

Gravesham Borough Council



Planning, Design and Access Statement

Dillybank, Dillywood Lane
Higham, Rochester ME3 7NT

Introduction

1. Barron Edwards Sterling has been instructed to submit an application to assist officers at Gravesham Borough Council for the demolition of the existing dwelling and erection of a new build 3-bed house with associated parking and amenity space.

Site and Surroundings

2. Dillybank is a large detached two-storey dwelling in use as a single-family dwelling. The property is located on the eastern side of Dillywood Lane, is set back from the highway and has a large driveway. There is a detached single garage and a large lawn area on the frontage.



3. The surrounding properties are large and have been significantly extended, as shown in the satellite image above.

Development Proposal

4. The proposal is for the demolition of the existing house and erection of a replacement two-storey 3 bed dwelling with associated parking and amenity space.

Planning Policy Framework

5. Introduction

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 The Development Plan for the application site consists of the Gravesham Local Plan Core Strategy (2014) and the Local Plan 1st Review (1994)

Development Plan Policy

Gravesham Local Plan Core Strategy (2014)

5.3 The Core Strategy (hereafter LPCS) was adopted in 2014 and sets out the Council's strategic policies and proposals for the development and use of land within the Borough up to the period of March 2028.

5.4 The following policies are considered to be relevant in the context of this proposal and are considered in further detail in section 5 of this statement:

Policy CS01 Sustainable Development	This policy merely reaffirms the application of the approach to sustainable development as set out in the Framework.
Policy CS02 Scale and Distribution of Development	This policy seeks to ensure that at least 6,170 new dwellings are delivered in the Borough in the period up to 2028. It confirms that new development will be delivered by ensuring effective use of previously developed land and focussing development in the most sustainable locations, whilst preserving the openness and maintaining the local and national purposes of the Green Belt and protecting it from inappropriate development.
Policy CS10 Physical and Social Infrastructure	This policy states that the Council will support proposals that protect, retain or enhance existing physical and social infrastructure or that lead to the creation of additional infrastructure that improves the well-being of the community. Where there is threat of loss of existing infrastructure, consideration will be given to the viability and whether sufficient alternative provision is available. Additionally, all new development is expected to make the most efficient use of new and existing infrastructure.
Policy CS11 Transport	This policy refers to the potential impact on highways and the public transport network, caused by new developments and the importance of mitigating that impact using appropriate measures. It recognises the importance of providing sufficient parking in accordance with

	adopted parking standards. It also explains how the Council will support proposals which improve public transport provision and lead to improvements in walking and cycling facilities.
Policy CS12 Green Infrastructure	This policy states there will be no loss of biodiversity in the Borough, with emphasis being given to designated sites.
Policy CS18 Climate Change	This policy sets out a number of issues and procedures that developments need to address and confirm in order to reduce the impacts of climate change. The Council will require the use of Sustainable Urban Drainage Systems on all developments where technically and financially feasible
Policy CS19 Development and Design Principles	This states that new development will be visually attractive, fit for purpose and locally distinctive. It also states that development should conserve and enhance the character of the local built, historic and natural environments, integrate well with the surrounding local area and meet anti-crime standards.

5.5 In accordance with the provisions of the Framework, a strategic review of the CS was undertaken in September 2019.

5.6 The review confirmed that policy CS02 would require modification to reflect the objectively assessed development needs noting that to review the development strategy and green belt boundaries requires assessment through the plan making process.

5.7 The review considered that although policy CS12 was slightly out of conformity with the Framework in that it now requires net gains in biodiversity there was no requirement to modify the policy as the Framework is a material consideration.

Gravesham Local Plan 1st Review (1994)

5.8 The Local Plan 1st Review (LP) was adopted in 1994 and many of its policies were saved until subsequently superseded by the LPCS.

5.9 The following policies are considered to be relevant in the context of this proposal and are considered in further detail in section 5 of this statement:

Policy C12 Replacement Dwellings

This sets out that replacement dwellings will only be permitted subject to a set of specific criteria such as: (i) it must be an original dwelling in use as a dwelling; (ii) it must be in an appropriate area well related to existing roads and services and close to an established rural settlement; (iii) the replacement dwelling must be of similar scale and massing to the existing and must be no larger unless demonstrated to be necessary; (iv) the replacement dwelling shall not be designed to be suitable for subdivision; (v) the replacement dwelling should normally occupy the same site as the existing; (vi) the existing/proposed access must be satisfactory; and (vii) the existing/proposed drainage must be satisfactory.

Policy LT6 Additional Open Space in New Housing Development

This sets out that proposals for new housing development will be expected to make provision for open space and play space.

Policy T1 Impact of Development on the Highway Network

This seeks to ensure that developments assess the impact on the highway network and that are adequately served by the highway network.

Policy P3 Vehicle Parking Standards

This policy expects new development to provide parking on site in accordance with the Vehicle Parking Standards.

Principle of Development

6. The application site is not located within a defined settlement boundary and is within the Green Belt. However, it is clearly previously developed land by reason of the existing property on site.
7. The principle of redevelopment of the site is therefore considered acceptable in principle subject to compliance with policy C12 of the saved local plan (replacement dwellings) and section 13 of the Framework (Protecting Green Belt land), and all other relevant development plan policies.

Housing Land Supply

8. Paragraph 60 of the Framework sets out that strategic policies should be informed by a local housing need assessment to determine the minimum number of homes needed in an area. Paragraph 73 reaffirms the requirement for Councils to demonstrate five years supply of housing against their housing requirements plus an additional buffer of 5% to ensure choice and competition in the market for land, or 10% where the Council wishes to demonstrate the supply through an annual position statement of a recently adopted plan or finally 20%, where there has been significant under-delivery of housing over the previous three years.
9. The Housing Delivery Test (February 2020) confirms that for the 3-year period from April 2016 to March 2019 only 734 new homes were delivered against a requirement of 975. This represents 75% of the requirement and as such a 20% buffer is to be applied in accordance with paragraph 73 of the Framework. This is an improvement on the previous 64% delivery when measured in February 2019, yet still demonstrates the inability to deliver a sufficient quantum of housing required to meet the identified housing needs of the area.
10. The LPCS was adopted in 2014 and therefore does not meet the definition of a 'recently adopted local plan, as set out in footnote 38 of the Framework. Although the LPCS was reviewed in 2019 this does not constitute a recent adoption.
11. Given that the site relates to the redevelopment of a previously developed land and is considered acceptable in principle subject to compliance with policy C12 of the saved local plan and section 13 of the Framework the matter of housing land supply is not relevant to this application.

Area and Volume Calculations

	Existing House	Proposed House	% Change
Footprint	166.11 sqm	136.04 sqm	-18.1 %
Overall Height	8.73 m	8.47 m	-2.9 %
Gross Internal Area	225 sqm	216.81 sqm	-3.6 %
Volume	956.12 cu m	817.5 cu m	-14.4 %

12. As demonstrated above, when considering the implications of the proposal the replacement dwelling has a smaller height, footprint, GIA and Volume than the existing dwelling.

Layout and Appearance

13. The proposed replacement dwelling occupies broadly the same location as the existing dwelling, being set back a considerable distance from the road frontage and behind a mature landscape boundary.
14. As such, the proposed replacement dwelling, on balance, will not have a significant detrimental impact on the surrounding landscape character and therefore accords with Policy CS12 of the Gravesham Local Plan Core Strategy 2014."

Scale and Height

15. As shown above in the area and volume calculations, the proposed scale is not considered to be out of keeping for the site and immediate locale.
16. In terms of height, it is noted that the replacement dwelling is approx. 300mm smaller than the existing dwelling. As such, this would not have such an adverse impact on openness of the Green Belt.

Residential Accommodation

17. The proposed replacement dwelling provides for a well-proportioned 3-bedroom family dwelling to include a grand entrance lobby with a home office/library, study, formal lounge and large family kitchen diner.

Access

18. The site benefits from an existing access off Dillywood Lane which is to be retained as part of this application with no works necessary to address visibility or widths.

Parking

19. The site benefits from an existing access off Dillywood Lane which is to be retained as part of this application with no works necessary to address visibility or widths.
20. A replacement garage was approved under the previous application 20210553 which would be implemented by the applicant and is shown on the proposed drawings.