

# PROPOSAL & AMENITY

05.00

# USE 05.01

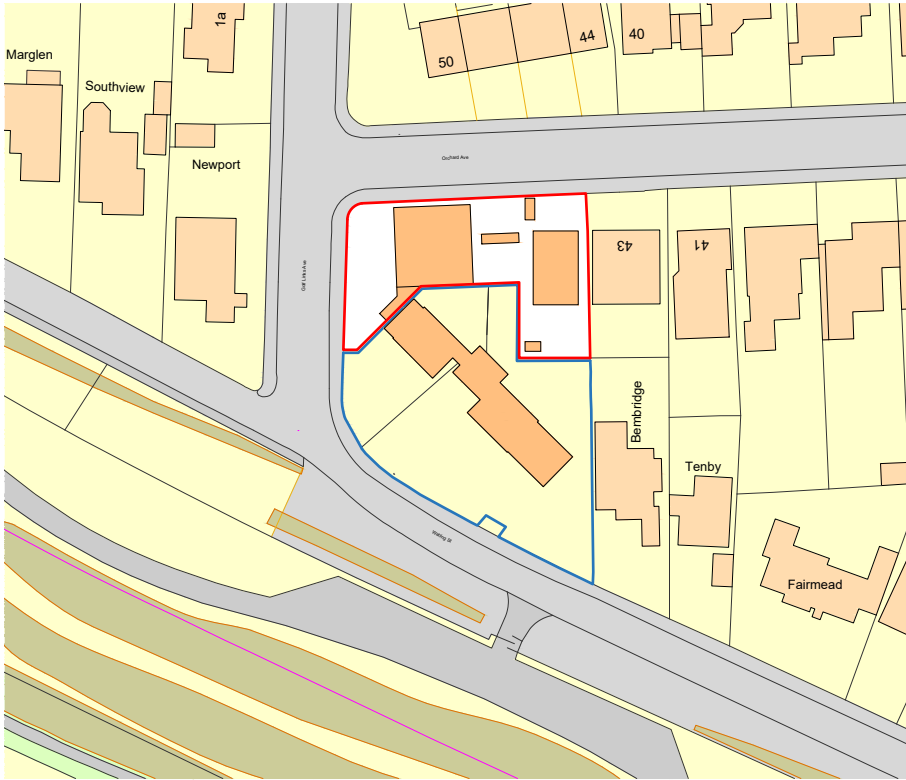
The proposal is for residential use with two detached family homes, which fits into the established use of the site and the wider area.

The proposal for two houses fits into the wider context and pattern of development. The use for housing is therefore appropriate for this site and within this location. This proposal will provide 2 additional high quality homes to the borough, helping towards their housing numbers.

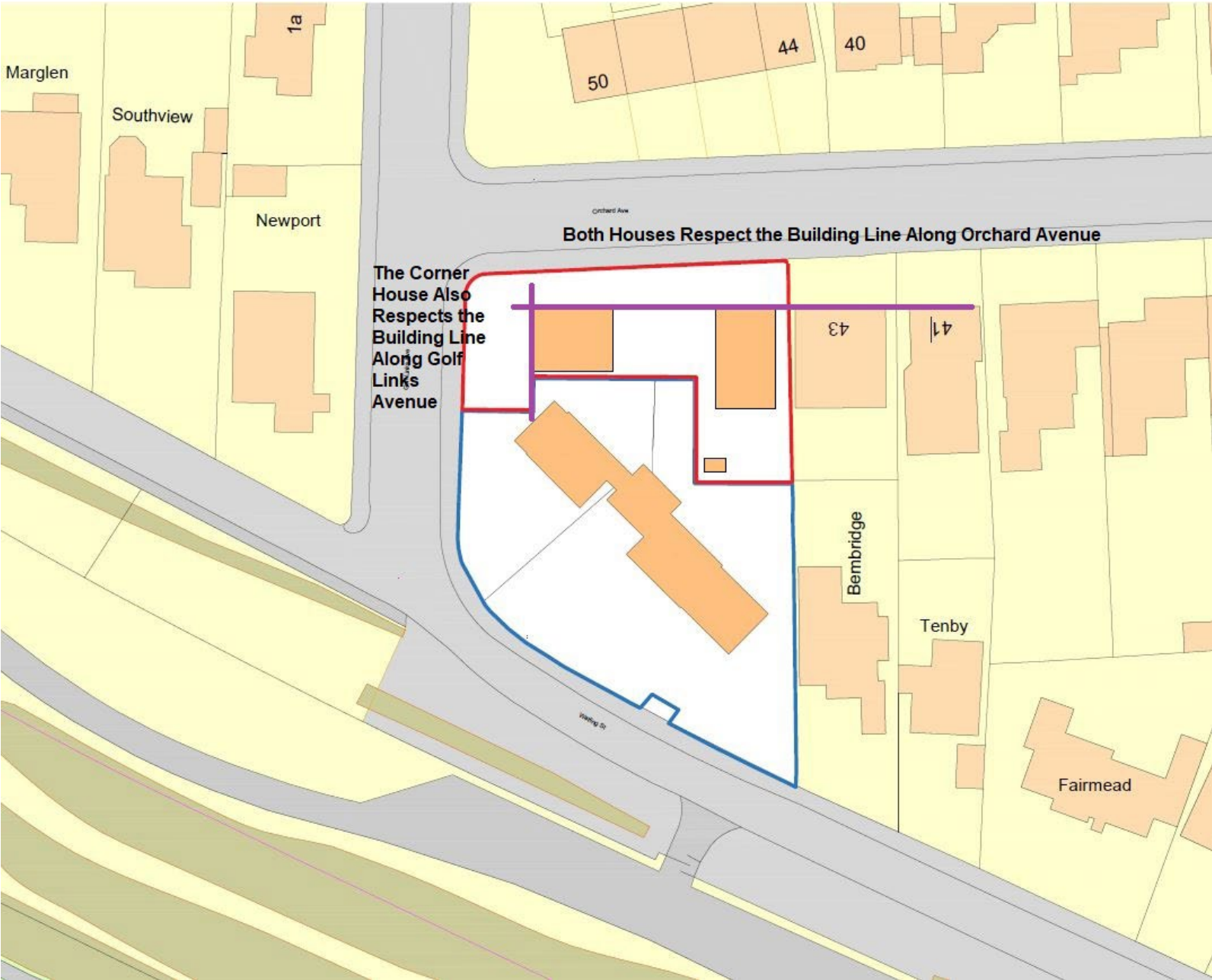
Every room and bedroom surpasses the national space standards as highlighted on the submitted plans. The proposal is for the following:

**Site Area:** 608m2 (0.068ha)

**No. of 4 bedroom units:** 2



Previous Block Plan of the previous 3-house submission scheme



Proposed Block Plan

# SCALE & MASSING 05.02

The proposal is for 2no. family homes, one of which is 2 storeys and the other is 2.5 storeys (rooms in the roof). This scale respects the nearby context and setting, fitting in within the established residential area.

The proposed homes are contemporary while also featuring familiar forms, allowing for areas of glazing and overhangs, providing comfortable and contemporary accommodation for occupants.



Street Scene Elevations

# LAYOUT 05.03

The proposal is for residential use, and follows a traditional layout, with living accommodation on the ground floor, and sleeping accommodation with bathrooms on the upper floors. The open plan arrangements allow for ease of access to the rear gardens.

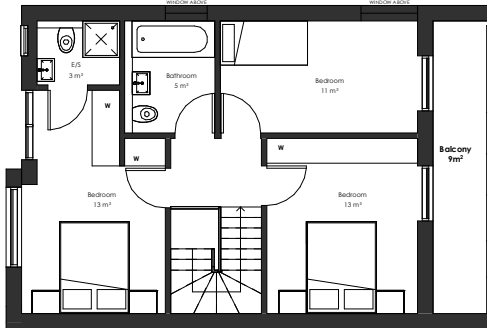
- Ground Floor:**
- The ground floor features an open plan living/dining/kitchen arrangement with a W/C.
  - The larger, detached unit also features an utility room and plot 1 features an office/bedroom.

- First Floor:**
- Three bedrooms, a family bathroom and E/S are positioned on the first floor.
  - The first floor is accessed via a central stair on the semi-detached units, with a side stair landing in the centre of the first floor plan on the detached units.

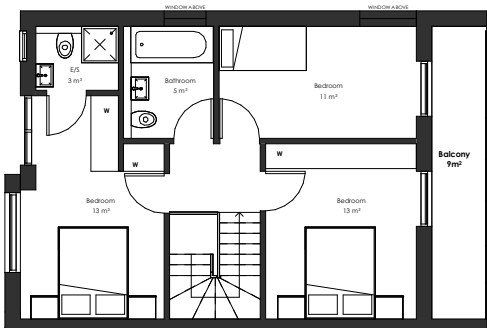
- Second Floor:**
- The detached unit features a loft room, with an E/S and wardrobe area.

House 1 Plans - above  
House 2 Plans - below

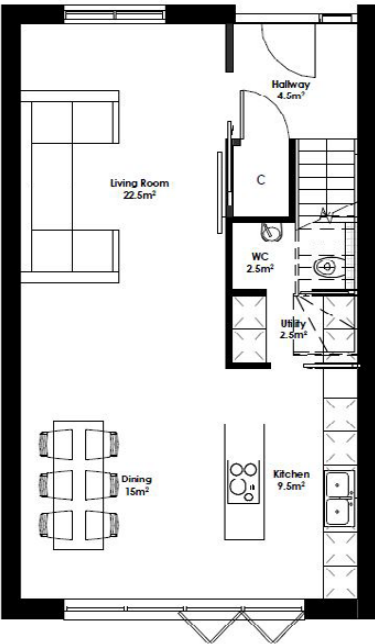
NTS: these are extracts - refer to the formally submitted plans



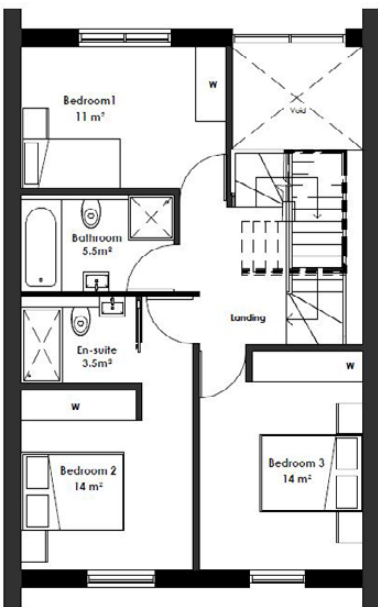
Ground Floor



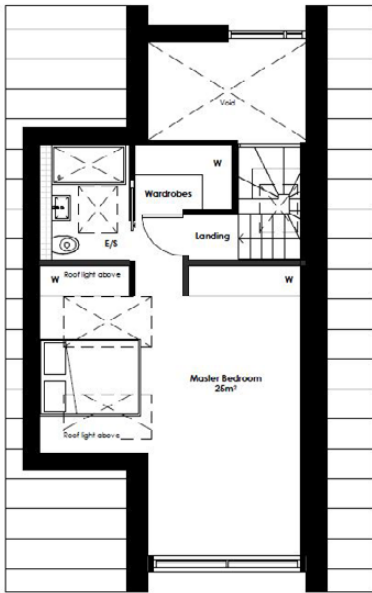
First Floor



Ground Floor



First Floor



Second Floor

# TRANSPORT: ACCESS TO THE SITE 05.04

The proposal provides private parking spaces for each house, with access from Golf Links Avenue and Orchard Avenue. Public transport can be found nearby.

## RAILWAY

The nearest railway is accessible via public transport via Gravesend station which provides high speed services directly into central London, and also routes across Kent. The site is also close to Ebbsfleet International station, with high speed services to London, and potentially direct links to Europe once again, albeit these have been temporarily suspended during and following the covid pandemic.

## BUS STOP

Nearest bus stop is only 0.3miles away, being a 5 minute walk from the site.

## SHOPS

The nearest convenience food store to the site is the Spar at Tollgate Services which is within easy walking distance, being just 300 metres to the west of the site

Gravesend Train Station



Local Bus Stop



# ACCESS ONCE AT THE SITE 05.05

The proposal provides new access for each dwelling. These access' have been positioned to provide adequate visibility in land controlled by the client.

## VEHICLES AND PEDESTRIANS

New vehicular and pedestrian access will be provided for each dwelling.

## PART M COMPLIANCE

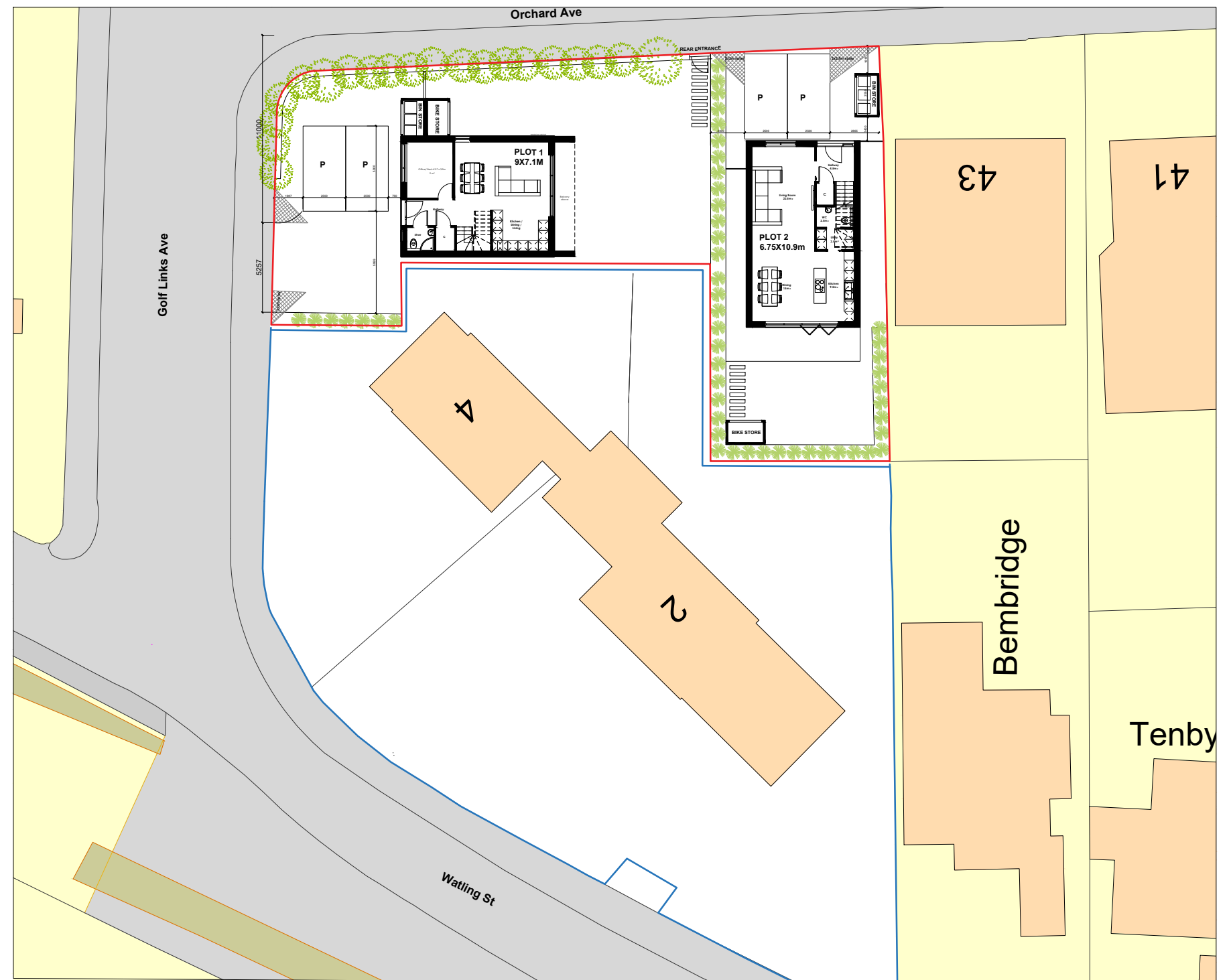
A key aspect of the scheme is to provide accessibility through inclusive design. This is achieved via the following:

- A level threshold access between the parking area and the front door.
- Spacious circulation spaces and living accommodation on all storeys, including the ground floor.
- A ground floor toilet.
- Wide clear openings on all of the internal doors.
- A level threshold external deck area, providing internal/external spaces to provide free flowing between the ground floor and the outside.

## EMERGENCY ACCESS

Any emergency access would also be via the two roads, Golf Links Avenue and Orchard Avenue.

The nearest hospital is Darent Valley hospital, which is accessible via the A2 which runs close to the site.

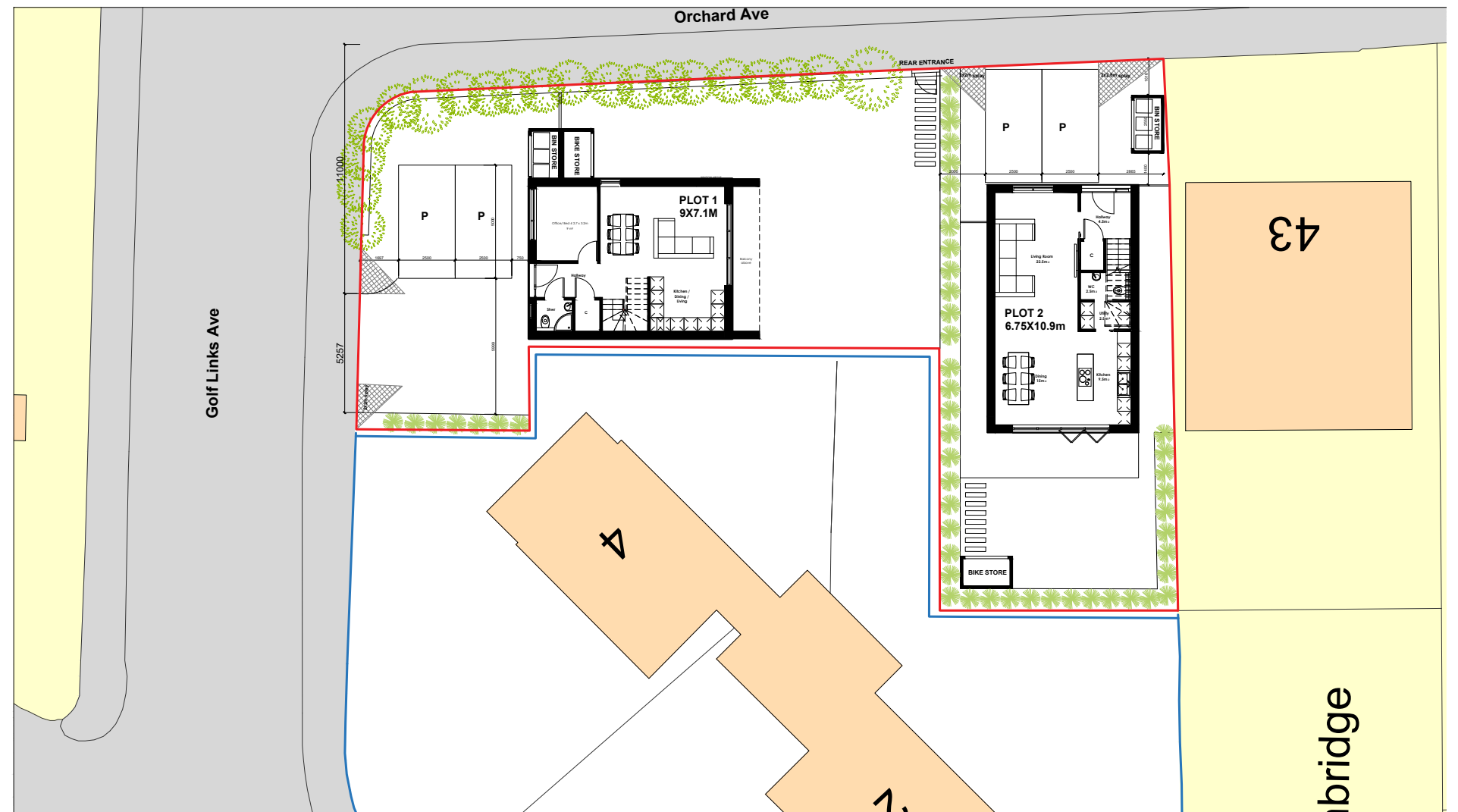


Proposed Site Layout Plan

# CYCLES 05.06

The proposal includes secure cycle stores for each of the two homes. These are of requisite size and provide secure weatherproof storage, and will be in high quality materials.

The secure cycle stores can be seen on the adjacent extract of the Site Layout Plan.



# BINS 05.07

For waste storage, it is proposed to site bin stores within the front gardens as shown, ensuring ease of access from the homes and to back line of pavement on refuse collection day.

## BIN STORE

The bin stores will provide adequate size for the required bins:

- 1 x 180L general waste bin
- 1 x 240L recycling bin
- 1 x 23L food waste bin

It is proposed to create timber clad bin store enclosures to securely house these bins. Waste and recycling will be stored in separately identifiable wheeled bins as required by the council.

As noted, the location of the bin store enables the bins to be easily placed on the road-side, at back line of pavement, on collection day.



Bike Store example



Cycling is a highly effective and sustainable means of transport, especially when combined with public transport

# PARKING 05.08

Parking has been provided to the front of each proposal with adequate space for the occupants.

## PROVISION

The dwellings are each provided with 2no. off-street parking spaces. One aspect raised previously by Highways was that they wished to see 3no. parking spaces for the larger, 4-bed house. This is considered excessive and unnecessary, and would be unusual compared to other national and local policies and initiatives and when compared to other schemes. and other towns and boroughs. It is considered that such a level of over-provision would give rise to unattractive designs and townscape. The provision of 2no. spaces is considered perfectly adequate, especially when the nature of the area means there is ample scope for safe on-street parking when absolutely necessary due to visitors.

## DISTANCE FROM JUNCTIONS

Highways also noted that personal house driveways should be located 10 metres from junctions. This has now been achieved and clearly marked and captioned on the drawings.

## VISIBILITY SPLAYS

One further aspect that was raised was the need for pedestrian visibility splays, of 2m x 2m to help ensure pedestrian safety regarding vehicles leaving driveways. This has now also been ensured and clearly marked and captioned on the drawings.



# MATERIALS AND APPEARANCE 05.09

The proposals are to be a high quality contemporary homes that fits into their context. It is proposed to feature high quality white render, offset from the aluminium framed glazing, with a grey zinc roofs and zinc features.

**FACADES**

The 4-bed house will feature facing brickwork, similar to other properties within the area, including the adjacent 43 Orchard Avenue.

The walls of the other home, near the corner, will be finished in a high quality render, in white, similar to 41 Orchard Avenue. This is to be a high quality through-colour product, whereby the white colour will require little maintenance to upkeep its appearance.

The houses will also feature areas of grey weatherboard cladding and zinc cladding.

**ROOF:**

The roofs are to feature grey zinc panels, with integrated solar panels on the relevant orientations.

**GLAZING:**

The proposal features a range of high quality glazing features. The glazing would be high quality, aluminium framed with minimal frames. It will be level threshold with the outside decks, with an contemporary drainage channel.



White Render



Grey Zinc Roofs



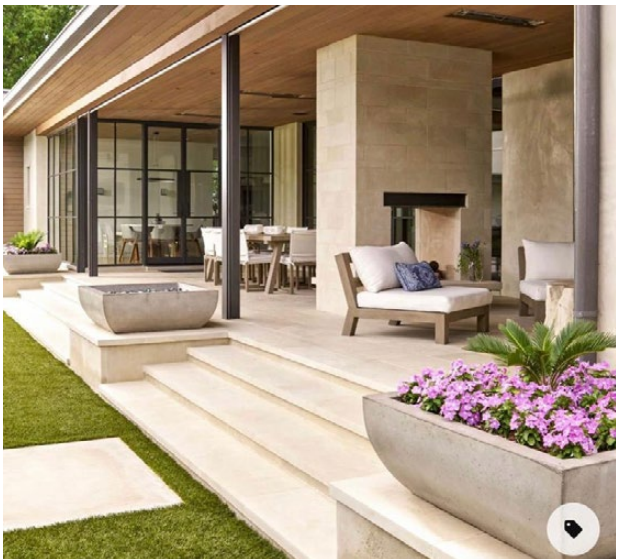
Aluminium framed glazing



Cladding



Red Brick



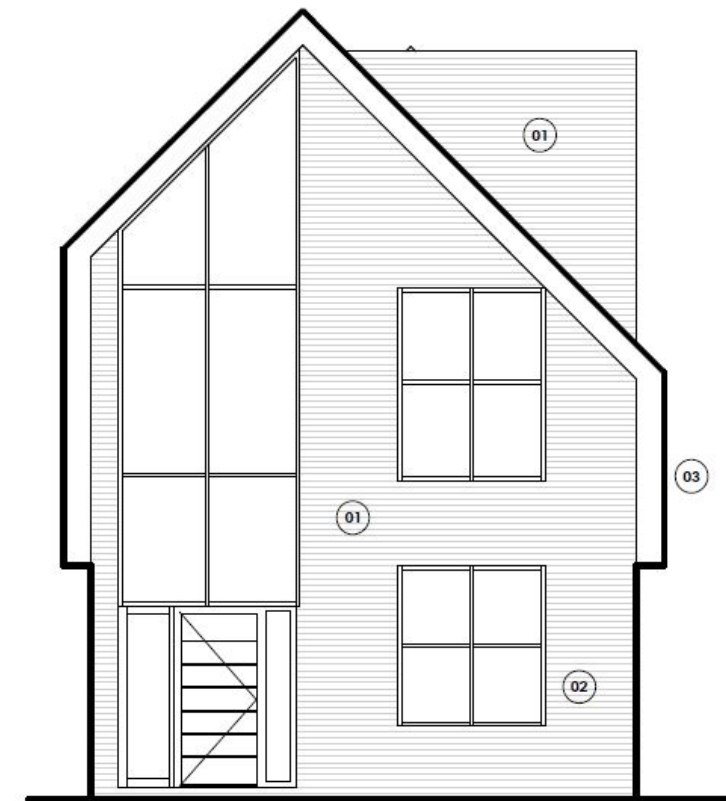
Pale external paving

Material samples

# ELEVATIONS 05.10



**House 1: Front Elevation**



**House 2: Front Elevation**

NTS: these are extracts - refer to the formally submitted plans

# PRECEDENT SCHEMES BY OTHERS 05.11



# PRECEDENT SCHEMES BY OTHERS contd.



# CONSTRUCTION 05.12

The submission scheme proposes to use sustainable and recycled materials where possible during the construction. All elements will be constructed in accordance with Building Regulations and we will be providing high levels of insulation and detailing at junctions to minimise air leakage.

**SUSTAINABILITY OBJECTIVES**

- Delivering a low energy design.
- Design measures to control heat gain and deliver passive cooling where possible.
- Achieving water efficiency in line with relevant targets.
- Providing natural and mechanical ventilation for clean fresh air.
- Protecting existing site ecology and enhancing biodiversity through planting.
- Specifying recycled and/or reused materials where economically viable.
- Incorporating renewable energy sources.
- To utilise materials with low embodied energy where possible and where viable.

**STRUCTURE**

It is the intention to use timber framed construction, which has a lower embodied energy and enables for greater depths and quality of insulation used. The designs of the houses lend themselves to this construction method. All timber proposed will be from PEFC certified sources.

**INSULATION**

It is intended to use a more environmentally friendly insulation material. These can be installed within the structure, or also on the outside of the structure for additional thermal comfort. Examples include wood fibre or recycled newspaper, subject to choice by client or contractor. Timber frame provides for excellent insulation depths, being far better than brick-and-block cavity construction.

**LIGHTING**

All lights will be LED low energy fittings, with PIR and daylight controls for garden and external lighting generally.

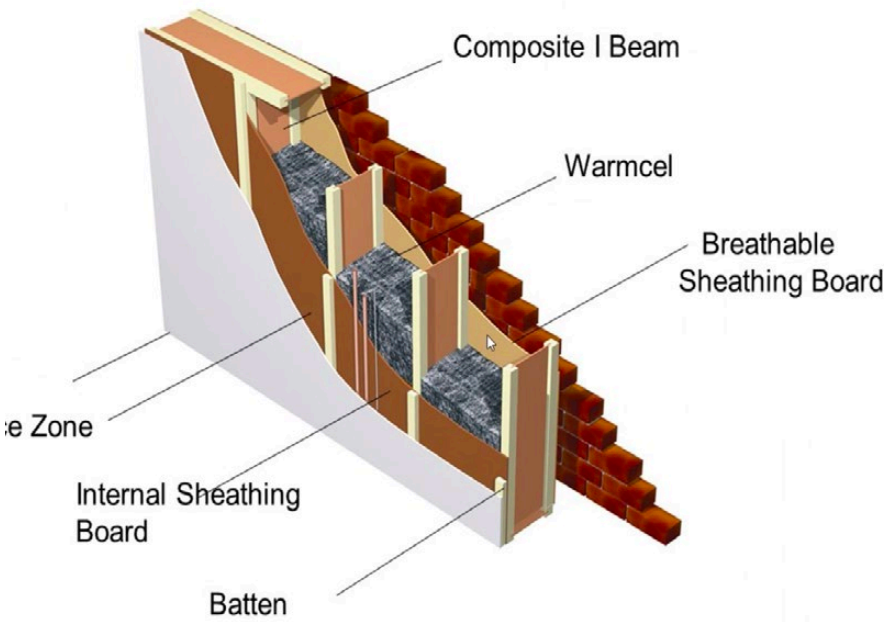
**GLAZING**

Double glazing will be used as a minimum. Using double glazed units will enhance the thermal performance of the buildings and reduce energy consumption when in operation. Solar shading has been provided on the southern elevation of the detached house to help minimise over heating.



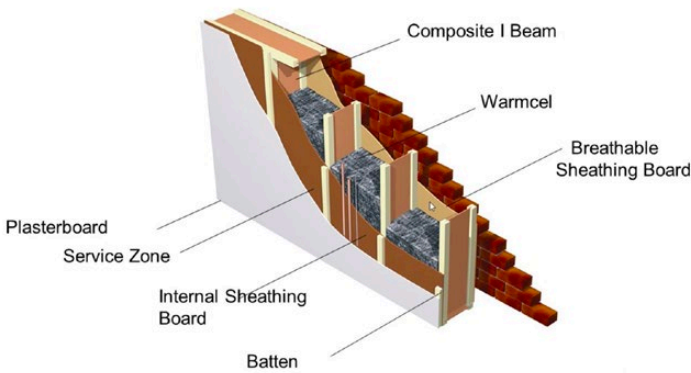
Sustainable objective

## I-beam Wall Construction



Example of Timber frame with warmcel insulation - PYC Group

## I-beam Wall Construction



Example of Wood Fibre Insulation - BacktoEarth



Sustainable Construction

# ENVIRONMENT

06.00

# BIODIVERSITY 06.01

New proposals provide us with an opportunity to consider the existing environment and explore methods to improve the area to make it more attractive to wildlife.

**ENHANCING ECOLOGY**

The additional planting will attract wildlife including butterflies and bees, and mammals and birds. Bird boxes on the facades will provide further nesting opportunities.

**HEDGE**

The existing hedgerow along the western and northern boundaries are to be retained.

**GREEN ROOF**

Although the main roof features zinc, the bin stores features a green roof. These small areas also enhances the biodiversity of the site.

**BIRD AND BAT BOXES**

The proposals incorporates bird and bat boxes onto the elevations as recommended by an ecologist.

**BEE BRICKS**

The proposals also incorporates bee bricks on the southern elevations.



Example of green roof bin store



Example of an integrated bat tube

# ENERGY & SUSTAINABLE BUILDING PRINCIPLES 06.02

The proposal seeks to introduce environmentally friendly and renewable sources of energy, alongside passive measures. This includes heat pumps for heating and hot water, Solar PV panels for electricity with battery storage, EV charging and rainwater harvesting.

Our energy strategy aims to reduce the building fabric heat loss and reduce unnecessary ventilation and air heat loss, whilst harvesting energy more efficiently to provide hot water and to heat the home. The aim is to reduce the amount of energy lost via critical junctions including walls, floors, windows, doors and ceilings. Further steps then include methods to generate electricity.

### SOLAR PV PANELS

The scheme features PV panels on the southern roofs, to provide a renewable source of electricity. Along with storage batteries to store excess energy for use at various times of the day, these will provide a renewable source of energy.

### SPACE HEATING

We have taken a fabric first approach, being construction elements that far exceed the minimum standards as set by Part L in the building regulations, to ensure that heat loss is kept to a minimum, especially during the winter months. This includes maximising the insulation layers within the walls, roof and floors.

Heat pumps will supply renewable heating to the properties via underfloor heating pipes, as recommended by a specialist.

### DOMESTIC HOT WATER

The proposals will also feature heat pumps suitable for hot water heating and storage, within suitable tanks.

### OVERHANGS

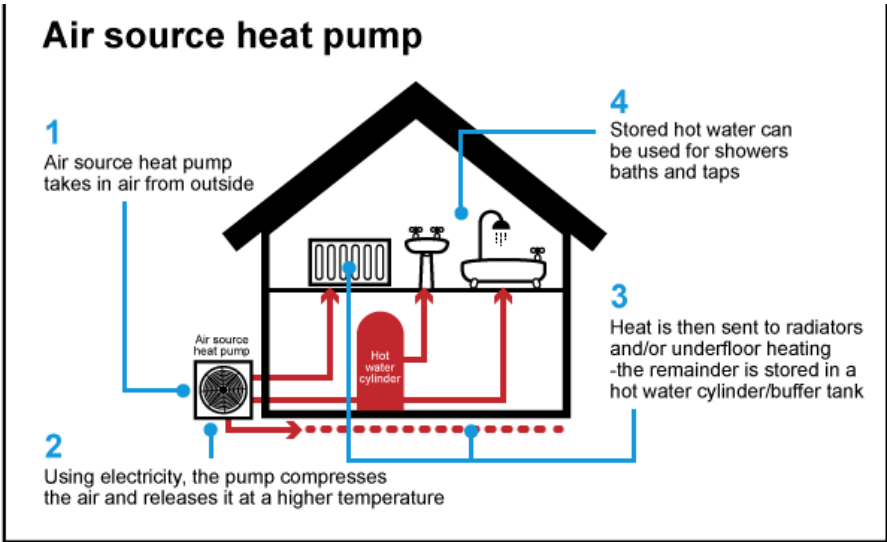
The roof on the southern elevation overhangs to the rear on the detached property. This is to provide natural shading to the glazing in the summer during the high sun levels, whilst letting sun in during the winter months.

### EV CHARGING

The proposals will feature EV chargers. These will be placed on the side of the house and the bin/bike store areas. Further storage batteries can be included to store energy from the solar energy.



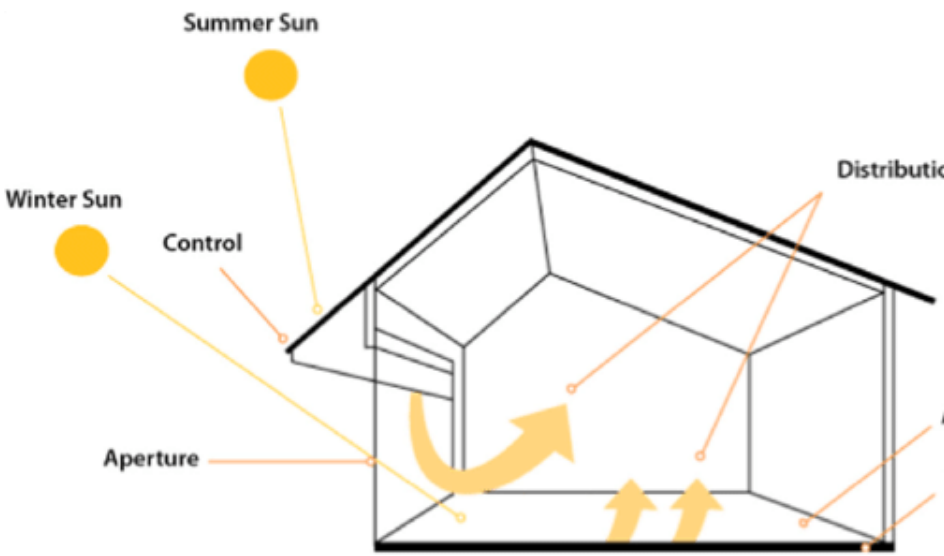
Example of a EV charging



Example of ASHP



Example of a Solar and Battery Storage



Example of overhang

# DRAINAGE 06.03

The new proposals will feature water butts in the rear gardens, capturing rainwater from the roofs. Excess rainwater will lead to on-site soakways. The proposals will connect into the existing foul system for foul sewage.

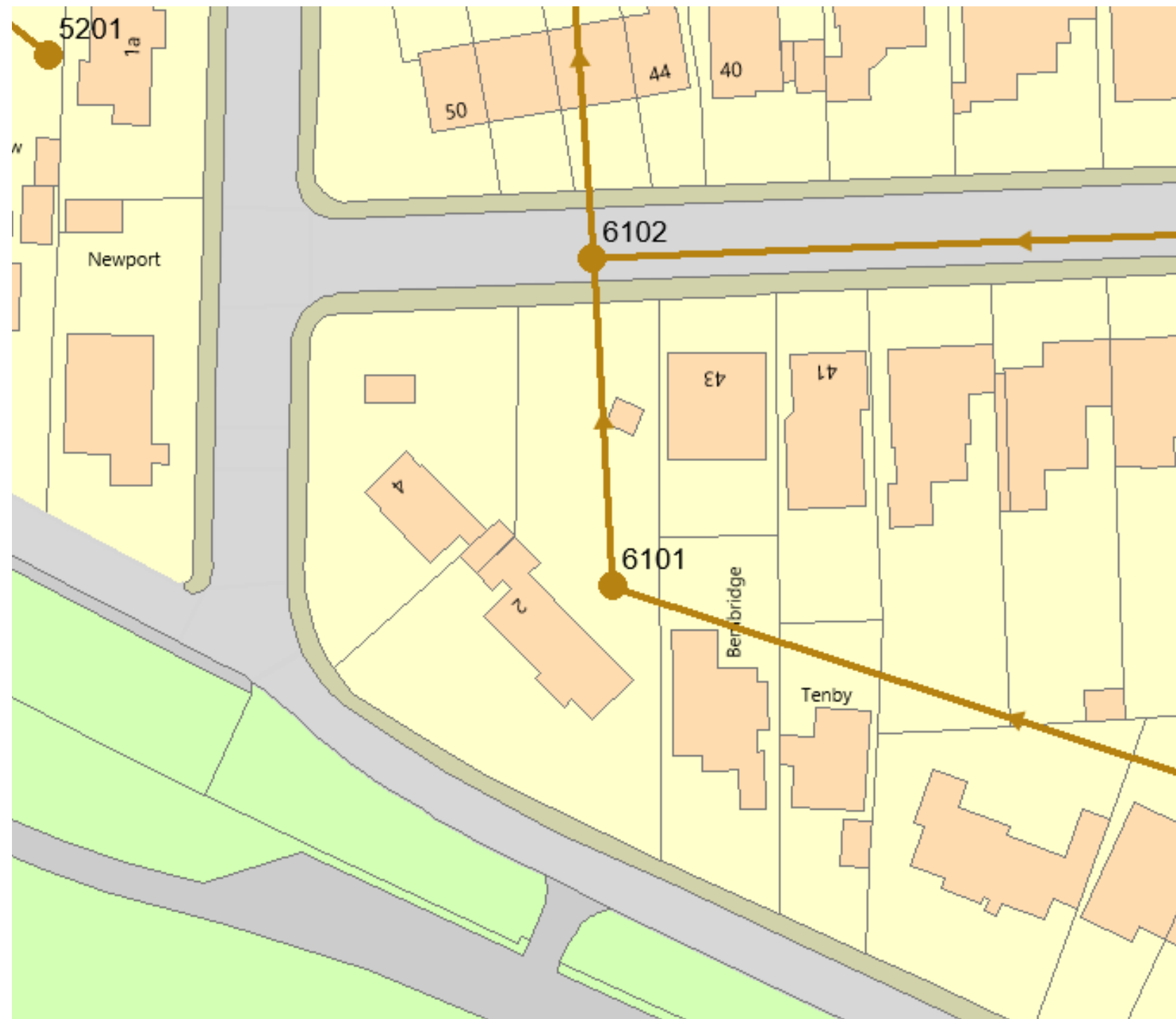
## FOUL SEWERAGE

The foul sewerage will be collected from the bathrooms within the proposals to a central point at each home, and then connect to the existing sewer. A new connection will be applied for to the suitable bodies at such time by the client and their contractor.

## WATER RECYCLING

Water from the roofs and bins/bikes stores will be collected within water butts and can be used for garden use. As noted, excess will lead to on-site soakaways.

It is intended that water use in each property exceeds the minimum requirements as set out in the building regulations.



# AMENITY

07.00

# BOUNDARIES 07.01

The boundaries of the proposal will be soft landscaping, with vegetation used on the front and sides, continuing the existing features. Further vegetation has been designed within the proposals, including rear gardens.

## ORCHARD AVENUE BOUNDARY

The existing front hedge along Orchard Avenue will be retained, with a small area removed for the new access, with it continuing around the corner to the Golf Links Avenue frontage. Further replacement and supplementary planting has been designed inside the site.

## GOLF LINKS AVENUE BOUNDARY

As mentioned, the existing hedgerow will be retained and supplemented/ reinforced if and where necessary and will continue around the corner into the Golf Links Avenue frontage.

## NEW BOUNDARIES

The new boundaries between the new dwellings and neighbouring dwellings at 43 Orchard Avenue, 4 Golf Links Avenue, and Bridewell, and between each plot will feature landscaping features, including timber fences and low and higher level hedgerows and border shrub planting.



Example of native hedgerow



Eastern Boundary

# LANDSCAPE 07.02

The proposal incorporates landscaping to complement the proposals.

## LANDSCAPING

The new landscaping will positively enhance the qualities of the site and provide useable spaces for the occupants. This can be seen within the proposed site layout plan.

## SURFACES

The colours and materials used within the landscaping will create a natural feel. The driveway will feature a pale soft SUDs surface, and level threshold patios will be in softer, more natural tones and colours.

## NEARBY LANDSCAPING

The proposal is surrounded by many large natural landscapes and amenity areas, including Jeskyns Country Park, Shorne Country Park, and numerous local parks and playing fields.

Cyclopark is also very close to the site, providing tracks for bicycles and skating and a playpark, offering various outdoor activities.



# FIRE STRATEGY

08.00

# DEFINITION 08.01

A fire strategy is required as part of a planning application. Our strategy is therefore outlined below, and further discussions will be held with Building Control to ensure the proposed strategy can be successfully achieved.

## MEANS OF ESCAPE

The ground and the first floor rooms can achieve means of escape via the windows, which are of adequate size and sill level.

Due to the 4-bed house being three (2.5) storeys, the staircase will be the means of escape for the upper floor. This strategy requires a protected stair core, which has been designed, with fire doors off of this stair.

## FIRE DOORS

Due to the detached being three storeys, fire doors will be featured on every floor between the protected stair core and the main entrance. This includes the doors in the living room and all four bedrooms.

## FIRE ALARM SYSTEM

The new houses will be provided with an appropriate fire alarm system, which will be interlinked with smoke and heat detectors on each floor, where appropriate.

## FIRE BRIGADE ACCESS

The fire brigade can access the site via the main roads. The houses are less than 45m from the street.

# CONCLUSION

09.00

# CONCLUSION 09.01

It is concluded that the proposal makes best use of the site to provide two high quality family homes within a residential area, with gardens and parking areas with minimal impact on its neighbours and the environment.

## **SUSTAINABILITY**

The proposal is for high quality contemporary homes, incorporating sustainable systems for heating, hot water and ventilation, and using construction methods and fabric first strategies to minimise reliance on mechanical systems, whilst maintaining comfort. It is also a sustainable area, being within Gravesend and all of its services and transport links.

## **DISTANCE SEPARATION AND MINIMISING OVERLOOKING**

The proposals are aligned with the neighbouring properties, and are set at reasonable distances. Outlook is to the front and rear of each property, with some glazing on the side elevation of the semi-detached property on the corner.

## **LOCATION**

The proposals will fit into the wider settlement boundary of this residential area, and will be a continuation between the residential properties on this corner plot.

## **MAKING BETTER USE OF LAND**

This corner plot is extremely generous, and can provide two further family homes within an existing residential area, fitting in with the pattern of development. There is a high level of demand for such family homes, which complement the apartments being constructed in the town centre.

## **HIGH QUALITY CONTEMPORARY STYLES**

The proposals provide a contemporary twist based on nearby materials and forms in the context. Each house features pitched roofs, and is a mix of render, cladding, zinc and brick facades.

**Given all the above, the proposal is considered suitable for approval.**



# APPENDIX 1

## Examples of Similar Schemes by Designscape

10.00

# EXAMPLES OF OTHER PROJECTS BY DESIGNSCAPE 10.01



Approved home in Detling



Approved and constructed home near Coxheath



Approved and constructed home in Chatham



New House Design in East Malling



Approved eco-home in Sutton Valence



Approved house design near Oxford

# APPENDIX 2

## Response to Comments:

Comments raised by Gravesham Council regarding the previous submission, with responses

11.00

| <p>Gravesham Council Planning Decision 2023/0891</p> <p>Comments Raised by the Council in the Decision Notice and in the Officer Delegated Report, and broken down into specific sub-issues where appropriate.</p> <p>And also how these comments have been successfully addressed in the new scheme.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comment                                                                                                                                                                                                                                                                                                   | How this has been Addressed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| DECISION NOTICE COMMENT                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Refusal Reason 1:</p> <p>The Proposals are considered to constitute an overdevelopment of the rear garden</p>                                                                                                                                                                                          | <p>Firstly, it is important to clarify that the site is jointly created by Land at 4 Golf Links Avenue and at Bridewell in Watling Street, with the site at 4 Golf Links Avenue actually contributing most of the land. There appears to be a misapprehension on the part of the council that the site was/is simply the rear garden of Bridewell which was/is definitely not the case. Also, there was a previous scheme for a detached house on the excess land at 4 Golf Links Avenue, at the corner of Golf Links Avenue and Orchard Avenue. This is all seen as being significant and material to the consideration of the case.</p> <p>Notwithstanding all the above, the client and design team have addressed this point by omitting one dwelling from the proposal. That means the proposal now constitutes a dwelling at 4 Golf Links Avenue as previously, and a further dwelling aligned with 43 Orchard Avenue. This means the accords with what would be perfectly reasonable, and that the new scheme proposal cannot be considered to be overdevelopment of the site.</p> |
| <p>Refusal Reason 1 contd:</p> <p>Incongruous considering the existing pattern of development and the character of the area</p>                                                                                                                                                                           | <p>Reducing the scheme proposal by one dwelling helps address this issue. The dwelling at the corner is as seen previously accords with the pattern of development and is now aligned with the build-line established by the existing houses along Orchard Avenue. Similarly, the proposed house adjacent to No.43 Orchard Avenue is aligned with that house and the build-line of the other houses in the street. Furthermore, the detailed design of the dwellings while previously considered high quality contemporary design, has now been tempered to better fit in with the character of the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Refusal Reason 2:</p> <p>The proposal would result in a detrimental impact on the amenities on both existing and potential new occupiers of Bridewell and the new properties in terms of loss of privacy, overbearing impact and substandard private amenity areas.</p>                                | <p>The proposal is considered entirely acceptable given what is proposed and the dimensions and geometries involved. This is one aspect regarding which we cannot agree with the council, whose comments and SPD policies seek to contravene the established accepted norms. This matter is addressed further in response to the Delegated Report. This matter may also in part have arisen from the misapprehension on the part of the council that the site was/is the rear garden of Bridewell which was/is definitely not the case. In addition, the situation has now been further alleviated by omitting one of the previously proposed dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              |

| <p>Refusal Reason 3:</p> <p>The proposed access, visibility and parking layouts for Plots 1 and 2 and the provision for Plot 3 would not accord with the minimum parking standards and the Kent County Council’s supplementary planning guidance SPG4.</p> | <p>This new scheme now addresses these comments, as is further addressed below in response to the specific detailed comments raised in the Delegated Report, and is now compliant with relevant geometries etc. This has in part been enabled by the reduced scheme and omitting one of the dwellings. There is one aspect where the applicant and design team do not agree with the Council, and that is with respect to the request for 3no. parking spaces which is considered excessive and not conducive to good use of land nor the creation of high quality schemes and good townscape. A provision of 2no. per dwelling is considered perfectly acceptable, especially in areas such as this where there is ample unrestricted on-street parking available for visitors.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Refusal Reason 4:</p> <p>The proposed development would result in the removal of a substantial amount of soft landscaping resulting in a biodiversity net loss.</p>                                                                                     | <p>The proposal no longer requires the removal of a substantial amount of soft landscaping, achieved by omitting one of the dwellings. In particular this now allows retention of hedgerow shrubs along Orchard Avenue. The site layout plan now allows ample provision for further soft shrub landscaping and the dwellings include bird and bat boxes and bee bricks. It also is important to remain mindful that lawns are almost irrelevant to biodiversity, due to the high levels of weedkiller that tend to be used and being harmful to flora and fauna, the fact that the act of mowing results in high level of disturbance to fauna, and also that mowing requires carbon release whether through electricity, petrol, or diesel use.</p>                                 |
| DELEGATED REPORT COMMENT                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Kent Highways:</p> <p>A number of comments including regarding the design &amp; access statement, the material one of which is that there should be a distance separation of 10 metres from a junction to an access.</p>                                | <p>This new scheme has now been designed to be in compliance, with that dimension noted on the site layout plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Parking spaces to be 2.5 metres wide x 5 metres deep and 2.7 metres wide if adjacent to an enclosing boundary, and these dimensions should be noted on the plans.</p>                                                                                   | <p>This new scheme has now been designed to be in compliance, with those dimensions clearly noted on the site layout plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>Pedestrian visibility splays of 2m x 2m should be provided either side of an access.</p>                                                                                                                                                                | <p>This new scheme has now been designed to be in compliance, with those dimensions clearly noted on the site layout plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>The proposal would appear to be an overdevelopment of the site and it is more suited to two dwellings.</p>                                                                                                                                              | <p>This new reduced scheme has now been designed to be in compliance and is for only two dwellings as requested.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gravesham Borough Council Waste and Recycling:<br><br>Happy with the refuse and recycling provision within the application.                                                                                                                                                                                                                   | Noted with thanks. This new reduced scheme is also compliant.                                                                                                                                                                                                                                                                                                                          |
| Neighbouring Properties:<br><br>10 surrounding properties were consulted and no responses were received.                                                                                                                                                                                                                                      | Noted with thanks. This demonstrates that the neighbours all considered the previous submission scheme to be acceptable, and likely will also consider this reduced scheme to be acceptable.                                                                                                                                                                                           |
| The Council can only demonstrate a 2.9 year housing land supply rather than the required 5 year housing land supply.<br><br>The delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test.<br><br>The Council will therefore apply a weighted balance in favour of granting planning permission. | Noted. There is chronic shortage of housing nationally and in south-east England in particular, and that is certainly true of Gravesham which is falling significantly below what is required to meet need. This should carry significant material weight, and it is a reasonable expectation that this new reduced proposal scheme shall receive the support of officers and members. |
| Policy CS15:<br><br>Sites will be developed at a variety of densities .... and achieve good design that does not compromise the character of the area                                                                                                                                                                                         | This new reduced scheme complies with this policy.                                                                                                                                                                                                                                                                                                                                     |
| Policy CS19:<br><br>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.                                                                                                                                          | This new scheme complies with this policy, in large measure enabled by omitting one of the dwellings, and includes further work on Character Assessment.                                                                                                                                                                                                                               |
| The north of the site is bounded by mature hedging.                                                                                                                                                                                                                                                                                           | This new reduced scheme helps ensure the retention of this hedgerow, with a generous set back to ensure its continued good health.                                                                                                                                                                                                                                                     |
| The surrounding area is residential in character with various property designs. Watling Street consists of larger detached properties whilst Golf Links Avenue and Orchard Avenue has a mixture of terrace, semi-detached, and detached dwellings of both single and two storey design.                                                       | Noted. We agree with this analysis that it is a mixed area, and the new reduced proposal will fit in with the context.                                                                                                                                                                                                                                                                 |

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| The spatial layout of the area has uniformity, with properties being set generously back from the footpath with a clear building line along Orchard Avenue.                                                                                                                                                                                                    | Noted. By omitting one of the previous dwellings, it has been possible to respect this building line for both proposed properties. The previous property adjacent to No.43 Orchard Avenue already would have respected this line, and it has now been possible to also respect this for the other property.                                                                                                                                                                                                                                |
| In terms of the principle of development, the rear garden of Bridewell is extensive and larger than the surrounding properties and therefore the principle of residential development is acceptable providing it accords with the local and national policies below.                                                                                           | Noted with thanks, and agreed. It also is important to note that the majority of the site is actually contributed by No.4 Golf Links Avenue, as mentioned.                                                                                                                                                                                                                                                                                                                                                                                 |
| Looking at the spatial layout of the surrounding area in terms of the properties and rear gardens, there is a uniformity, with properties benefiting from generous plots, being set back from the road.                                                                                                                                                        | Noted. This new scheme is in accordance with that approach.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| The proposed properties introduce a more contemporary design which have a higher ridge height than the surrounding properties and do not reflect layout or design of the surrounding area... In addition, the blank side dormer of the detached dwelling, adds a bulky and unattractive addition to the roofslope.                                             | Noted. The area is very mixed in terms of house types and forms and facing materials. Because of this, the previous scheme was considered of high quality contemporary design, and entirely acceptable, and differentiate itself from the existing homes, but this revised scheme now makes a greater effort to fit in. The blank side dormer was included to raise the quality of internal accommodation and was exactly the same as the existing situation at No.43, but again this new reduced scheme makes a greater effort to fit in. |
| Overall, and taking into consideration the above, the proposals are considered to constitute an overdevelopment of rear garden which would result in a comparatively cramped form of development and would be incongruous considering the existing pattern of development and the character of the properties and residential gardens which comprise the area. | Noted. The proposal has therefore been reduced from 3no. dwellings down to 2no. dwellings, to address such concerns.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| At national level the proposed development would also contravene paragraph 130 of the NPPF (2023) which states that development will function well and add to the overall                                                                                                                                                                                      | As noted, the proposal has therefore been reduced from 3no. dwellings down to 2no. dwellings, to address such concerns, and the design and facing materials of the dwellings has been amended accordingly to better fit in. That said, it is interesting that none of the 10 neighbour consultees had any issue with                                                                                                                                                                                                                       |

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| quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character.                                                                                                                                                                           | the contemporary approach, and it is our experience that there is far more support for high quality contemporary architecture now than there was a few years ago, so the need to more closely “fit in” may not be absolutely necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The dwellings all exceed NDSS                                                                                                                                                                                                                                                                                                                     | Noted with thanks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The gardens fall lower than the Gravesham residential layout guidance of 60sqm for a 3-bed and 100sqm for a 4-bed. The gardens also fall short of the Gravesham guidance regarding minimum 10 metres depth.                                                                                                                                       | The reasoning and aspirations of the guidance is respected, but the actual figures are not considered entirely appropriate to making good use of land. We also note that this appears to be guidance only (SPD) and not been subjected to EIP, and to therefore carry less weight. It is our experience that most local authorities adopt a more relaxed approach to garden size, provided the gardens offer amenity and the difference is within reasonable tolerances.                                                                                                                                                                                                                    |
| In terms of privacy, all applications for new dwellings will be expected to comply with the Borough Council’s privacy distances. Plot 3 has rear facing windows on all three levels which would only have a distance of 20.66m from the central point of the property to the rear elevation of Bridewell and would fall short of the 26m minimum. | The stated distance of 26 metres is considered excessive and not conducive to the good use of land. The general starting position in England is 21 metres which is the old 70-foot rule which was around for many decades following the second world war. It is our experience that most local authorities have now adopted a more relaxed approach, with 21 metres still being quoted by some Councils, but many considering 18 metres to be perfectly acceptable. Furthermore, the stated distance of 20.66 metres is in part academic as the outlook from the rear of Bridewell is predominantly to the north-east (looking past/beyond the proposal) rather than north to the proposal. |
| The resultant rear garden of the existing property Bridewell would be 253m2. This would accord with the minimum of 100m for a 4+ bedroom property, but would overall fall short of the 10m minimum depth. Furthermore, the irregular shape would make some of the areas difficult to use.                                                         | We agree the retained Bridewell garden will massively exceed what is required, but cannot agree it can in any way be considered sub-standard. We also cannot agree its far corners would be difficult to use as such areas are suitable for shrub planting and compost heaps. We do agree insofar as a previous small rectangular area which has now been given over to No.4 Golf Links Avenue.                                                                                                                                                                                                                                                                                             |
| In addition, the layout and proximity of Plot 1 and 2 would be such that with a distance of only approximately 6m between the rear of Bridewell and the blank side elevation of Plot 1, would result in a loss of visual amenity from the rear facing windows and would have a overbearing impact.                                                | We don’t fully agree with this point, as it is not a direct view of any significance as an outlook, and is to the north of Bridewell, but this new reduced scheme has in any case been able to avoid such a situation by omitting one of the previously proposed dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Highways:                                                                                                                                                                                                                                                                                                                                         | As noted, we do not concur that 3no. spaces is essential, as this is considered excessive and not conducive to good use of land nor the creation of high quality schemes and good townscape. A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Plots 1 and 2 have two parking spaces which would accord with KCC parking standard, however Plot 3 only provides 2 spaces and the minimum requires 3.                                                                                                                                        | provision of 2no. per dwelling is considered perfectly acceptable, especially in areas such as this where there is ample unrestricted on-street parking available for visitors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The parking layout may not comply with guidance and there are limitations on the possibility of providing suitable pedestrian visibility splays particularly in the case of the 4-bedroom property and the view to the east across the neighbouring front garden                             | This has now been addressed, in part by reconfiguring the layout at that dwelling (adjacent to No.43 Orchard Avenue).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| The proposed development would result in the removal of a substantial amount of soft landscaping and whilst some soft landscaping has been incorporated within the proposals, this would not mitigate or overcome the substantial loss and therefore would result in a loss of biodiversity. | As noted, lawns do not make a notable contribution to habitat or diversity, and biodiversity has been addressed by other means.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Habitats Assessment                                                                                                                                                                                                                                                                          | The site would not be identified by any reasonable scoping or screening exercise: it is garden land with little to no prospect of protected species being at the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Thames Estuary SAMMS                                                                                                                                                                                                                                                                         | An appropriate contribution would be made, and the Council is in any case currently holding the applicant’s money from the 3no. dwellings put forward previously which exceeds what would be necessary for a 2no. dwelling scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Final Balancing Exercise:<br><br>In this case the balance is tilted towards refusal for the following reasons:<br><br>The proposals are considered to constitute an overdevelopment of the rear garden.                                                                                      | This new reduced proposal has omitted one dwelling and is for only 2no. dwellings. The proposed dwelling located toward the corner of Golf Links Avenue and Orchard Avenue is in the location as seen by the Council previously. The dwelling located adjacent to No.43 Orchard Avenue is considered entirely in keeping with the pattern of development of No.43 and the remainder of that street. Furthermore, the site is formed by land at No.4 Golf Links Avenue and at Bridewell, with No.4 Golf Links Avenue actually contributing the majority of the land. This differs from the Council’s apparent misapprehension that the proposal is located only within the rear garden of Bridewell. |
| Ref. Applicant Summary                                                                                                                                                                                                                                                                       | This new reduced scheme, with the omission of one of the previously proposed dwellings, has allowed the development to no longer be considered an overdevelopment of the site, and in so doing has retained more soft landscaped space, and has overcome the technical matters identified previously.                                                                                                                                                                                                                                                                                                                                                                                               |

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