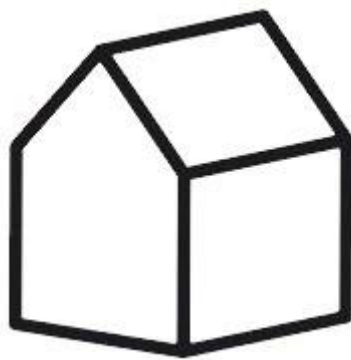




Building Drawings

ARTHUR STREET
Planning Statement

Various Alterations
December 2025

In respect of

48 Arthur Street
Gravesend
KENT
DA11 0PR

Client

Mr T Searles

Job Reference

25063TS

Statement

This is brief statement to accompany a planning application submitted to Gravesham Borough council following on from a recent planning application that was refused (20250939)

We have made minor amendments to this application in order to satisfy the concerns raised in the previous application. The reasons for refusal were:

- 1. The proposed development fails to safeguard the amenity of future occupiers, by virtue of providing a cramped, undersized flat with substandard rooms and no facilities for the storage or recycling of waste. As such, the proposal is considered overdevelopment of the site, which provides a poor quality living environment to the detriment of amenity of future occupiers, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2024).*
- 2. The proposal fails to provide sufficient cycle storage to accord with Kent County Council's Vehicle Parking Standards (SPG4) (2006). Therefore the development is contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan First Review (1994) and the Kent County Council's adopted Vehicle Parking Standards (SPG4) (2006) which seek to ensure that adequate cycle parking is available on site.*

Within the planning officer's report, it seems that he has approached the assessment of the application from the perspective that we are forming a new dwelling. This is not the case. Currently the building is split into two; the ground floor of the main house and the basement below are part of the commercial element of the building, namely the hair salon, whereas the remainder of the ground floor and the first floor are currently residential accommodation in the form of a 1-bedroom flat.

The proposal is not to increase the occupancy of this flat, but instead just to provide a little more living space. Currently the downstairs area is small and poorly laid out, so the extension will offer a chance to open the space to provide a better quality of living.

Given that it is not for a new dwelling, it should not be assessed on the Nationally Described Space Standards (2015) or the Residential Layout Guidelines (2020). However, in order to ensure that the dwelling still complies with these, despite it not needing to, a portion of the commercial space has been assigned to the residential space within this new application, therefore ensuring that the overall internal floor area is now within the requirements of both the NDSS and RLG.

The other issue was with bin storage, but this has been marked on the plans as to where it is suggested these will be placed. This is similar to many other dwellings along the residential streets in the vicinity.

The planning officer was emailed to ask why the previous application was assessed as if it was a new dwelling, however we had no reply so can only assume this was in error.

As such we look forward to a positive outcome on this new application.