



The Planning Inspectorate

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Sharon Bickerstaff
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Corporate Services Department
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Kent
DA12 1AU

Your Ref: 20221190

Our Ref: APP/K2230/W/23/3319422

Date: 31 August 2023

Dear Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by Miss Sheila Sekasi

Site Address: Land at 83a Chalk Road, Gravesend, Kent, DA12 4UT

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Erection of an annexe for use in connection with the main dwelling.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The appeal site relates to an area of land & the existing dwelling at No 83A Chalk Road, Gravesend. The host property is located on the northern side of Chalk Road, which is located in a residential area on the eastern side of the town of Gravesend. The site & host property are located approximately 100m to the south-east of the junction with Favisham Road. The proposed annexe would be located at the bottom end of the garden of the host property.

The site is located near to or within the recognised 6km buffer zone of the Thames Estuary & Marshes Special Protection Area (SPA) and Ramsar Site, which are designated sensitive areas as defined by the EIA Regulations.

Although located near to or within the recognised buffer zone of nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, archaeology, ecology, arboriculture, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development are unlikely to be significant. Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. The Proposed Development is not EIA Development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr T Telles (agent)

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