024                                                      | <b>Dated:</b>       | <b>4<sup>th</sup> January 2024</b> |