



Delegated Report

Planning Application

Planning Application No: 20250414

Location: 388 Rochester Road Gravesend Kent DA12 4TT

Description: Extension to existing dwellinghouse to create building, containing two semi-detached dwellinghouses.

Applicant: Mr Jasbir Bhangle

Site Visit Date: Site visited for previous applications

Submitted Documents/Plans

Application Form
25/01/01 – Site Plan
25/01/02 – Existing Plans
25/01/03 – Existing Elevations
25/01/05 – Proposed Plans
25/01/06 – Proposed Elevations
25/01/07 – Existing Street Scene
25/01/08 – Proposed Street Scene
25/01/09 – Existing and Proposed Block Plans
Proposed Biodiversity Action
Design and Access Statement
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20240303	Extensions to existing dwellinghouse to create a building containing 2no. semi-detached dwellinghouses and associated works.	Refused	29.05.2024
20231051	Extension to existing dwellinghouse to create building, containing 2no. semi-detached dwellinghouses.	Permitted	04.01.2024
20230170	Application for a Lawful Development Certificate in respect of the proposed erection of outbuilding to provide gym, WC/shower room and home office	Certificate Granted	20.04.2023
AP 09/00015/ REF	Erection of a detached two storey, four bedroom dwelling with rooms in the roof space.	Appeal Dismissed	28.07.2009
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	Permitted	07.05.1998

	over the existing flat roofed rear extension.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- T3 – Impact of Development on Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

GBC Environmental Protection

The comments made for the previous refused applications are still relevant:

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 LAmax 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

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

The application proposes the extension of the existing 4 bed dwelling to create an additional 3 bed dwelling. In accordance with the requirements of KCC's new Parking Standards, 2 parking spaces should be provided for the 3 bedroom dwelling in this location and 2 spaces should be retained for the 4 bed dwelling. Whilst the garage is to be retained, garages do not count towards the allocated total of parking for each dwelling, as they are so often used as storage, rather than to park a car. However, it is noted that this was not requested by the planning officer for the previously approved application for this site, GB/2031051. It is also noted that the access is on Thong Lane, which is an unclassified road and would therefore usually fall outside our protocol for comments.

Consequently, I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.

- Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
- Submission of a Construction Management Plan before the commencement of any development on site to include the following:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
 - Provision and permanent retention of electrical vehicle charging facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection).

Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

KCC Biodiversity

Our comments are largely similar to the ecological advice provided for application 20250414. 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 as the photos provided by the applicant indicate that the dwelling and garage to be impacted by the proposed development is in good condition which will limit opportunities for roosting bats. As such we are satisfied that there is no requirement for an ecological survey to be carried out.

Lighting

Lighting can have a negative impact on bats (and other nocturnal species) and therefore any lighting must be designed to minimise light spill. The submitted information has detailed that low UV lighting will be installed.

We recommend that if planning permission is granted the lighting condition has the following requirements:

- Be designed following best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'¹
- Downward facing and on motion sensors

Ecological Enhancements

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 187 and 193 of the National Planning Policy Framework (NPPF) 2024, biodiversity should be maintained and enhanced through the planning system.

The submitted information has detailed that the following enhancement features will be incorporated into the site:

- 2 bat boxes
- 6 bird boxes
- 1 bug hotel
- Hedgehog highways in any close board fencing.

However, the exact locations have not been confirmed and therefore we recommend the following condition is included:

Prior to completion, a plan demonstrating where the enhancements detailed within the Proposed Biodiversity Action will be located must be submitted to the LPA for written approval. The approved measures will be implemented and retained thereafter.

SAMMS

The development includes proposals for new dwellings within the zone of influence (6km) of the Thames Estuary and Marshes Special Protection Area, and its associated Wetland of International Importance under the Ramsar Convention (Ramsar Site). Gravesham will need to ensure that the proposals fully adhere to the agreed approach within the North Kent Strategic Access Management and Monitoring Strategy (SAMMS). This is to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation.

A decision from the Court of Justice of the European Union has detailed that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a full Appropriate Assessment is needed under the Habitats Directive. Therefore, we advise that due to the need for the application to contribute to the North Kent SAMMS, there is still a need for an appropriate assessment to be carried out as part of this application.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals 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 sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways

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. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Connection to public sewer

Southern Water has undertaken a desktop study of the area, and our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Southern Gas

No comments received.

Neighbouring properties

3no. surrounding properties were consulted, and a site noticed place and 0 comments were received. The final date to submit comments ended on 4th June 2025.

Officer's Analysis

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.

It is noted that this application follows recent refusal under planning reference 20240303 for '*Extensions to existing dwellinghouse to create a building containing 2no. semi-detached dwellinghouses and associated works.*'.

The reasons for refusal were:

1. The proposed development by reason of its cumulative scale, dominant projecting features, incongruent roof design and appearance would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) in terms of design, character and appearance.
2. The proposal fails to safeguard biodiversity and fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment. Therefore, the development fails to comply with the requirements of the Habitat Regulations but fails to offset biodiversity loss contrary to Section 15 (specifically paragraphs 185 and 188) of the National Planning Policy Framework (2023) and Policy CS12 of Gravesham's Local Plan Core Strategy (2014).

For this scheme to be acceptable, it would need to overcome these reasons for refusal.

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.

Whilst some aspects of the NPPF have changes since the latest submitted application, it remains that in updated paragraph 124;

‘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 (2024) defines ‘Previously Developed Land’ as follows:

‘Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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.’

Although this definition has also been recently updated; the application site does not meet the definition as previously developed land as it is within an existing residential garden.

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 NPPF 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) (2024). This requires that in regard to housing development, planning permission should be granted unless:

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
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 paragraph 194) and/or designated as Sites of Special Scientific Interest;

Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); 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 proposed development for a net increase of '1' residential units would offer a minimum 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 (2024) which requires new development to be high quality and create acceptable living conditions for future occupiers.

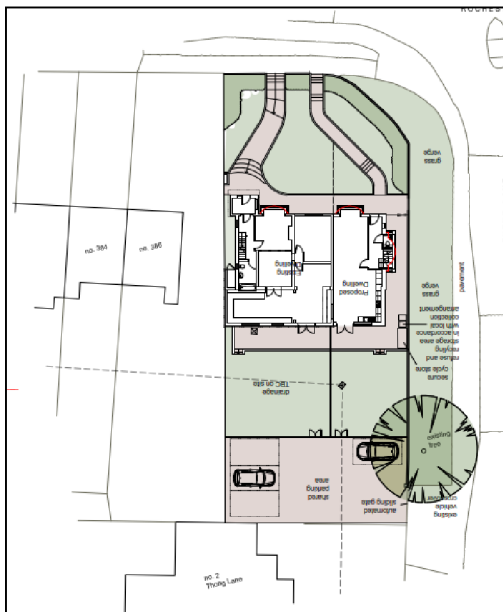
Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the National Planning Policy Framework (NPPF) and established local planning policy taken as a whole.

Design, Character and Appearance

As was assessed in the previous report, an additional dwellinghouse would not result in overdevelopment of the site. There would be no increase in the number of dwellinghouses proposed with this resubmission. Therefore, it would not be necessary to repeat that part of the assessment.

The Design and access Statement confirms that the amendments include the following:

- Alterations to the eastern gable elevation to improve the internal stair configuration. This includes the retention of the previously approved hipped roof with a gable end.
- The front bay windows of the new dwelling have been redesigned with squared forms in place of the previously approved angled bays.
- The proposal has been widened to have improved access and usability for a wheelchair user and has provisions for the use of a wheelchair lift in the future.
- The external layout has been revised to provide five off-street car parking spaces, inclusive of two spaces within the existing garage.
- The design is not extended at the rear in keeping with the originally permitted design.
- This design reverts back to the approved scheme, wherein the main roof has not been altered for habitation and remains a hipped roof.



Plans as refused under 20241313 (Not to Scale)



Proposed Plans (Not to Scale)

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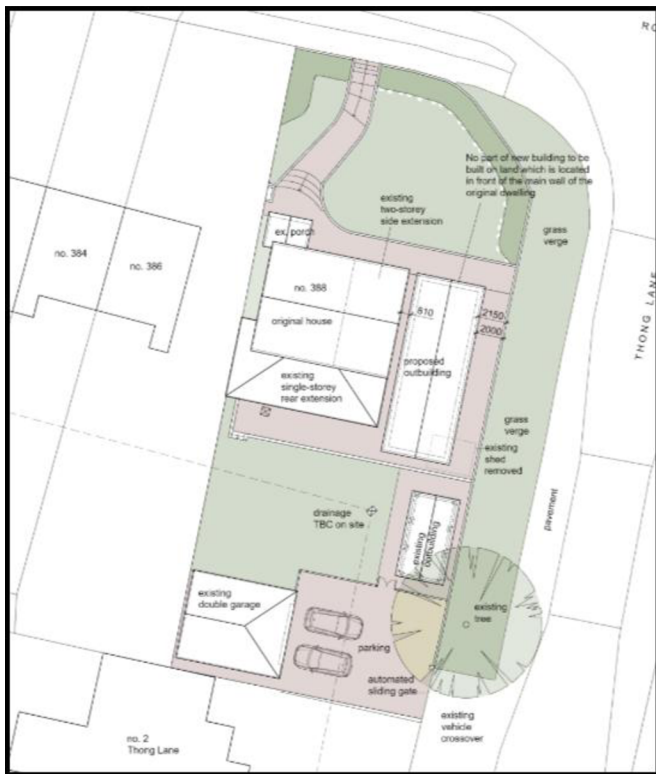
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Building Lines

How the corner plot corresponded to the build lines on Thong Lane and Rochester Road is an important

consideration for this property. Its location and elevated height give it a visual prominence in the street. The increased width of the building would result in a mostly 1.5m distance from the boundary to the east, facing Thong Lane. There is a projecting two-storey element which would contain the stairway which would be 0.5m from the boundary. This would not reflect the build line of properties along Thong Lane.

Under reference 20230170 a Lawful Development certificate was granted for an outbuilding to the side of the property, as shown in the plan below (Not to scale);



This outbuilding would have been 2m from the boundary, a difference of 0.5m from the proposed boundary distance. During a previous site visit, it was advised that a trench had been dug following the grant of this certificate but the remainder of the works were not built.



Retaining a building line to reflect neighbours would be a positive, as it was considered so in planning approval ref 20231051. It is noted that the outbuilding as built under permitted development rights would not retained the build line. However, it is also noted that that development would be single storey only and so would limit the visual impact of such an intrusion into to existing build line. The Design and Access Statement provides a number of images of nearby residential properties with a width close or on the boundary line.

	1 Leander Drive & 2 Leander Drive - view from Thong Lane		251 Rochester Road
	247 Rochester Road		253 Rochester Road



It is clear that there is an existing character in the area of 2 storey built form built close to the boundary. However, this site being located on a corner would have a great impact on the streetscene and so careful consideration of the impact should be given. However, on this case the majority of the building would maintain a 1.5m distance from the boundary and given the local character as demonstrated, it would not be appropriate to fail the scheme on this matter alone as an appropriate distance would be maintained for the majority of the buildings.

Flat Roof

In the refused scheme, the development incorporated a flat roof to the rear two storey element which was considered unsympathetic. The reduced depth of the proposal has resulted in the removal of any flat roof element. This is considered to be a positive and the roof form would be appropriate.

Scale and Bulk

On scale and bulk, the refused scheme stated the following in the assessment:

'The cumulative increase with the first-floor rear extensions to both properties, the dormer and the use of a gabled roof instead of pitched to the side would serve to result in a substantial increase in volume and bulk, creating a cluttered rear elevation which would be unacceptable.'

The reduced depth, removal of rear dormer, and reduction of gable feature on the east side of the dwellinghouse, would reduce the proposed volume and bulk to a good degree and will bring the appearance of the building more into line of that approved under 20231051. This reduction is considered to be a positive step towards appropriately reducing the volume and bulk of the extension.

Extensive Glazing

The number and scale of the windows at the rear, have been reduced and would have a simplified appearance. On Thong Lane, the gabled projection has an appropriate level of glazing which is appropriate in size and design and reflective of the character of the area, which consists of traditional dwellinghouses with simple windows of standard size.

Hard Surfacing

In the previous refusal, the access changes from Thong Lane to Rochester Road, would have resulted in a higher level of hard standing. This is not different from the proposed scheme or the recently approved one. The level of hardstanding is acceptable.

Overall, the proposed scheme does represent an improvement to the one recently refused. Its cumulative scale, design and appearance would be reflective of the existing character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2024) in terms of design, character and appearance. This scheme overcomes the first reason for refusal.

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'

	Proposed dwellinghouse at 388 (m²)	Proposed New dwellinghouse (m²)	Minimum Space Standards (m²)
Double Bedroom	16	11.5 and 14	11.2
Single Bedrooms	8.5 and 11.7	8.4 and 10.7	7
Bathroom and WC	3.7	5.6	3.6
Living Room	18.2	14.2	13.2
Kitchen/Diner	2.4	34.7	12

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.

For a 3-bedroom house, there is a minimum garden area required of 60m² and garden depth of 10m. The rear garden depth would be 10m with an area of 76m².

For a 4-bedroom house, there is a minimum garden area required of 100m² and garden depth of 10m. The rear garden depth would be 12.4m with an area of 128m².

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 this neighbour as the proposals no longer project to the rear of its rearmost windows.

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

Parking and Highways

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. A similar parking arrangement was approved under previous planning approval 20231051. KCC Highways have advised that the scheme would be acceptable subject to conditions securing the vehicle and cycle parking provision and the submission of a construction management plan.

It is therefore considered that subject to planning conditions, adequate vehicle and cycle parking provision would be available in accordance with paragraphs 115 to 118 of the National Planning Policy Framework (2024), 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

Net Gain

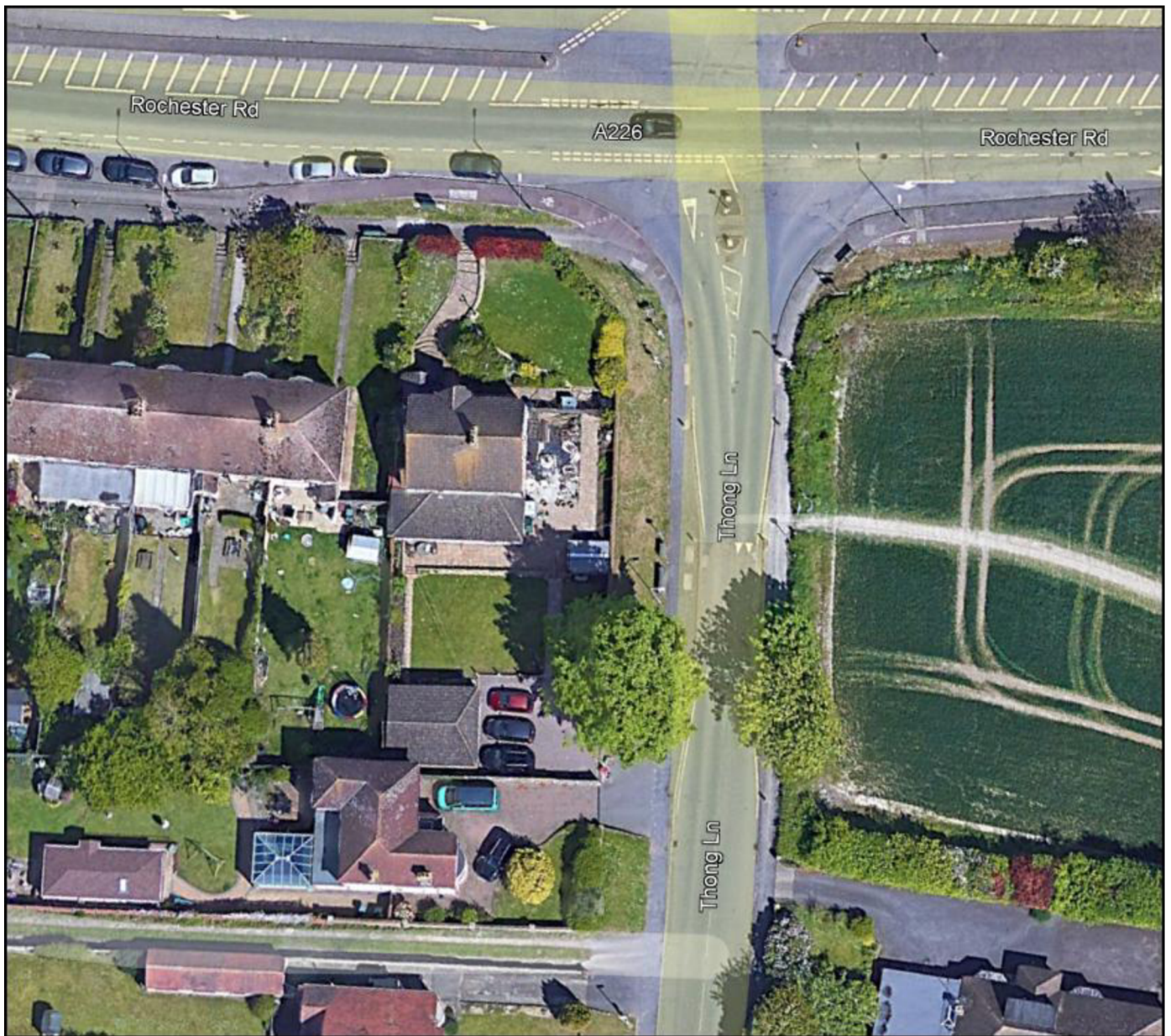
Under the National Planning Policy Framework 2024, proposals achieving a biodiversity net gain with no specific percentage target should be viewed favourably. Under the Environment Act 2021, all planning applications for development (unless exempt) must deliver at least a 10% biodiversity net gain. Unless exempt, every planning permission granted pursuant to an application is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

Local policy may expect a higher than 10% biodiversity net gain and 'significant' on-site habitat gains, and off-site habitats created/enhanced to achieve biodiversity net gain will need to be secured for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant. Sufficient information has been provided with the application.

The area in which the new dwellinghouse would be built is shown in the image below taken recently:



The google earth image below taken in 2020, shows the relevant area as hardstanding at that time:



The 10% BNG requirement would not apply, where 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

In this case, it is clear that the above exemption would apply and the 10% BNG requirement would not apply.

SAMMS

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 187 and 193 of the National Planning Policy Framework (2024).

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 £337.49 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 £337.49 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, also addressing, refusal reason 2.

Therefore, the development would comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 187 and 188) of the National Planning Policy Framework 2024 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 and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	9th June 2025	Dated:	9th June 2025

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