



Delegated Report

Planning Application

Application no:	20211185
Location:	Flat Above The Peacock Public House 78 Peacock Street Gravesend
Description:	Application for conversion of the first and second floor from 1 no. 4 bedroom duplex to 1 No. 1 bedroom flat and 1 no. 2 bedroom flat.
Applicant:	Mr Hilton Bradish
Site Visit Date:	12 th October 2021

The application comprises the following documents and plans:

Planning Application Form received 27th September 2021;
Supporting Statement received 27th September 2021;
Drawing No. 1429/01 – Location Plan received 27th September 2021;
Drawing No. 1429-02 – Existing Basement & Ground Floor Plans received 27th September 2021;
Drawing No. 1429-03 – Existing First & Second Floor Plans received 27th September 2021;
Drawing No. 1429-04 – Existing Front & Rear Elevation received 27th September 2021;
Drawing No. 1429-05 – Existing Side Elevation received 27th September 2021;
Drawing No. 1429-06 – Existing Block Plan received 1st October 2021;
Drawing No. 1429-11 – Proposed First & Second Floor Plans received 27th September 2021;
Drawing No. 1429-12 – Proposed Front & Rear Elevation received 27th September 2021;
Drawing No. 1429-13 – Proposed Side Elevation received 27th September 2021;
Drawing No. 1429-14 – Proposed Block Plan received 1st October 2021;
Flood Map; and
Photographs.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20070921	Conversion of first and second floors into two, two bedroom self contained flats.	Permission	12.12.2007
19950570	Erection of a single storey rear extension to form an enlarged saloon bar, demolition of the existing first floor rear extension, construction of a new flat roof at the rear and alterations to the St. Andrews Road elevation.	Permission	15.12.1995
19900090	Erection of single storey infill extension at the rear to form enlarged bar area.	Permission	05.04.1990

19790911	Erection of single storey extension at the rear to form new toilet accommodation and car port	Permission	28.11.1979
19790136	Erection of a single storey extension at the side to form enlarged garage and new toilet accommodation and elevational alterations	Permission	13.06.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS10: Physical and Social Infrastructure
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS12: Green Infrastructure
- Core Strategy Policy CS14: Housing Type and Size
- Core Strategy Policy CS15: Housing Density
- Core Strategy Policy CS18: Climate Change
- Core Strategy Policy CS19: Development and Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- H5 – Increasing the Housing Stock by Conversion
- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

Other material considerations

National Planning Policy Framework (2021):

- 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 11 – Making effective use of land
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance:

- SPG2 - Residential Layout Guidelines (1996)
- SPG4 - KCC Parking Standards (2006)
- SPG5 - Kent Design Guide (2006)
- Housing Standards Policy Statement, 1st October, 2015
- Technical Housing Standards: Nationally Described Space Standards

Consultations, Publicity and Representations

External

KCC – Heritage

There are no comments to make on archaeological matters in this case.

Internal

GBC – Highways Officer

I have no objections to the proposal, it is a town centre location. However ideally there should be the

provision for the secure parking of one cycle, as the existing flat is being divided into two and the adopted guidance states one cycle space per flat.

GBC – Waste & Recycling Manager

I have reviewed the planning application and have the following comments on refuse collection arrangements.

Due to current waste storage problems in this street, I require more detail on the waste storage provision. Waste storage for the domestic properties needs to include residual, recycling and food waste storage containers to meet current and future Government legislation. I do not believe the area outside the residential entrance is large enough.

The waste from the business (pub) needs to be kept separate from the domestic waste and details of collection regime should be provided.

As mentioned above this street has an ongoing issue with waste storage so effective waste storage is essential.

In response to the above comments, revised plans were submitted which has satisfied the issues raised.

Neighbouring properties

Consultation was in the form of a site notice, as well as letters sent to fifteen surrounding properties with an overall consultation expiry date of 5th November 2021. One letter of representation has been received making the following summarised comments;

- Overdevelopment
- Parking
- Noise

Additional comments relating to the existing pub use were also included, however they do not relate to this application.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Procedural Matters

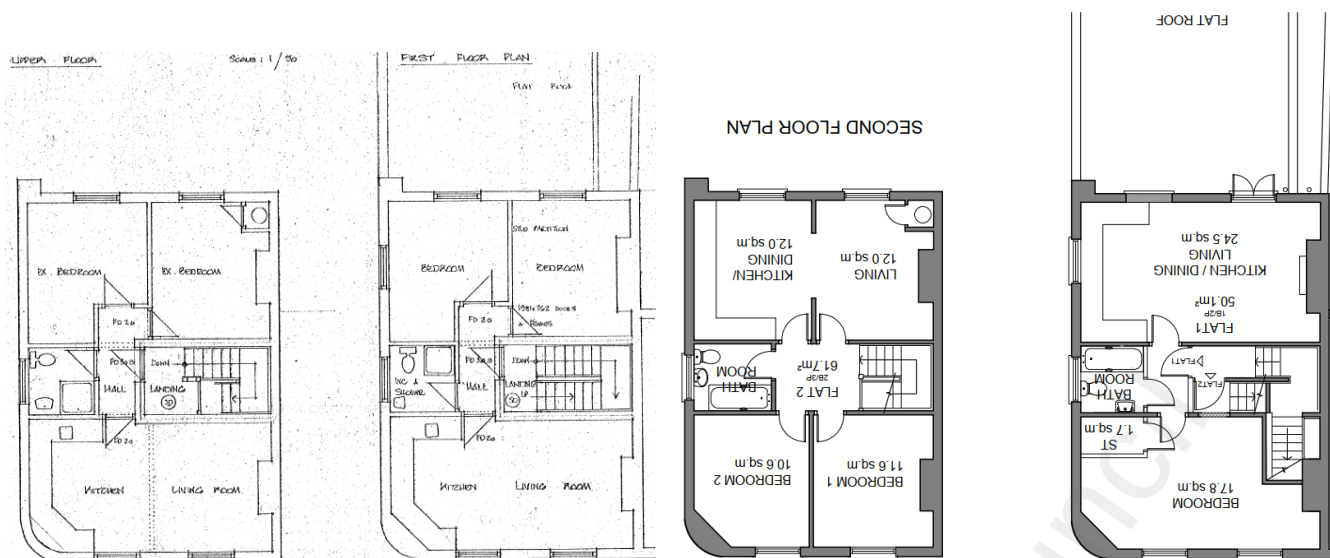
The first and second floors of the application property are already within residential use and therefore there is no change of use as part of this application but an intensification of the current use on the site.

Background

As the planning history shows, planning permission was given in 2007 (Ref. 20070921) for the *conversion of first and second floors into two, two bedroom self contained flats*. This permission expired on 12th December 2010 and whilst the flat conversion does not appear to have been implemented, the supporting statement states that the separate entrance to the front which formed part of the 2007 permission was carried out in 2009. In terms of the previous and the current application, the main differences is flat 1 is now a 1 bedroom flat, flat 2 remains as 2 bedrooms and the layout has been switched so that the bedrooms are located to the front.

Proposed Floor Plans for 20070921

Proposed Floor Plans for Current Application



Whilst the principle of the conversation was deemed acceptable, it will therefore be necessary to assess the proposal against the current local and national planning policy and standards.

Housing Need and Principle of Development

Policy CS02 of the Local Plan Core Strategy (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 8 of the National Planning Policy Framework (NPPF) 2021 and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF Para 11(d) unless:

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken.

The proposed development for a net increase of '1' residential units would offer a minimal contribution towards meeting this local need and, accordingly, officers consider that this should be accorded minimal weight in support of the application. However, this has to be balanced against other requirements of the NPPF (2021) which requires development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Policy CS02 (Scale and Distribution of Development) (LPCS) prioritises development in the urban area as a sustainable location for development by bringing forward a range of suitable sites on other parts of the urban area for residential. The application site lies within the urban area of Gravesend and is not subject to any specific local planning policies or constraints that restrict the principle of development, other than general policies that seek to protect the character of the area and the amenity of existing and future residents.

It is considered that local adopted Policies CS14 (Housing Type and Design), CS15 (Housing Density) and CS19 (Development and Design Principles) (LPCS) together provide an assessment framework in line with the guidance provided by paragraph 72 of the NPPF (2021). The proposal shall be assessed against these policies in the following section reviewing the character and appearance of the scheme.

Character and Analysis

The application site forms the first and second floors of the existing Peacock Public House, which is located within a predominately residential area in close proximity to Gravesend town centre. The main building is a three storey building located on the corner of Peacock Road and St Andrew's Road, with a single storey flat roof addition to the rear which was given planning permission in 1995 (Ref. 19950570). The existing first and second floors comprise of a four bedroom flat which is accessed from a separate door located to the

front.

Proposal

The proposal is for the conversion of the first and second floors from 1no. 4-bed self-contained-flat into 1no. 1-bed flat and 1no. 2-bed flat. There are no changes proposed to the existing layout or use of the pub and no elevational changes are proposed.

Key issues:

- Principle of Development
- Layout/Design
- Highway issues
- Living conditions for future occupiers
- Impact on amenity of surrounding properties
- Refuse Arrangements
- Developer Contributions

Principle of Redevelopment

The site is located within a predominantly residential area located close to the Town Centre. The property already contains 1no. four bedroom flat on the upper floors and therefore the principle of converting this to 1no. one bedroom units and 1no. two bedroom unit is acceptable. There is a mix of type of property in the area and the building is not suitable for a single family due to lack of private amenity space.

The proposal therefore accords with Policy H5 of the Gravesham Local Plan First Review 1994 (LPFR) and Policy CS14 of the Local Plan Core Strategy 2014 (LPCS).

Character and Appearance

CS19 (Development and Design Principles) (LPCS) sets out the design principles which will be taken into account when considering proposed redevelopment proposals. The policy requires new development to be visually attractive, fit for purpose and locally distinctive. In particular, the design of new development should be derived from a robust analysis of local context and character, make a positive contribution to the street scene and the character of the area and integrate well into the surrounding area. At a national level the revised National Planning Policy Framework 2021 (NPPF) in section 12 provides guidance on achieving well designed places.

There are no proposed alterations to the building. The front access was created sometime in 2009 as part of the 2007 permission.

In terms of design, the proposed development accords with Policy CS19 (LPCS) and paragraph 130 of the NPPF (2021).

Impact on Residential Amenity

Paragraph 130 of the revised NPPF (2021) seeks to ensure decisions “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users*”.

Policy CS19 (Development and Design Principles) (LPCS) seeks to ensure new development is located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight of its occupants and those of neighbouring properties and land, new development should meet the requirements of the Nationally Prescribed Space Standards in terms of the size of the accommodation being provided based on the level of occupancy, bedroom size and building height and the adopted Residential Layout Guidelines in terms of the appropriate levels of private amenity space for future residents.

Future occupiers:

Internal living space

Taking account of the nationally prescribed space standards, the gross internal floor area and internal space standards of each unit are as follows, based on the floor plans submitted with the application. This

assessment does not take account of the discrepancies between the drawings.

	Proposed	Standard
Flat 1 (1b2p) Gross Internal Floor Area (excluding stairwell access to flat)	50.01m ²	50m ²
Double Bedroom	17.8m ²	11.5m ²
Flat 2 (2b3p) Gross Internal Floor Area (excluding stairwell access to flat)	61.7m ²	61m ²
Double Bedroom	11.6m ²	11.5m ²
Single Bedroom	10.6m ²	7.5m ²

As can be seen, based on the floor layout drawings, the gross internal floorspace exceeds the minimum prescribed space standards and the bedrooms exceed the standards both in floor area and width for both flats. Overall, it is considered that the proposal would provide a good standard of internal living space for future occupants.

All habitable room windows have sufficient outlook, daylight and privacy.

Therefore the proposal complies with Policy CS19 (LPCS) and paragraph 130 of the NPPF (2021).

Neighbours amenities:

The existing property has residential in the first and second floors which have windows that afford views over the neighbouring properties. There are no proposed external alterations and therefore there is no objection in this regard. In terms of noise, it not considered that the proposal to convert the existing four bedroom flat would result in the intensification of use due to the amount of occupiers potentially remaining the same. Overall, and taking into account the existing built form of both the application site and the surrounding buildings, it is considered that there will be no loss of outlook, daylight or sunlight to any neighbouring property and no additional noise or disturbance arising from the proposal. Therefore the proposal complies with Policy CS19 (LPCS) and paragraph 130 of the NPPF (2021) in this regard.

Waste Collection

The proposal includes the provision of waste, recycling and food waste storage within the flat entrance, which would enable kerbside collection. This arrangement has been confirmed and deemed acceptable by GBC - Waste & Recycling Manager. This is considered acceptable and in accordance with Policy CS19 (LPCS).

Parking and Highways

In terms of highways, given the sites location close to the town centre and being located within a local centre, there would not be a requirement for private car parking. This is considered acceptable and no objections are raised. The proposal has not included secure bike storage, therefore a condition will be added to the decision. Subject to conditions, the development would therefore accord with Policy CS11 (LPCS).

Ecology and Biodiversity

Thames Estuary and Marshes Ramsar Site and Special Protection Area

The application site falls within 6km of the Thames Estuary and Marshes Ramsar Site and Special Protection Area (SPA) which are internationally important for their bird populations. There have been declines in bird populations and studies show that new dwellings within this radius could lead to further declines without the provision of appropriate mitigation measures. Such measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMMS).

In order to deliver such measures, and in line with Core Strategy policy CS12 (Green Infrastructure) which

gives internationally important areas such as Ramsar and SPA's the highest protection, the Council has decided to impose a tariff of £253.83 per unit on all new developments within 6km of the Ramsar Site and SPA. As this site falls within the 6 km zone, a financial contribution of £253.83 would be required.

The applicant has been advised of the need to make this contribution as part of our response to the pre-application enquiry and has been advised as part of this application.

The applicant has completed the SAMMS Mitigation Contribution Agreement and submitted a payment of £253.83, addressing this issue.

Conclusion

It is considered that the proposal would accord to local and national planning policy and is therefore recommended for approval.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24 th November 2021	Dated:	25th November 2021