

Delegated Report

Planning Application

Application no: 20231056

Location: Darnley Arms 9 Trafalgar Road Gravesend Kent

Description: Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20230595 relating to privacy screening, refuse and recycling storage facilities and cycle storage facilities.

Applicant: Mr Jagmohan Dobe

Site Visit Date: N/A

Planning permission was granted for 'Conversion and change of use of public house with accommodation over to provide 2 residential units comprising two 2 bedroom flats' on 31 July 2023. This was subject to a number of conditions including nos. 3, 4 and 5 which this application seeks to discharge.

Analysis

Condition 3

Condition 3 is as follows:

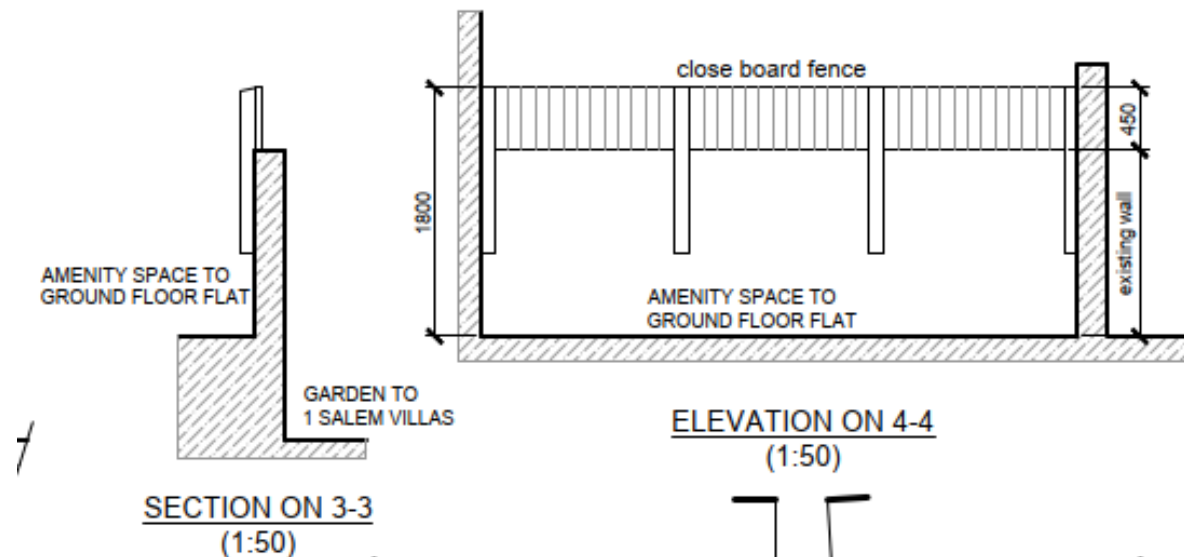
3. *Prior to first occupation of the flats hereby permitted, a scheme detailing privacy screening along the western boundary of the rear yard of the application site shall be submitted to and approved in writing. The development shall be carried out in accordance with the approved details prior to first occupation of the flats and permanently retained and maintained thereafter.*

Reason: *In order to protect the privacy of the neighbouring property to the west in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

The information submitted in pursuance of this condition is as follows:

- Application form; and
- Drawing no. 09.

This shows that a 450mm high section of close boarded fencing is proposed on top of the existing wall on the western boundary. The height from ground level to the top of the existing wall is 1.3m but the height from ground level to the top of the proposed fencing on top of this wall would be 1.8m;



At this height this would provide sufficient screening of anyone standing in the amenity space for the ground floor flat to prevent anyone overlooking into the amenity space of the neighbouring property to the west. As such it is considered sufficient information has been submitted and condition 3 can be discharged.

Condition 4

Condition 4 is as follows:

3. *Prior to first occupation of the flats hereby permitted details of the refuse and recycling storage facilities including plans and elevations shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the flats hereby approved and retained for use by site users at all times thereafter.*

Reason: *In order to ensure the flats are served by sufficient refuse and recycling storage facilities in the interests of amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

The information submitted in pursuance of this condition is as follows:

- Application form; and
- Drawing no. 09.

This shows that the refuse store would be located in the north-eastern corner of the rear yard. It would be a fenced off area that would measure 3.9m in length, 1.1m in depth and 1.8m in height. The fencing would be close boarded with two sets of double gates; the bins are shown laid out – 4 large bins in total (2 per flat) plus space for food caddy's etc. It can be seen that there would be ample space for the bins for each of the flats and they would be discreetly located. There would be direct access onto the pavement through the gate onto Clifton Grove to take the bins out on bin day. As such it is considered that sufficient information has been submitted and condition 4 can be discharged.

Condition 5

Condition 5 is as follows:

5. *Prior to first occupation of the flats hereby approved details of the cycle storage facilities including plans and elevations of a secure and weatherproof enclosure shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the flats hereby approved and retained for use by site users at all times thereafter.*

Reason: *In order to encourage options for sustainable travel in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).*

The information submitted in pursuance of this condition is as follows:

- Application form; and
- Drawing no. 09.

This shows that the cycle store would be located in the rear yard just to the west of the proposed refuse store. It would measure 1.5m in width, 1m in depth and 1.2m in height and would be a lockable steel cycle storage unit with opening doors on the front and top. This would have sufficient space to provide two cycles (1 per flat). As such it is considered sufficient information has been submitted and condition 5 can be discharged.

Conclusion

Overall it is considered that the submitted details are acceptable and the development approved under application reference 20230595 would be carried out in a manner that would protect the privacy of the neighbouring property, protect the amenity of the area as it will provide sufficient refuse storage and would provide provision for sustainable travel due to adequate cycle storage. It is considered that conditions 3, 4 & 5 of planning permission reference 20230595 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	22nd November 2023	Dated:	23 November 2023