

Delegated Report

Full Planning Application

Planning Application No: 20240740

Location: Land Adjacent To 53 Stanbrook Road Gravesend Kent

Description: Demolition of existing garages and construction of new attached three-bedroom dwelling.

Applicant: Mr Gurbax Kaur Sahota

Site Visit Date: 16th December 2024

Submitted Documents/Plans

Planning Application Form;
Drawing No. 001 – Existing Location & Block Plan;
Drawing No. 002 – Existing Floor Plans;
Drawing No. 003 – Existing Elevations & Section;
Drawing No. 004 – Proposed Floor Plans;
Drawing No. 005 – Proposed Elevations & Section;
Drawing No. 006 – Proposed Location & Block Plan; and
Photos.

Relevant Planning History

Reference	Description	Decision	Decision Date
19960389	Erection of single storey rear extension to form kitchen and w.c./shower room.	Permission	26.07.1996
19930688	Change of use of one ground floor room from retail storage to residential accommodation.	Permission	10.02.1994

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 the 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

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)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

External

Network Rail

Network Rail is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland and Wales. As statutory undertaker, NR is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway.

Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

To start the process with our Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>). This website also provides more information about our Asset Protection team and the services they offer.

Where applicable, the applicant must also follow the attached Asset Protection informatives. The informatives are issued to all development within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).

KCC Biodiversity

FURTHER INFORMATION REQUIRED

We have reviewed the information provided and 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 existing garage structure appears well sealed, and the surrounding area is patio with only one tree visible. As a result, we are satisfied that no ecological surveys are required for this application.

The application form states that this site is exempt from Biodiversity net gain (BNG) but due to the tree present within the construction zone we consider this site is not exempt and we require the following information.

- **BNG small sites metric or further information to show an exemption.**

An appropriate assessment is required for this application.

North Kent Sites

The development includes proposals for new dwellings within the zone of influence (ZOI) (6km) of the Thames Estuary and Marshes Special Protection Area and its associated Wetland of International Importance under the Ramsar Convention (Ramsar Site).

Gravesham Borough Council must consider the impact the proposal will have on these designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework (NPPF) 2024.

Gravesham Borough Council 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.

The Conservation of Habitats and Species Regulations 2017 Regulation 63 (3) also indicates that for Special Areas of Conservation (SACs) and Special Protection Areas (SPAs): "*The competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.*" The local planning authority (the "Competent Authority") must therefore consult with and take into consideration Natural England's advice in determining the application. The local planning authority also needs to be confident that proposals will not adversely affect these sites in line with the NPPF 2024¹. For this type of development, it is possible to obtain an autogenerated Natural England advice letter which we have attached to the email accompanying this advice note.

The responsibility for carrying out a Habitats Regulations Assessment (HRA) Screening and Appropriate Assessment lies with the Competent Authority, Gravesham Borough Council

Natural England has also indicated that if a consultation regards bespoke site-specific mitigation, this should be flagged to Natural England by putting 'Bespoke Mitigation' in the email header.

Biodiversity Net Gain

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications received in England (with a few exemptions) must deliver at least a 10% biodiversity net gain (BNG) from the 12th February 2024 and all minor applications from the 2nd April 2024.

The applicant has indicated within the application form that they do not consider the general Biodiversity Gain Condition applies to this application. The applicant has indicated that this is because the

development is subject to the de minimis exemption. The de minimis exemption applies where:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 square metres of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 metres of onsite linear habitat.

Government advice indicates that if an applicant considers that their development proposal is within the scope of the de minimis exemption, they must provide reasons for this. This is to provide sufficient information to the local planning authority to enable it to determine if the development is genuinely exempt at the validation stage². The applicant has stated that the reason for selecting the exemption is '*the development is below the threshold*'.

However, we note from the photographs provided that there is a mature holly tree present within the area for development. If this tree is to be lost to the development, then this application will likely qualify under requirements for biodiversity net gain. The following table provides area information for differing individual tree sizes and all of these are relevant for BNG requirements.

Size class	Diameter at breast height (cm)	Biodiversity metric area equivalent (ha)
Small	greater than 7.5cm and less than or equal to 30cm	0.0041
Medium	greater than 30cm and less than or equal to 60cm	0.0163
Large	greater than 60cm and less than or equal to 90cm	0.0366
Very large	greater than 90cm	0.0765

We therefore require further information to include a small sites BNG metric or further information to show how the application meets an exemption.

Breeding birds

A tree is visible within the photographs and may be impacted by the development. This could provide suitable breeding bird habitat and could be impacted. We recommend that any works to vegetation are conducted outside the breeding bird season (1st March to 31st Aug) to avoid risk of impacts or if within the breeding bird season, a survey by a suitably qualified person needs to be conducted to confirm absence, prior to commencing works. A breeding bird informative can be provided, once the further information is provided.

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. Enhancement refers to providing net benefits for biodiversity over and above requirements for BNG, avoidance, mitigation and compensation. As such, we advise that an enhancement plan is provided that includes proposed actions with future management and a condition wording can be provided.

Appendix 1 provides some generic (non-exhaustive) information regarding the most common enhancements we see proposed. To provide a view regarding the potential ecological benefits of any

project, in line with relevant legislation and planning policy, we require sufficient detail to be submitted. Without sufficient detail we are unable to provide an opinion regarding the suitability of any proposed measures. Suitable detail may include the provision of information such as:

- The proposed target species;
- Make and model of any boxes;
- Location information such as height, aspect, surrounding habitat;
- Detailed planting schedules; and
- Relevant management necessary to ensure the habitat is suitable for the target species.

KCC Highways

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area, the past development, and the relatively limited extent of the proposed works, 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.

Internal

GBC Environmental Protection

There is no objection to this application. However, the site is very close to the railway line and as such noise and vibration could be a problem. A noise assessment will be required to ensure that noise levels both inside the dwelling and also in the garden are compliant with BS8233:2014. A vibration assessment must also be included.

The site falls within the buffer zone of a historic land full site. In addition, use of the garages could have resulted in fuel/leaked fuel/sols. A watching brief condition for contamination is therefore recommended.

To address the above and other matters, the following 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.

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 L_{Amax} more than 10

times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.

- External areas shall be designed and located to ensure that amenity areas are protected on all boundaries as to not exceed 50 dBLAeq, 16hr. If a threshold level relaxation to 55 dBLAeq, 16hr is required for external areas full justification should be provided.

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 property 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.

GBC Waste Services

I have reviewed this planning application and there needs to storage provision made for refuse and recycling storage.

Each property needs to have space to store the following bins.

- **Refuse** - 1 x 180ltr bin grey body and lid
- **Recycling** - 1 x 240ltr bin grey body and green lid
- **Food Waste** - 1 x 23ltr bin black body and orange lid with an individual 5ltr caddy per property

Neighbouring properties

The application was advertised by the displaying of a site notice, together with individual letters sent to five surrounding properties with an overall expiry date of 6th January 2025. One letter was received with no objections but wished for the access to the rear to not be compromised.

Officer's Analysis

Proposal

The application is for the demolition of the attached garages to the side of No. 53 Stanbrook Road, and the erection of one attached three bedroom dwelling and subdivision of the plot.

Existing Plans

2. 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 unit 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, beautiful 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

Section 12 of the NPPF relates to "achieving well-designed places" and sets out the Government's requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council's Core Strategy. This requires new development to be "visually attractive, fit for purpose and locally distinctive" and to "conserve and enhance the character of the local built, historic and natural environment". It also requires new development to "integrate well with the surrounding local area". In addition, Policy CS19 requires the following:

....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

The application site is a triangular plot that lies to the side of No. 53 Stanbrook Road and comprises of an end plot abutting an access track to parking areas to the rear. Stanbrook Road is a residential street made up of a mix of two storey semi-detached and terrace properties of similar design.

Streetscene



Rear Garden



The surrounding area is residential in character with the railway line located to the north of the site.

Looking at the spatial layout of the surrounding area in terms of the properties and rear gardens, there is a uniformity, with properties being of a similar property size and layout, set in rectangular plots, with modest gardens to the rear and small walled gardens to the front. Parking is on street.

Spatial Layout



Proposed Site Layout



The proposed new dwelling has been designed to reflect the existing property, with similar window and door placement and size, and design features to its attached neighbour and would be of similar size and layout. It would be attached to the existing property, which would result in the semi-detached pair becoming a block of three terrace properties, which would be out of character with the immediate streetscene but not Stanbrook Road as a whole. However, due to the size and shape constraints of the site, the new property would appear cramped and constrained by the site, with an odd shaped rear garden with only an area of 12.75m² and depth of 3.35m, whereby the majority of the surrounding properties have garden areas of 77m² and depths of more than 10m. As such, whilst the dwelling itself from the streetscene would appear as a continuous of the row of properties, the garden does not reflect the spatial layout of the surrounding area and, as such, would be out of character with the area, introducing a cramped form of development and would constitute overdevelopment.

Overall it is considered that the scale and size of the proposed dwelling would over-dominate the site and this adds to the overall concern that the development would be harmful to the character and appearance of the existing surrounding area and it therefore not compliant with Policy CS19 of the Core Strategy. The proposal is also contrary to Section 12 of the NPPF (2024) which requires that design should function well and add to the overall quality of the area and is visually attractive. Furthermore it states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

By comparison it is considered important to reference the appeal decision at 173 Singlewell Road reference 20211211, Appeal Decision Ref APP/K2230/W/22/3290407 (appendix 1). While the principle of the proposal is the same in terms of the creation of a dwelling in the side garden area, this previous proposal was larger and in a more prominent location. However, the Inspector stated that the proposal due to extending to close to the pavement edge would result in a bulky and oppressive form of development that would have a dominant and harmful effect on the character and appearance of the streetscene.

The proposal would result in the inappropriate subdivision of a residential garden, resulting in a cramped form of development that would be an overdevelopment of this end plot and out of character with the surrounding area.

In light of the above, it is considered that this proposal would fail to meet the tests set out in Section 12 of the NPPF (2024) and Policy CS19 of the Core Strategy.

Residential Amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Sunlight and daylight

As a result of the siting and orientation of the proposed new dwelling, it would not have a significant impact upon neighbouring properties in terms of loss of sunlight/daylight. Similarly, existing properties would be unlikely to result in an unacceptable loss of sunlight/daylight to the proposed new dwelling.

Privacy

The proposed dwelling would be a continuation of the existing row of dwellings with similar floor layout. There is a mutual overlooking from rear facing windows and therefore the proposed new dwelling would afford the same views as the existing properties and any future occupiers of the new dwelling would have the same level of overlooking at the existing properties.

Internal space standards

The “Technical housing standards – nationally described space standard” was published by the Department for Communities and Local Government in March 2015. This document sets out requirements for the gross internal area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home.

The proposed dwelling would comprise a two-storey, three bedroom, five person dwelling. The required minimum gross internal floor area for such units is 93m². The gross internal floor area of the proposed dwelling would measure 84.14m² which does not meet this standard.

Bedrooms 01 and 03 would meet the minimum standards for double bedrooms, however bedroom 02 would fall short of the minimum standard of a single bedroom by 2.23m² and would fall short of the minimum width by 460mm, as set out in the Council’s adopted Residential Layout Guidelines.

Amenity space

The Gravesham Residential Layout Guidelines (2020) require a minimum garden area of 60m² for a three bedroom property and a minimum depth of 10m. The proposed property would have a garden area of 12.75m² and depth of 3.35m, which would fail to meet the minimum standards by a considerable amount. It is also considered due to the triangular shape of the plot, the proposed garden area would not be easily usable space.

The proposal would result in the reduction of the size of the private amenity area for the existing property at No. 53 Stanbrook Road and the resultant garden area would be 47.95m², which would be less than the minimum garden area of 60m² for a three bedroom property.

In these respects, the proposal would fail to meet the minimum standards for amenity space as set out in the Council’s adopted Residential Layout Guidelines.

In light of the above assessment, it is considered that the impact of the proposed development on residential amenity would not be acceptable and would fail to meet the tests set out in the NPPF (2024), Policy CS19 of the Core Strategy and the Council’s Residential Layout Guidelines (2020).

Parking and Highways

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards. These standards require a maximum of three spaces to be provided for dwellings with four or more bedrooms.

The proposal does not include any parking for the proposed property and removes the existing parking provision for the existing property. Parking for the majority of Stanbrook Road is on street parking to the

front with access to the rear, where some of the dwellings have garages/parking area so the rear.

The application site is within the urban area of Gravesend within close proximity to public transport and local shops, as such is considered a sustainable location whereby residents do not require the use of a private vehicle and matches the parking provision for the surrounding area.

In light of these considerations, the proposal is acceptable in terms of highway safety and meets the tests set out in Policy CS11 of the Core Strategy and Saved Policy P3 of the Gravesham Local Plan First Review.

Any Other Material Planning Considerations

Ecology and Biodiversity

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 £328.27 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. The applicants have not paid towards the mitigation.

The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and therefore the development conflicts with the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 193 and 194) of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Biodiversity Net Gain

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The application site forms part of the residential curtilage of No. 53 Stanbrook Road where an attached garage and patio are situated. There is a mature holly tree present within the area for development, and it is likely that due to its position, it would be lost to the development. This application will therefore qualify under requirements for biodiversity net gain, in line with KCC Biodiversity comments above.

As such, in order to assess the requirements adequately, further information to include a small sites BNG metric or further information to show how the application meets an exemption would be required. However, as the proposal fails in other areas, it would not be expedient to request this additional information.

In light of the above, it is considered that this proposal would fail to meet the tests set out in Section 15 of the NPPF (2024) and Policy CS12 of the Core Strategy.

Conclusion

It is acknowledged that the Council is currently unable to demonstrate a five-year housing supply and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 of the Core Strategy must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF.

The proposed development for a net increase of '1' dwelling would offer a minimum contribution towards meeting this local need and delivery and, accordingly, adds some weight in support of the application.

However, notwithstanding this a balanced approach has to be taken and it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and established local policy taken as a whole.

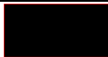
In this case the balance is tilted towards refusal for the following reasons:

1. The design and layout of the proposed development would fail to conserve and enhance the character of the local built environment and would not integrate well with the local surrounding area. The proposal is also considered to constitute an overdevelopment of the site which would result in a cramped form of development out of keeping with the spatial character of the area. The proposal would therefore be harmful to the character and appearance of the site and the wider locality contrary to Policy CS19 of the Core Strategy and Section 12 of the National Planning Policy Framework (2024).
2. The proposal would result in a detrimental impact on the amenities of the existing occupiers of No. 53 Stanbrook Road in terms of substandard private amenity area, and a detrimental impact on the amenities of future occupiers of the new property in terms of substandard bedroom size and private amenity areas, contrary to the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and paragraph 135(f) of the National Planning Policy Framework (2024).
3. The application fails to demonstrate that the proposed dwelling would be exempt from the requirement to deliver biodiversity net gain. There is insufficient information to demonstrate that the proposal would be capable of delivering appropriate biodiversity net gains. The development is contrary to the objectives Policy CS12 of the Gravesham Local Plan Core Strategy 2014, Section 15 of the National Planning Policy Framework (2024) relating to net gains for biodiversity, and Schedule 7A of the Town and Country Planning Act 1990.
4. The proposal fails to secure a contribution towards strategic mitigation measures within the Thames Estuary and Marshes SPA/Ramsar Sites to resolve disturbance issues to wintering birds, and in the absence of this contribution or any evidence to inform an appropriate assessment, the development fails to comply with the requirements of the Habitat Regulations and paragraphs 193 and 194 of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Recommendation:

REFUSE

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	9 th September 2025	Dated:	10 th September 2025