

Delegated Report

Planning Application

Planning Application No: 20211312

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of conditions 25 and 35 attached to planning permission reference number 20200343 relating to refuse arrangements (25) and obscure glazing (35).

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
Extract from Committee Report (5.226 – 5.234);
Covering Letter – 18th October 2021;
Refuse Strategy & Servicing Strategy; and
Drawing No. 3732-LJA-E02-XX-DR-A-05063-C07 – E02 Proposed West Elevation.

Letter—Obscure Glazing.

Relevant Planning History

20200343 - Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works. **Permitted 21.12.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

GBC - Waste & Recycling Manager

I have reviewed the above planning application and I am happy with the refuse and recycling information provided.

To confirm it is the developers responsibility to pay for the bins for the development and these need to be in place before collections can start.

I hope this assists with the planning application.

Neighbouring properties

135 surrounding properties were consulted and no responses received. The consultation period ended on 18.11.21.

Officer's Analysis

Condition 25 – Refuse Arrangements

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

Application Form;

Extract from Committee Report (5.226 - 5.234);

Covering Letter - 18th October 2021; and

Refuse Strategy & Servicing Strategy.

GBC - Waste & Recycling Manager has reviewed the above submitted information and is satisfied the bin location as shown the approved plan is acceptable and will accommodate the following requirements.

E01: 173 units

Refuse: 14no - 1,100ltr bin
Recycling: 14no - 1,100ltr bin
Food Waste: 9no - 140ltr bin

E02: 42 units

Refuse: 4no - 1,100ltr bin
Recycling: 4no - 1,100ltr bin
Food Waste: 3no - 140ltr bin

E03: 29 units

Refuse: 3no - 1,100ltr bin
Recycling: 3no - 1,100ltr bin
Food Waste: 2no - 140ltr bin

In Total:

Refuse: 21no - 1,100ltr bin
Recycling: 21no - 1,100ltr bin
Food Waste: 14no - 140ltr bin

No objection arises and the condition can be discharged. No conflict with Policy CS19 (LPCS).

Condition 35 – Obscure Glazing

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. All fixed shut windows shall be permanently retained as such.

Condition 35 - Obscure Glazing

Application Form;

Covering Letter - 18th October 2021;

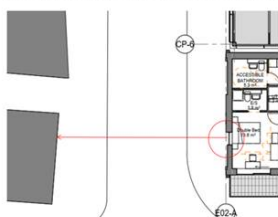
Drawing No. 3732-LJA-E02-XX-DR-A-05063-C07 - E02 Proposed West Elevation.

On 10th November the agent was e-mailed the following.

Your covering letter states there will be no obscure glazing, However, the report was clear that E02 on the west elevation fronting 12/14 High Street would require obscure glazed windows which are top hung only. See below extract from the committee report along with a photo of 12/14 High Street

3.20 As the above image shows, the MSCP results in there being no windows looking into the east facing windows of 12/14 High Street. The windows fronting 12/14 High Street on the western elevation of E02 are secondary windows. To protect the occupiers of 12/14 High Street these windows being secondary windows will be conditioned to be obscure glazed and top hung only.

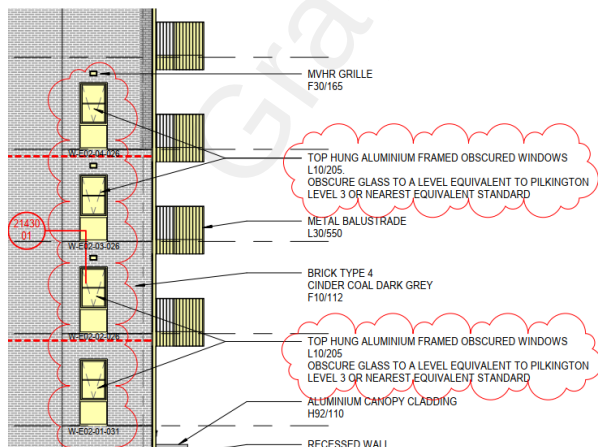
Floor plan showing secondary bedroom window in E02



Can you please provide the western elevation of E02 clearly showing which windows are obscure glazed and the type of obscure glazing.

Furthermore, can you confirm if any further obscure glazing is required for any bathrooms/wc and if any communal windows within the development require obscure glazing. If so I will require full details of this.

18th November 2021 the agent supplied Drawing No. 3732-LJA-E02-XX-DR-A-05063-C07 - E02 Proposed West Elevation and confirmed the habitable windows fronting 12/14 High Street are obscure glazed.



No objection arises and the condition can be discharged. No conflict with Policy CS19 (LPCS).

Conclusion & Recommendation

The information submitted as part of this application in relation to Conditions 25 and 35 of planning permission reference 20200343 are considered satisfactory and can be discharged accordingly.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	10th November 2021	Dated:	19 November 2021