

# PLANNING STATEMENT

Site: Lapis Court, Lapis Close, Chalk, Kent, DA12 4UE

Client: Billings Group

Prepared by: DHA Planning Ltd

Date: December 2021

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## 1.1 Introduction

- 1.1.1 This Planning Statement has been prepared on behalf of Billings Group in relation to a planning application seeking full planning permission for the construction and provision of additional 20 parking spaces at Lapis Court, Lapis Close, Chalk, Kent, DA12 4UF.
- 1.1.2 Lapis Court currently provides 36 flats in a single detached building. A concurrent application has been submitted to determine if prior approval is required for the upward extension of Lapis Court to provide an additional storey with comprising six 1-bed flats and six 2-bed flats.
- 1.1.3 This statement provides an overview of the application site, what works have been carried out, and subsequently concludes the development is acceptable and therefore planning permission and listed building consent should be granted for these works.

| Document:                 | Reference     | Author: |
|---------------------------|---------------|---------|
| Cover letter              | MG/JP/15131   | DHA     |
| Application Form          |               | DHA     |
| Site Location Plan        | DHA/14898/01  | DHA UD  |
| Existing Site Layout Plan | DHA/14898/02  | DHA UD  |
| Proposed Site Layout Plan | DHA/14898/P11 | DHA UD  |
| Transport Technical Note  | DHA/HB/15131  | DHA     |

**Table 1:** Application documents.

## 1.2 Site Context

### *Application Site*

- 1.2.1 The site is an existing three storey, detached block of 36 flats located at Lapis Court to the south of Lower Higham Road, Chalk. It is located within the wider urban area of Gravesend.
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Figure 1: Aerial view of site location.

### ***Planning History***

1.2.2 There is a limited planning history for the site as set out below:

| Reference | Description                                                                                                                                                                                                            | Status                               |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 19920687  | Construction of a pitched roof over the existing flat roofed blocks to provide 4 no. one bedroom and 2 no. two bedroom self-contained flats in the roof space and laying out of 25 no. car parking spaces at the rear. | Refused 20 <sup>th</sup> Jan 1993    |
| 19910663  | Construction of a pitched roof over the existing flat roofed blocks to provide 4 no. one-bedroom and 2 no. two-bedroom self-contained flats in the roof space and laying out of 23 no car parking spaces at the rear.  | Refused 21 <sup>st</sup> Nov 1991    |
| 19900562  | Construction of pitched roofs over the existing three flat roofed blocks.                                                                                                                                              | Permitted 11 <sup>th</sup> Sept 1990 |

### **1.3 Proposed Development**

#### ***Description***

1.3.1 The proposed development seeks to extend the existing parking zone to the east and west by 12 parking spaces on the southern side of the Lapis Court to serve the occupiers of the new development. The scheme also seeks to provide an additional 8 parking spaces to the west of the building to offer a solution to existing parking pressures in the local area.

### ***Rationale***

- 1.3.2 This application has been submitted concurrently with the application for the prior approval under Schedule 2, Part 20, Class A of the General Permitted Development Order (GPDO) for the upward extension of an existing block of flats through the construction of one additional storey, to provide 12 flats along with necessary ancillary works.
- 1.3.3 Class A of the GPDO restricts any ancillary development from occurring beyond the principal elevation of the block of flats and therefore, in this particular instance, prevents the additional parking and new refuse store from being provided as part of the application for prior approval. This application should be considered in conjunction with the prior approval application as it ensures there are no adverse impacts in relation to transport and highways for which prior approval of the Council is sought.
- 1.3.4 It is acknowledged that if prior approval is required and refused for the additional 12 flats, then this application for the additional parking would not be granted permission.

## **1.4 Planning Policy Framework**

### ***Policy Overview***

- 1.4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 1.4.2 For the purpose of this planning application, the Development Plan comprises the Core Strategy (2014) and the Gravesham Local Plan First Review (2014).

### ***Core Strategy (2014)***

- 1.4.3 The following policies are considered relevant to the proposed development:
- 1.4.4 **Policy CS01:** Sustainable Development
- 1.4.5 **Policy CS02:** Scale and Distribution of Development
- 1.4.6 **Policy CS11:** Transport
- 1.4.7 **Policy CS14:** Housing Type and Size
- 1.4.8 **Policy CS15:** Housing Density
- 1.4.9 **Policy CS19:** Development and Design Principles
- 1.4.10 **Policy CS20:** Heritage and Historic Environment

### ***Local Plan First Review (Saved Policies) - 2014***

- 1.4.11 The following policies are considered relevant to the proposed development:

1.4.12 **Policy T1** – Impact of Development on Highway Network

1.4.13 **Policy P3** – Policy for Vehicle Parking Standards

### ***National Planning Policy Framework***

1.4.14 Achieving sustainable development is the core objective for the planning system and the NPPF is built on the premise that sustainable development should go ahead without delay.

1.4.15 Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social, and environmental. Chapter 11 emphasises the need to make effective use of land and chapter 12 seeks to ensure well-designed places are achieved.

## **1.5 Planning Considerations**

### ***Principle of Development***

1.5.1 As outlined previously, this application has been submitted concurrently with an application for the prior approval under Schedule 2, Part 20, Class A of the General Permitted Development Order (GPDO) for the upward extension of an existing block of flats through the construction of one additional storey, to provide twelve flats (six 1-bed flats and six 2-bed flats) along with necessary ancillary works.

1.5.2 Class A of the GPDO restricts any ancillary development from occurring beyond the principal elevation of the block of flats and therefore prevents the additional parking from being provided as part of the application for prior approval. This application ensures there are no adverse impacts in relation to transport and highways for which prior approval of the Council is sought.

1.5.3 The additional parking spaces is provided within the curtilage of the existing detached block of flats which is located within the settlement boundary as defined by the Gravesham Local Plan Core Strategy Policies Map. Therefore, the proposed development represents a sustainable form of development.

### ***Residential Amenity***

1.5.4 Given the nature of the works – there is no adverse harm through overlooking, overbearing, or loss of privacy to the occupiers of the neighbouring properties.

### ***Highways, Access, and Parking***

1.5.5 The proposed development seeks to provide 12 new parking spaces to serve 12 new flats and an additional 8 parking spaces to aid existing local parking pressures, subject to the application for prior approval under class Part 20, Class A.

1.5.6 The proposed access would remain unchanged. A Transport Technical Note has been submitted in support of the application which confirms the additional parking provision is in accordance with the Kent and Medway Structure Plan 2006: Supplementary Planning Guidance (SPG4). This sets out that the maximum parking standards for 1 bed units are 1 space per unit and 2 spaces for 2 and 3

bed units. Therefore, a maximum of 18 additional parking spaces should be provided for the development.

- 1.5.7 A review of the proposed arrangements demonstrates a suitable provision of parking. A total of 12 additional spaces is proposed for the new residential units, in accordance with the maximum standards detailed above and Kent County Council's Interim Guidance Note 3 (IGN3) standards for residential parking in a suburban edge location.
- 1.5.8 Furthermore, an additional eight spaces will be provided for existing residents, improving the existing parking situation, and increasing on-site capacity.
- 1.5.9 The site will therefore provide a total of 27 parking spaces. To demonstrate the suitability of this provision, the Technical Note reviews the car ownership data for the Middle Super-Output Area (MSOA) Gravesham 003 from the 2011 Census for flats comprising between one and three bedrooms.
- 1.5.10 Based on this data, it can be expected that Lapis Court would generate a demand for 23 car parking spaces following the completion of the proposed development, which further confirms the suitability of the proposed level of provision.

#### ***Landscape and Design***

- 1.5.11 The immediate land surrounding Lapis Court is entirely residential paired with associated garden and parking facilities meaning the proposed additional 18 parking spaces would not adversely change the character of the local area. The replacement refuse store would only be slightly larger in size, be the same height and would be made from the same materials as the existing refuse store. Therefore, the proposed development would not have any adverse impacts on the landscape and design.

### **1.6 Heritage**

- 1.6.1 Readers is a Grade II listed building situated on Lower Higham Road, 43m to the north of the site.
- 1.6.2 In terms of impact of the proposed development on the setting of the listed building, the proposed development would have no effect on its immediate setting and therefore its significance. The development proposed would be entirely contained within Lapis Court where existing flats are already situated.

### **1.7 Conclusions**

- 1.7.1 This Planning Statement has been prepared on behalf of the Billings Group in relation to a planning application seeking full planning permission for the construction and provision of 20 additional parking spaces at Lapis Court, Lapis Close, Gravesend.
- 1.7.2 The application for 20 additional parking spaces has been submitted in support of an application for the prior approval under Schedule 2, Part 20, Class A of the General Permitted Development Order (GPDO) for the upward extension of existing block of flats through the construction of one additional storey, to provide 12 flats along with necessary ancillary works. This application provides the

necessary works to the parking and refuse area to provide additional parking for the proposed 12 flats and aid existing local parking issues, to ensure there are no adverse impacts in terms of transport or highways when determining the prior approval application as works forward of the principal elevation of the block of flats are prohibited under the conditions of the prior approval application.

- 1.7.3 In addition, the proposed development would not result in any adverse impacts in relation to residential amenity, landscape and design or heritage.
- 1.7.4 The proposed development provides the necessary level of parking for six 1-bed flats and six 2-bed flats and therefore it is respectively requested that planning permission be granted.