



Delegated Report

Planning Application

Planning Application No: 20231001

Location: 232 Singlewell Road Gravesend Kent DA11 7RE

Description: Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.

Applicant: Mr Karran Singh Dulai

Site Visit Date: 20 November 2023

Submitted Documents/Plans

Application form;
Drawing no. 09 – Proposed Floor Plans and Elevations;
Drawing no. 10 Rev. A – Proposed Block Plan;
Drawing no. 12 – Existing and Proposed Street Scene;
Drawing no. 05 Rev. A – Proposed Loft and Block Plan;
Drawing no. 01 – Existing Floor Plans;
Drawing no. 02 – Existing Elevations;
Drawing no. 03 – Propose Ground Floor Plan;
Drawing no. 04 – Proposed First Floor Plan;
Drawing no. 06 – Proposed Roof Plan and Elevation;
Drawing no. 07 – Proposed Elevations;
Drawing no. 08 – Proposed Elevation;
Drawing no. 11 – Proposed Bin Details;
Drawing no. 09 – Proposed Floor Plans and Elevations;
Fire Safety Statement;
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20000315	Erection of a conservatory at the rear.	Permitted	22.06.2000
19791017	Erection of single storey extension at the side to form double garage wc and shed and single storey extension at the front to form enlarged bathroom porch and study single storey extension at the rear to form enlarged kitchen and dressing room	Permitted	17.12.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- T5 - Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 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

GBC Highways Officer

This application requires careful consideration. Some details are in my opinion missing.

There does not appear to be any existing floor plans, so it is impossible to determine the increase in the number of bedrooms which determines the car parking and cycle parking requirements. It would appear

reasonable to assume the existing property is two bedroom and this will increase to a minimum of 5 with the current proposal, although other rooms could easily be repurposed for other uses, three studies in a single dwelling does appear to be excessive. As a minimum requirement 3 cycle parking spaces should be provided, but it is suggested that an additional two should also be provided to provide for some repurposing of rooms at a later date. This can be conditioned.

Details regarding the front boundary treatment are in my opinion imprecise and further clarification is required again possibly as a condition. None of the drawings provide an elevation of the front boundary treatment the only mention being on the block plan, of a 1.5 metre highwall with metal railing infill between piers. It will be necessary to protect pedestrian visibility splays and this can only be done by either ensuring the boundary treatment is low of the brick piers are narrow with railings that have the vertical bars widely spaced, although ideally the wall should not exceed 850mm above footway. The use of gates would not be considered to be acceptable, and whilst none are shown, a condition preventing the installation of gates on highway safety grounds would be appreciated.

It is noted, although not well high lighted that it is proposed to use permeable paving on the driveway and ideally this should be secured by condition to prevent surface water discharging onto the highway where it could become a hazard.

GBC Waste

Happy with the refuse and recycling provision within the application.

GBC Environmental Protection

No objection to this application. The following conditions and informatives are recommended.

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact on nearby residential dwellings during the development.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

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.

Southern Water

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 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

Please note: There is a private communication pipe within the development site.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

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.

KCC Biodiversity

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 site consists of managed gardens and building to be demolished, making it likely to be of low ecological value. Images from Google Street View dated November 2022 show that the roof appears to be in good condition with no missing or lifted tiles, therefore we are satisfied that bat surveys are not required. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time.

Breeding Birds

It is possible that breeding birds may be using the vegetation in the front and rear gardens. We advise that the following informative is included should planning permission be granted.

Breeding bird informative – suggested wording

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

Biodiversity Net Gain and Ecological Enhancements

Under section 40 of the NERC Act (2006) and paragraph 174 of the NPPF (2021), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 180 of the NPPF (2021), the implementation of measurable net gains for biodiversity (integrated as part of design) should be encouraged.

Given the small size of the development, we are satisfied that no metric is required. However, there will be a loss of biodiversity with removal of trees and shrubs from both the front and rear gardens. We advise that the loss of the vegetation can be mitigated through the inclusion of native planting in the rear garden. A plan showing the planting of native species should be submitted if planning permission is granted.

We advise that the landscaping plan is secured with a condition if planning permission is granted and that other enhancements are also incorporated into a plan within the red line boundary, including bat and bird bricks, hedgehog homes and holes in close-board fencing, in addition to the native planting.

Suggested condition wording

Prior to any works commencing, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in close-board fencing. The approved measures will be implemented and retained thereafter.

KCC Heritage

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

KCC Flood & Water Management

Falls outside KCC's remit as a statutory consultee.

Kent Fire & Rescue

Although it appears access to the proposed site under the County of Kent Act 1981 can be achieved as shown in map searches of that area, please confirm the below.

Is there vehicle access for a pump appliance to within 45m of every point of the footprint of the proposed dwelling, if not.

Alternatively, the installation of a domestic sprinkler system in the dwelling will increase the distance of Fire Service access to 75 meters of every point of the footprint of the proposed building measured along the route of the hose.

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2010, to be established.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

No response from:

- Kent Police
- Natural England

Neighbouring properties

14 surrounding properties were consulted – overall consultation expiry date was 30.10.2023 – although 8 responses received, it is 7 actual responses as one of the responses received was a duplicate. The comments can be summarised as follows:

Design, Character and Appearance

Scale of new dwelling may not be in keeping with existing character of neighbourhood;
The amount and size of roof space is not in keeping with neighbouring properties and will dominate the street scene

Neighbouring Amenity

Overlooking to their property;
Block natural light to their property and garden;
Affect their quality of life in their home;
Impact on their privacy as property seems unnecessarily high;
Consider trees and plants to screen view and help noise reduction;
May significantly reduce the natural light available to adjacent properties and grounds leading to privacy issues and diminished quality of life for neighbours;
Increase in number of occupants may increase noise from property;
Gym in rear garden may result in increased noise and disturbance with loud music;
Outbuilding could cause privacy issues and reduce sunlight;
The outbuilding for use as a gym may generate increased noise and disruption & affect tranquillity of neighbourhood;
Outbuilding unnecessarily high and large;
Both outbuilding and house should be reduced in height;
Property will dominate neighbouring properties and limit the amount of natural sunlight they receive;
They will get an awful view of the outbuilding and more trees would have to come down as a result and look ugly;
Happy with proposed dwelling but no outbuilding which would mean all the trees in vicinity would need to be removed and would obstruct their view;

Parking and Highway Safety

Parking is insufficient for number of rooms in the property;
May lead to a loss of green space;

Non-Material Planning Considerations

Devalue their property;
Construction work would cause dust and noise;

Other

No detailed information about height of dwelling, which side windows in the roofspace will be, no information on height of outbuilding – The plans are all available on the Council's public access where they can be measured using an electronic measuring tool and all windows are shown to see where they would be.

Officer's Analysis

The application site consists of a detached bungalow on the eastern side of Singlewell Road. The site is located in an Area of Archaeological Potential.

The proposal is for demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking and new boundary including existing access.

The principal considerations in the assessment of the application are as follows:

Housing Need

The proposed dwelling would replace the existing dwelling on the site, there would therefore be no net addition of dwellings on the site.

Principle of Development

The site is within the urban boundary of Gravesend which is covered by Policy CS02 (LPCS) which prioritises development in the urban area as a sustainable location for development. In summary therefore, it is considered that there is support for the principle of the development but all of the principle considerations will need to be looked at to assess whether it is acceptable in regard to them too.

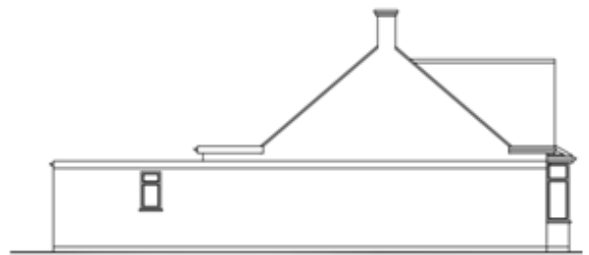
Design, Character and Appearance

The existing and proposed elevations and floor plans are as follows:

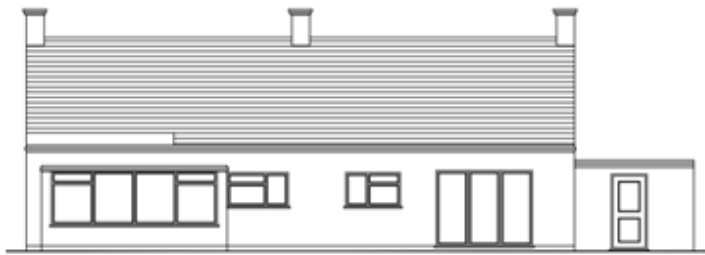
Existing floor plans and elevations:



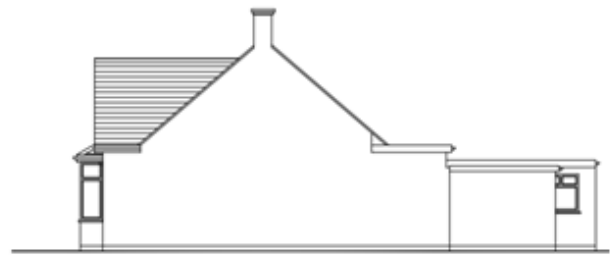
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



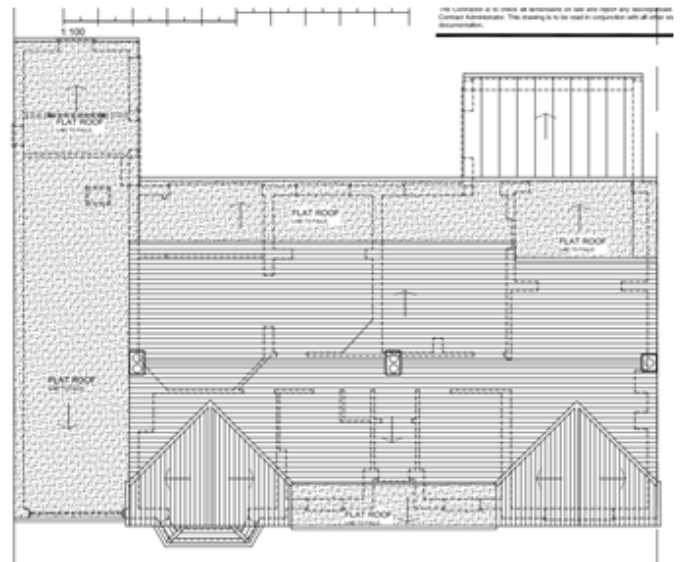
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

Proposed floor plans and elevations of replacement dwelling:



PROPOSED FRONT ELEVATION



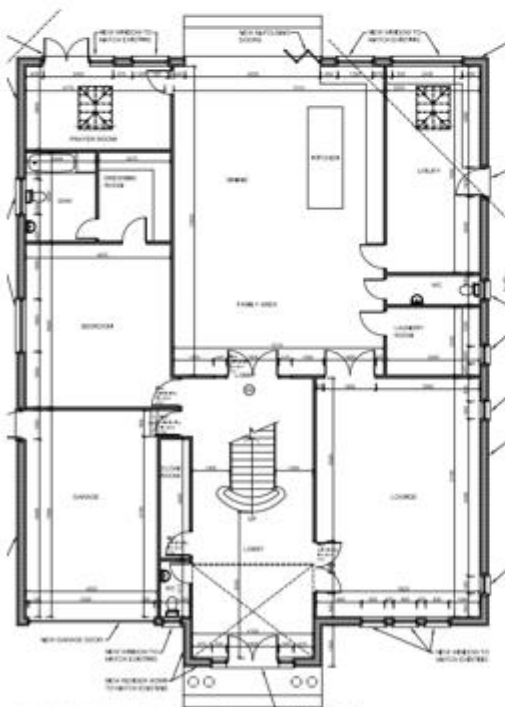
PROPOSED SIDE ELEVATION



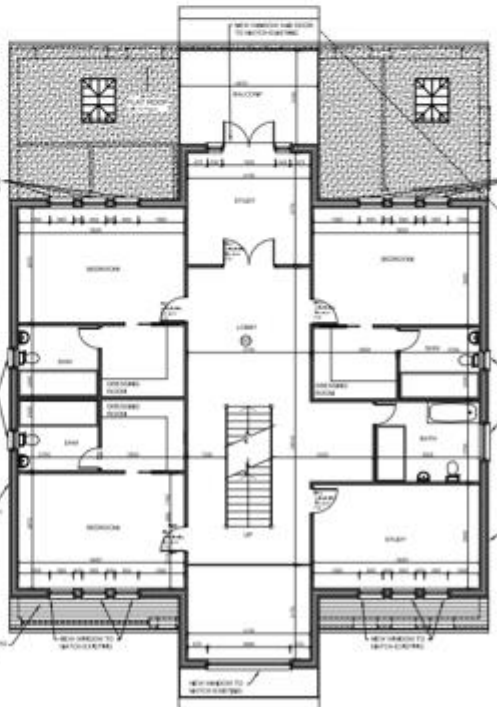
PROPOSED REAR ELEVATION



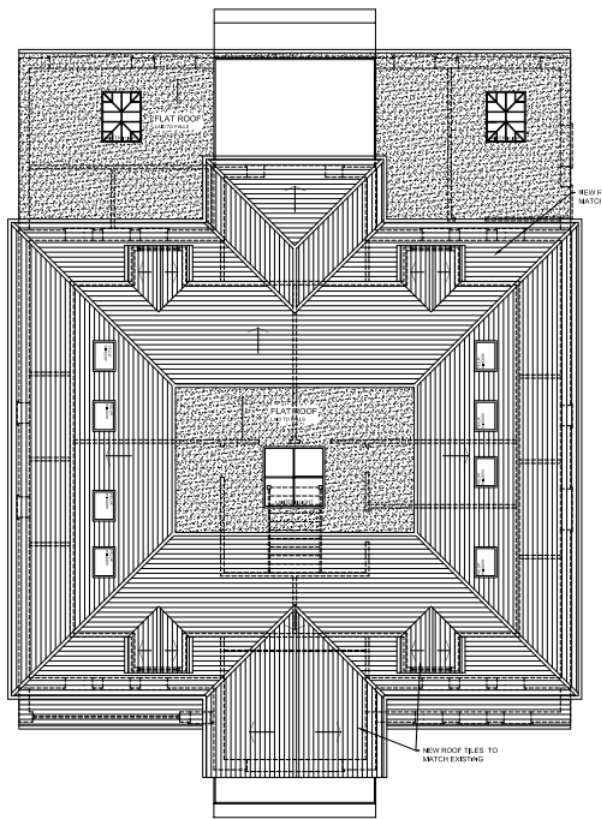
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

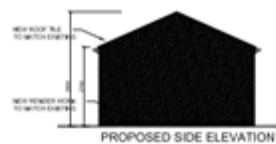
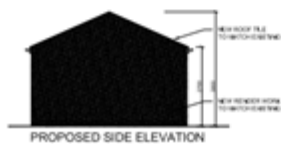
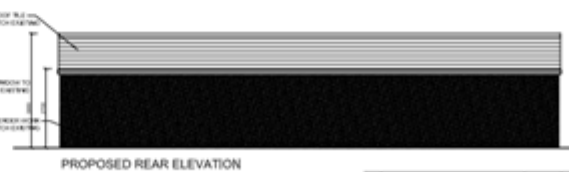
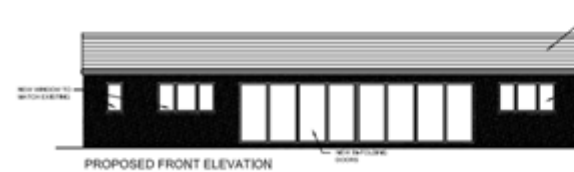
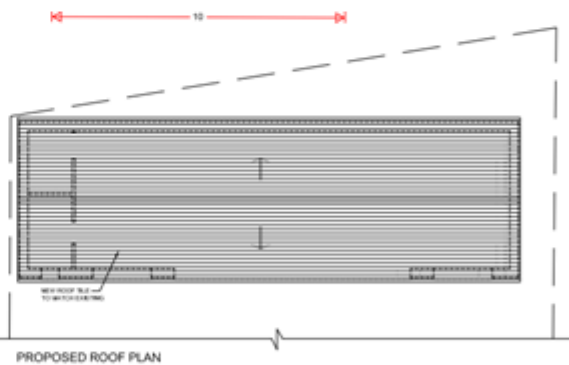
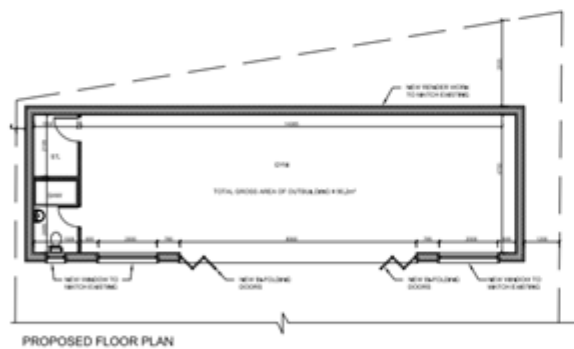
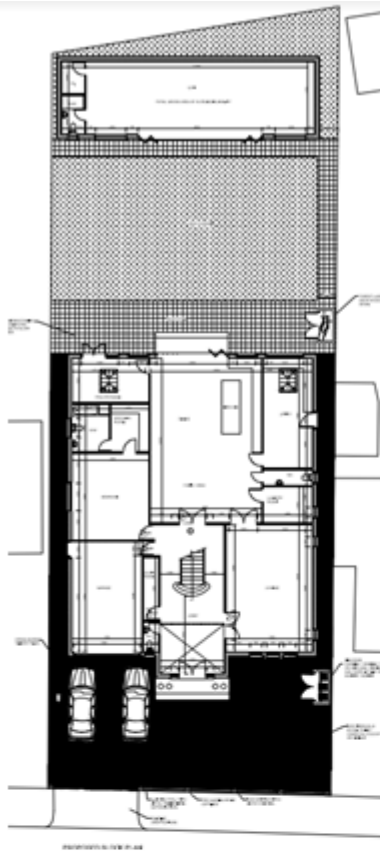


PROPOSED ROOF PLAN

Existing and Proposed Streetscene Views:



Proposed block plan and elevations of outbuilding:



Rev	Description	Date	By
01	Initial Design	01/01/2024	DP
02	Revised Design	01/01/2024	DP
03	Final Design	01/01/2024	DP
04	Final Design	01/01/2024	DP
05	Final Design	01/01/2024	DP
06	Final Design	01/01/2024	DP
07	Final Design	01/01/2024	DP
08	Final Design	01/01/2024	DP
09	Final Design	01/01/2024	DP
10	Final Design	01/01/2024	DP

DP
 Design And Plan
 232 Singwell Road
 Graysend
 Proposed Floor Plans and Elevations

The application site is located on the eastern side of Singlewell Road some 175m south of the junction with Kings Drive. Currently the site consists of a detached bungalow which is 'mock Tudor' in design. The property has a large sized garden to the rear and to the front is a front boundary wall with soft landscaping behind and a hardstanding with a single vehicular access onto Singlewell Road.

The site has a frontage onto Singlewell Road of some 18m. To the north of the dwelling is a similar detached bungalow and further beyond that the properties up to the junction with Kings Drive are all either detached bungalows or detached chalet style bungalows with dormers providing a first floor level. To the south of the application dwelling the heights of the buildings change as the dwellings then become two storey. Opposite the site on the western side of Singlewell Road the properties are all also two storeys in height.

The proposal is for a detached two storey dwelling. The dwellings in Singlewell Road do differ significantly in design to the point where the street scene could reasonably be described as 'mixed'. The application property is the southernmost in a run of bungalows up to the junction with Kings Drive but then as stated to the south of the application the dwellings change to two storey. Therefore, the replacement of the existing bungalow with a two storey dwelling is acceptable in principle. However, the replacement two storey dwelling that is proposed is considered inappropriate for a number of reasons. The proposed dwelling would be overly large in its immediate context. The proposed streetscene view shows that the dwelling would be taller than the two storey property next door to the south, no. 234, thereby making it appear an incongruous form of development. If it had been in line with the height of no. 234 that would have appeared more in keeping but where the proposed two storey dwelling would not only be much taller than the neighbouring bungalow to the north, no. 230, but also taller than the neighbouring two storey dwelling to the south, it appears overly large and incongruous. Whilst it is appreciated that the site is located in Singlewell Road where there are a number of large two storey dwellings including such as no. 256 which is similar to the dwelling proposed here, it is the immediate context that the application site sits within that needs to be considered.

Dwellings such as no. 256 are located in the middle of stretches of full two storey dwellings in the streetscene. However, no. 232 is located south of a row of bungalows and north of the beginning of where the two storey dwellings start. Whilst it is appreciated that any replacement two storey dwelling would be greater in height than the bungalows to the north, it is considered that care still needs to be taken to ensure the dwelling is not overly large in comparison to them so as not to be such a drastic change between the lower single storey dwellings in this part of Singlewell Road and the taller two storey dwellings. No. 234 which is the first two storey dwelling next to the existing run of bungalows which includes the application site is mostly a fairly modest two storey property with a part chalet style bungalow/part two storey element which represents a gradual increase in size between the bungalows and where the two storey dwellings start in this part of Singlewell Road.

The proposed streetscene view shows however, that the proposed two storey dwelling would not only be much taller than the immediate bungalow to the north but also the immediate two storey dwelling to the south no. 234. The proposed dwelling would be much larger than even the two storey dwellings to the south in respect of both footprint and depth. Indeed the dwelling would be so large that it would have to have a part flat/part pitched roof which is not in keeping with the roof forms in Singlewell Road. The full two storey height of the dwelling combined with a full deep roof with dormers would add to the bulk and massing of the dwelling. The other two storey dwellings in the immediate streetscene do not tend to have such a large bulky roof with dormers on top when they are already a full two storeys.

The proposed block plan shows that the existing frontage would be all hard paved and all the existing trees/shrubs would be removed with a new front boundary wall constructed. The removal of the existing soft landscaping would result in a detrimental impact on the character and appearance of the site and streetscene. The existing front garden although with a hardstanding area has a large amount of soft landscaping which contributes positively to the aesthetic character of the streetscene. The removal of this and its replacement all with hardstanding would lead to the loss of the attractive character that the front garden currently contributes to this part of Singlewell Road.

The proposed outbuilding is large but given the size of the plot it would not be overly out of keeping with it. There are other similar sized outbuildings in the rear of surrounding gardens such as at the neighbouring property to the south no. 234 Singlewell Road.

In summary, although there are large dwellings in Singlewell Road, the immediate context has to be considered. No. 232 is located in between bungalows to the north and two storey dwellings to the south but the proposed dwelling would be larger and more dominant than these which is not considered acceptable as discussed above.

The proposed replacement dwelling by virtue of its size, bulk, massing and design would be an overly dominant and incongruous form of development which would not be in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2023).

Amenity of Future Occupiers

Internal Space

The property would be a 5 bedroom, 10 persons, 3 storey dwelling. The Technical Housing Standards (THS) (2015) does not have a minimum figure for this exact type of accommodation but the nearest is a 5b, 8p, 3 storey dwelling which is 134 sq. m. The dwelling would have an internal floor area of 658.7 sq. m so would far exceed the minimum standard and provide sufficient internal space for future occupiers.

The internal space standard of all the bedroom would be as follows:

Ground floor bedroom – 27 sq. m
First floor bedroom in north-western corner – 21.9 sq. m
First floor rear bedroom in north-eastern corner – 21.9 sq. m
First floor rear bedroom in south-eastern corner – 22.3 sq. m
Second floor bedroom – 30.9 sq. m

As can be seen all bedrooms would far exceed the minimum standards as set out in the THS (2015) for a double bedroom which is 11.5 sq. m.

Private Amenity Space

The dwelling would have 5 bedrooms. SPG2 (2020) states that for a property with four or more bedrooms there would be a minimum garden area of 100 sq. m and minimum rear garden depth of 10m. The garden area and rear garden depth would be as follows:

Garden Area – 385 sq. m

Rear Garden Depth - 19.3 m – 22.4 m

The above includes the whole of the garden to the rear including the outbuilding and the area behind and to the side of it. Even if this is not included and it is only the garden area in front of the outbuilding that is calculated this would still be a garden area of 255 sq. m and depth of 13.8m.

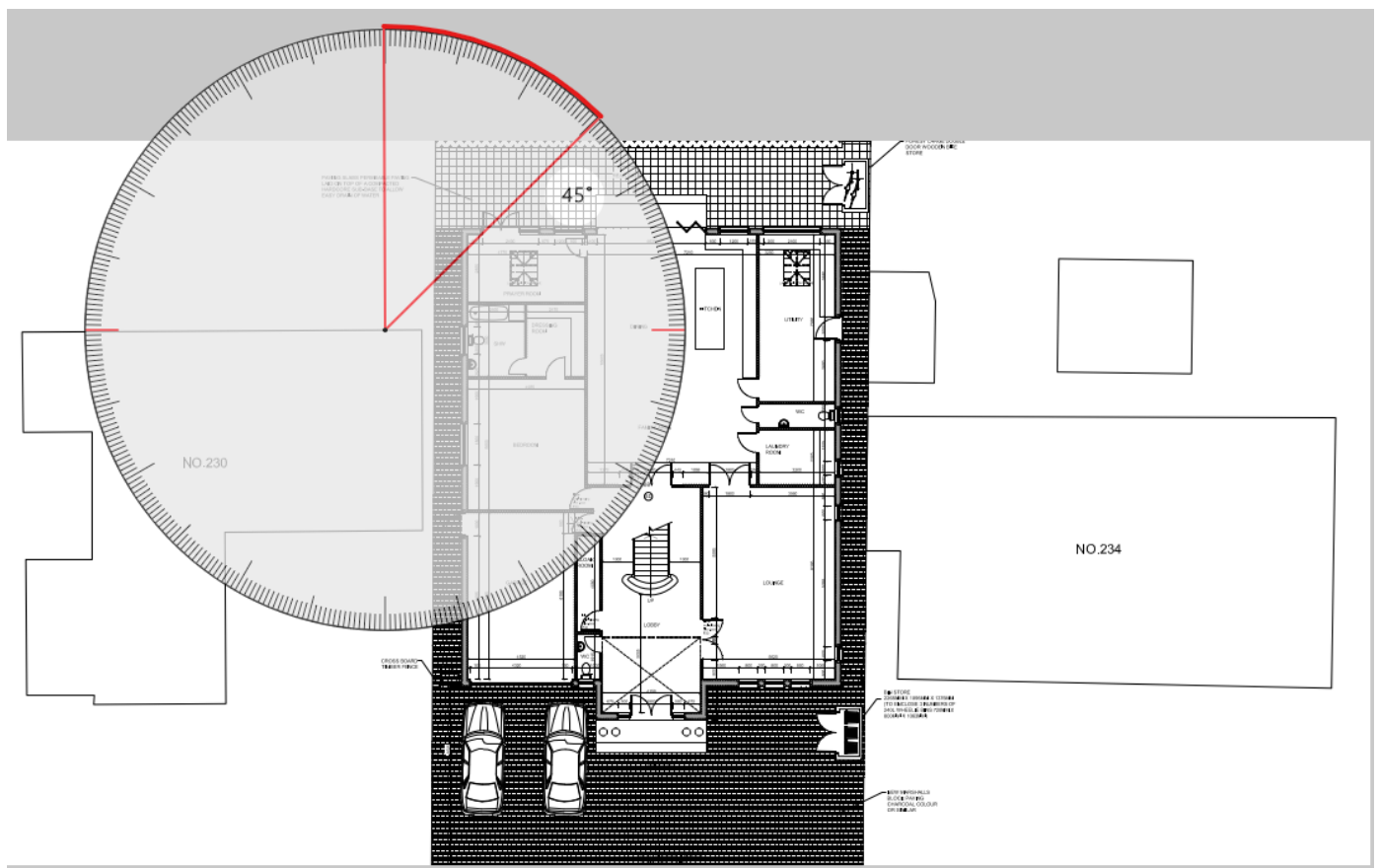
The garden area and depth of the property would therefore far exceed the minimum standards as set out in SPG2 (2020).

In respect of the amenity of future occupiers the proposal would be compliant with Policy CS19 (LPCS).

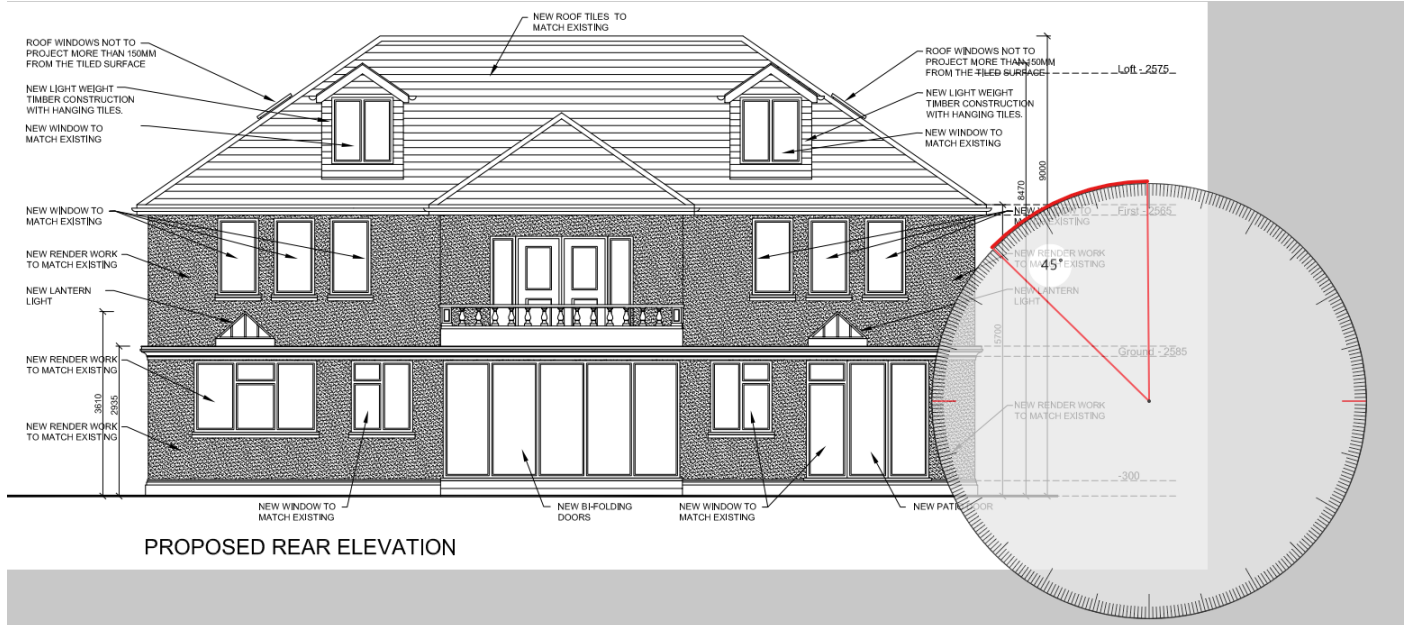
Neighbouring Amenity

No. 230 Singlewell Road

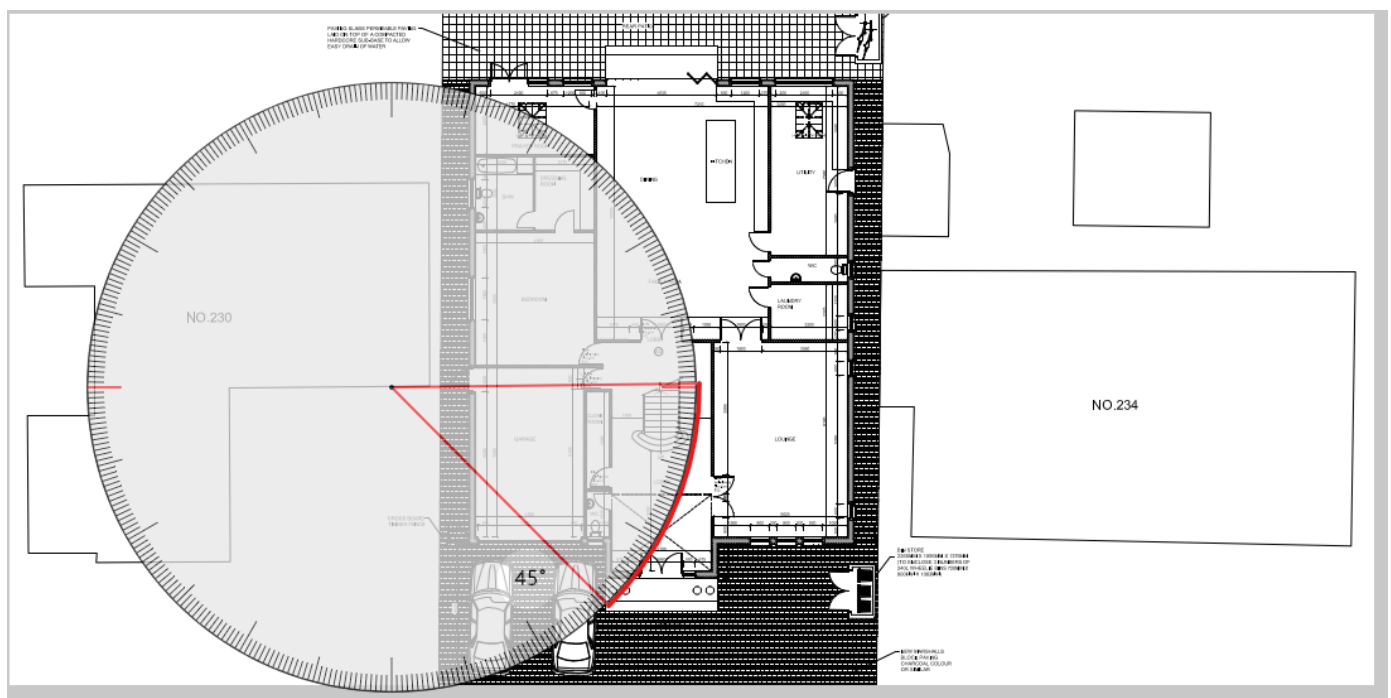
45 degree test on plan from nearest rear window:



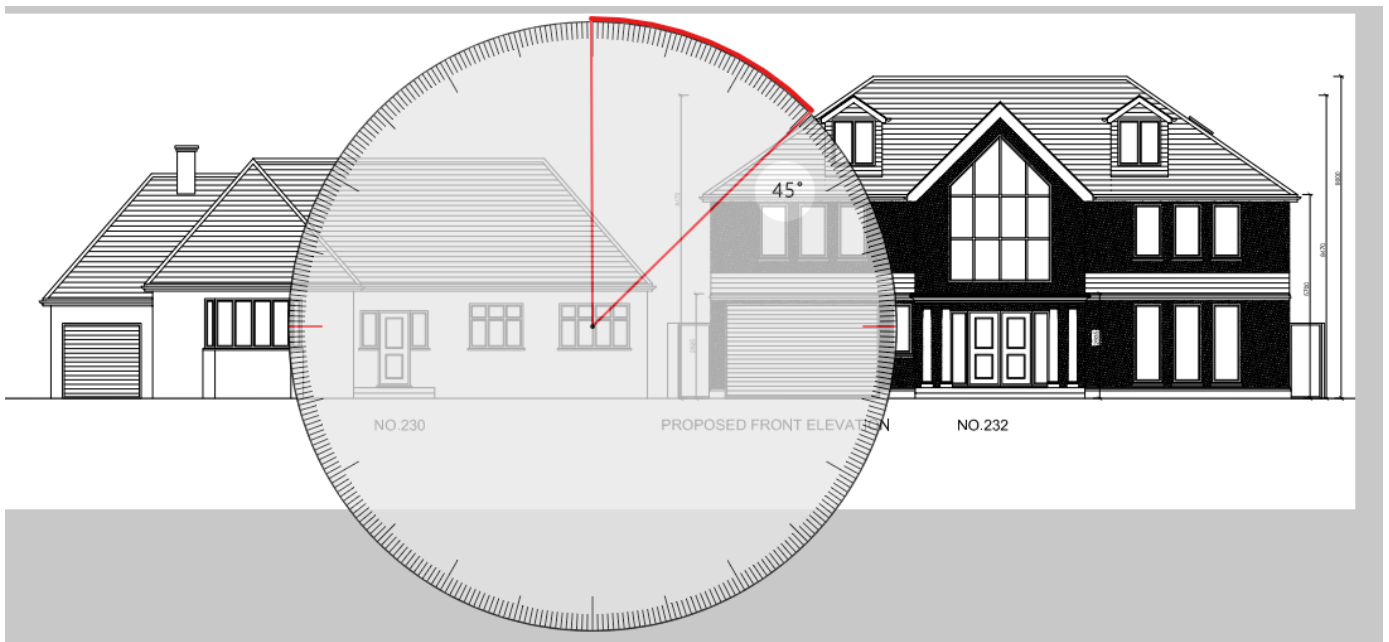
Page 14 of 20



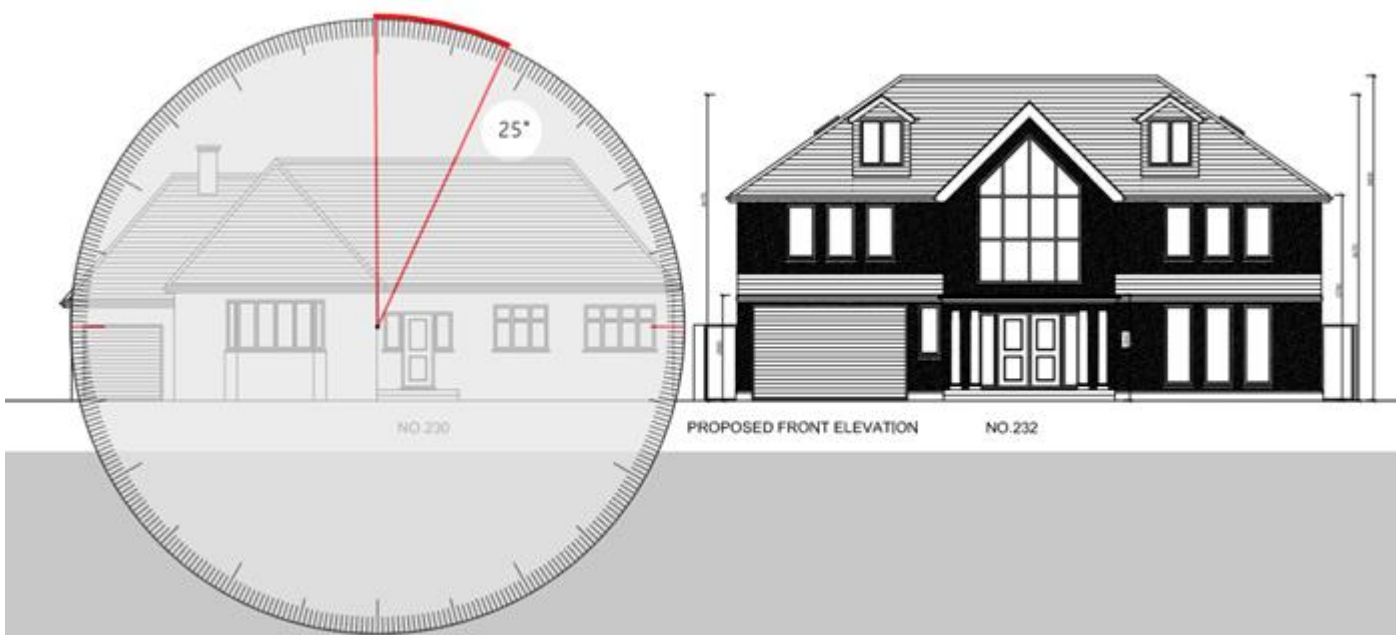
45 degree test on plan from nearest front window:



45 degree test on elevation from nearest front window:



25 degree test from nearest perpendicular windows:



As can be seen the proposed dwelling would project slightly beyond the 45 degree lines from the nearest rear and front window on both plan and elevation thereby denoting some overshadowing and overbearing to the nearest front and rear windows of no. 230.

The proposed dwelling would not project beyond the 25 degree line from the nearest perpendicular windows.

Due to its sheer size with the dwelling being some 20m in depth and its height and proximity to no. 230 it is considered it would have a very overbearing impact on no. 230 and would generally be an unneighbourly form of development.

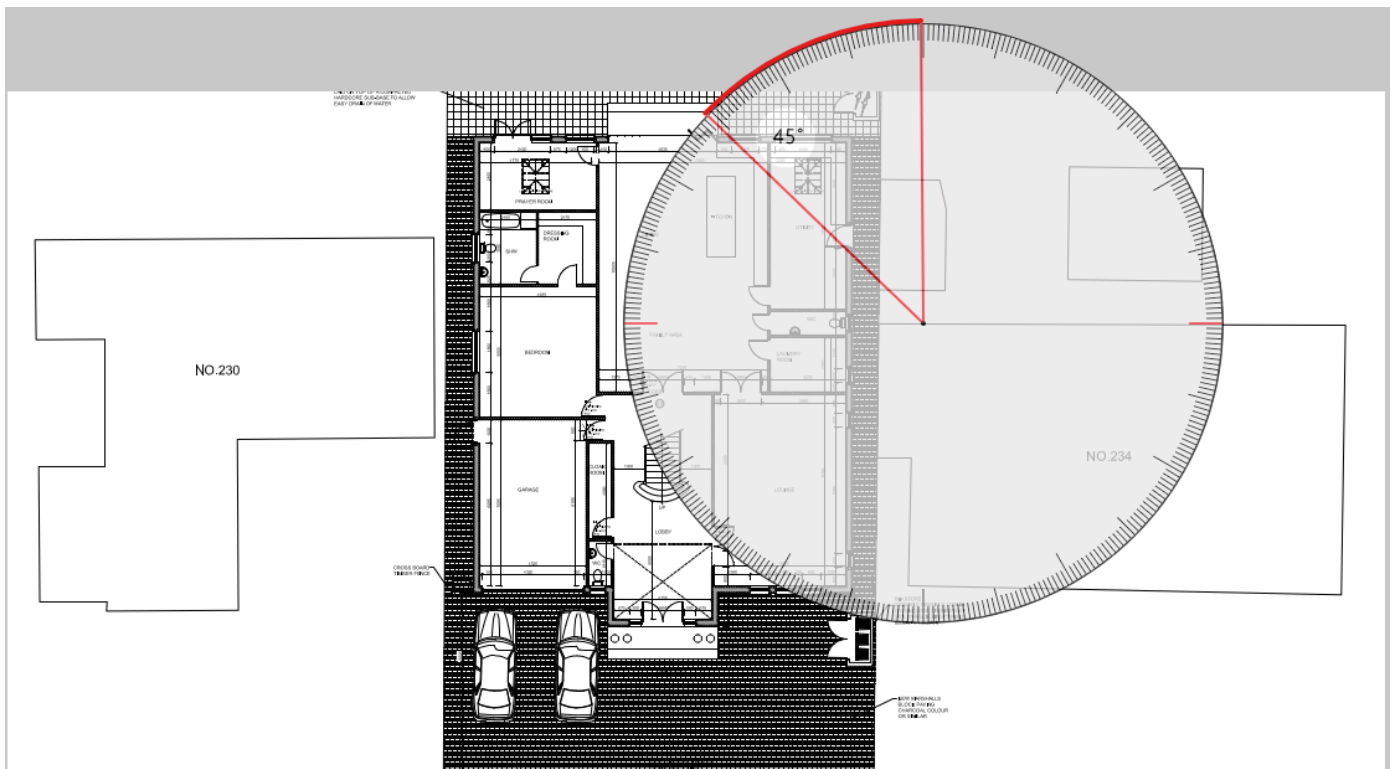
The proposed balcony at first floor level would result in overlooking to the private rear garden area of no. 230 and afford oblique views back into the rear windows of no. 230. Due to the scale of the dwelling, its

height and proximity to no. 230 it is considered some of the habitable room windows proposed such as the nearest bedroom windows and study door at first floor and entertainment room window at second floor would all lead to overlooking or as a very minimum a perception of overlooking to the occupiers of no. 230 and their private garden area.

No. 234 Singlewell Road

This is the two storey property to the south of the application site. This property has a standard rectangular footprint and so does not have staggered front or rear building elevations. The 45 degree and 25 degree tests have been carried out as follows:

45 degree test on plan from nearest rear window:



45 degree test on elevation from nearest rear window:



As can be seen the proposed dwelling would project beyond the 45 degree line on plan but not elevation, as it doesn't fail both this denotes there would be no undue overshadowing to the nearest ground and first floor level windows on the rear of no. 234. There are no perpendicular windows so the 25 degree test is not relevant.

The proposed balcony at first floor level would result in overlooking to the private rear garden area of no. 234. Due to the depth and height of the large expanse of brick boundary wall on the north flank of no. 234 there would not be overlooking or perception of overlooking from the nearest habitable room windows in the rear elevation at first and second floors to no. 234 as would be the case with no. 230.

Properties to the rear in Windsor Road

Due to the distance between the rear elevation of the proposed dwelling and the rear elevations of the nearest properties bordering the site in Windsor Road (no.s 20, 22 & 24) which as a minimum would be some 49m there would be no impact from the proposed dwelling in respect of overshadowing, loss of light or overlooking.

Impact of Outbuilding on neighbouring properties

The proposed outbuilding would be 17m in length and 3.9m in height, it would have no windows in its rear or either side elevations with the only openings being in the front elevation facing into the applicant's garden. The rear elevation of the proposed outbuilding would be some 30m from the rear elevations of the nearest properties in Windsor Road. Its front elevation would be some 18m from the rear of no. 230 and 21m from the rear of no. 234. It is therefore considered the proposed outbuilding would cause no overshadowing or overlooking to any of the surrounding neighbouring properties.

In summary the proposed dwelling by virtue of its size, bulk, massing and design would cause overshadowing, overlooking, be overbearing and generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 (LPCS) and paragraph 130(f) of the NPPF (2023).

Parking and Highway Safety

The proposed dwelling would have 5 bedrooms; the proposed block plan shows the front garden would all be hard paved for parking and there would be space for 5 vehicles. Notwithstanding the concerns in respect of design, character and appearance of the loss of all existing trees and shrubs in the front garden and replacement all with hardstanding, the proposal would provide sufficient off-street parking. The Highways Officer discussed various matters requiring cycle parking provision and details of boundary treatments to ensure pedestrian splays all of which could be conditioned should permission be forthcoming.

Ecology and Biodiversity

Ecological & Biodiversity Impact

The proposal would result in the loss of biodiversity as all of the existing trees/shrubs in the front garden would be removed and an amount would be removed in the rear garden for the outbuilding and larger footprint of the dwelling and hardstanding.

KCC Biodiversity have advised that the proposal has limited potential to result in significant ecological impacts as the site consists of managed gardens and a building making it likely to be of low ecological value. They are also satisfied that no bar survey would be required as the roof appears in good condition with no missing or lifted tiles. They state that an ecological survey is not required.

Biodiversity Net Gain

Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a

measurably better state than it was beforehand. Biodiversity net gain will become mandatory for major development from January 2024 and minor development from April 2024. For further information please see [https://www.gov.uk/government/collections/biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20\(%20BNG%20\)%20is,than%20it%20was%20before%20development](https://www.gov.uk/government/collections/biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20(%20BNG%20)%20is,than%20it%20was%20before%20development)

As stated there would be a loss of biodiversity on the site with the removal of trees and shrubs in both the front and rear gardens. KCC Biodiversity advise that the loss of the vegetation can be mitigated through the inclusion of native planting in the rear garden and that a plan showing the planting of native species should be submitted if planning permission is granted.

The Thames Estuary and Marshes Special Protection Area and Ramsar site

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) however, there would be no net addition of dwellings on the site therefore there is no requirement for the SAMMS tariff to be paid.

In summary, subject to conditions should permission be forthcoming the proposal would be compliant with Policy CS12 (LPCS) and paragraph 174 of the NPPF (2023).

Archaeology

The site is in an Area of Archaeological Potential and KCC Heritage advise that the proposal would be unlikely to have a significant below-ground archaeological impact. As such the proposal is considered to be acceptable in respect of archaeology and compliant with saved Policy TC7 (LPFR).

Drainage

Policy CS18 (LPCS) sets out the requirements for dealing with sustainable drainage and surface water runoff. Should permission be forthcoming it is considered that full details could be secured by condition.

Land Contamination

Policy CS19 (LPCS) sets out that new development shall be located, designed and constructed to avoid adverse environmental impacts from amongst other things, land contamination. Paragraph 183 of the NPPF (2023) states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks from land instability and land contamination.

GBC Environmental Protection advise that a condition to secure the applicant undertaking a watching brief during construction would be sufficient to ensure that the proposed development does not take place on contaminated land. In this respect subject to condition should permission be forthcoming the proposal is considered acceptable in respect of land contamination and compliant with Policy CS19 (LPCS).

Refuse

Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage and recycling of waste. Paragraph 8 of the NPPF (2023) states that waste and pollution should be minimised.

The proposed block plan shows the location of the proposed bin store which would be in the area to the front of the dwelling alongside the southern boundary. GBC Waste advise that are satisfied with the proposed refuse storage provision. Full plan and elevations drawings of the refuse store have been submitted and this shows a modest structure which would appear acceptable in respect of its siting, appearance and size to ensure the property would have sufficient refuse storage. In respect of refuse the proposal is therefore considered compliant with Policy CS19 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal subject to conditions where required would be acceptable in respect of amenity of future occupiers, parking and highway safety, ecology and biodiversity, archaeology, drainage, land contamination and refuse. However, it would not be acceptable in respect of design, character and appearance or neighbouring amenity as discussed in detail above. As such the proposal is contrary to Policy CS19, section 12 and paragraph 130(f) of the NPPF (2023).

Recommendation: Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	30th November 2023	Dated:	30th November 2023