



Ms Rebecca Harrison
Senior Planning Officer
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

10/05/2022

BY EMAIL

Dear Rebecca,

RE: Planning Application- T1-5766-48 Pelham Road, Gravesend DA11, 0HZ

The following is provided in conjunction with our planning application submitted 10th May 2022 in respect to the discharging of conditions associated with Decision Notice ref: 20201336, and is confirmation of the points raised in my email dated 04th May 2022, also noting your emailed response later the same day:

Cycle Store (Condition 5)

We have included with our application details of the cycle store by way of the manufacturer's literature, and have additionally indicated this on the accompanying drawing, ref. T1-5766 - 48 Pelham Rd-4D Existing and Proposed Garden Layout.

As previously advised, this provision is located within the rear garden, is not visible from public areas, and will be for the sole use of residents and staff.

With regards security, it is advised that the cycle store is visible from the office at the rear of the property and will be staffed 24/7.

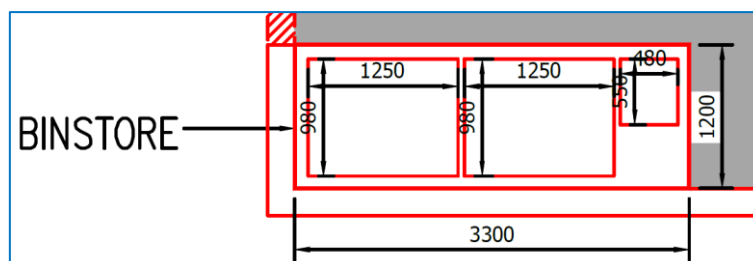
We do not consider the provision of a cycle store to essential to the occupation of the property, particularly as there is no guarantee that staff or residents will use this facility and would politely request that the condition regarding first occupation be removed, if not discharged.

Refuse / Recycling (Condition 6 and 8)

It is acknowledged that our proposals have not allowed for secure bin storage, noting the use of communal bins that will be kept at the front of the property, as is the arrangement with neighbouring properties.

In preparing our proposals, reference has been made to guidance provided by Gravesham BC, and allows for the following:

- | | | |
|--------------|------------------|---------------------|
| • Refuse | 1 x 1,100ltr bin | (1250 x 980 x 1370) |
| • Recycling | 1 x 1,100ltr bin | (1250 x 980 x 1370) |
| • Food Waste | 1 x 140ltr bin | (480 x 550 x 1060) |





EV Charging Point (Condition 7)

An EV charging point is provided at the front of the property, as indicated on the accompanying drawing, ref: T1-5766 - 48 Pelham Rd-4D Existing and Proposed Garden Layout, and additionally a photo is provided below.



To provide some context, the dwellings have been developed for the purpose of providing high quality accommodation for people with a Learning Disability and/or Autism, and it is advised that works are now complete. It is the intention that all five occupants will be people who are from Kent and require 24-hour support in their own homes. This support will be funded by Kent County Council (KCC).

KCC have an immediate and urgent need for people to take up occupancy in the accommodation as they are currently in settings which do not meet their needs. This includes long stay hospital wards where they may be being held simply because there is lack of appropriate accommodation and support available. In this regard I am advised that KCC have an occupant with very high risk and complex needs who is currently an in-patient at a mental health hospital.

This potential resident is excited about moving into their flat at Pelham Road, and due to the nature of emotional needs, they are sadly viewing this as a reflection on them and of the view that they are not wanted at the property. This is causing huge distress and could ultimately result in further decline in mental health and personal safety. This would be a catastrophic tragedy as they have done so well with treatment over the past year to reach this point of discharge to their chosen accommodation.

In summary, any delays will be detrimental to the people waiting to move into 48 Pelham Road, and for this reason it is requested that occupation be permitted whilst any remaining remedial actions are agreed, and conditions discharged, noting that they are not detrimental to the occupation of the property.

In closing, my client is committed to discharging and adapting any conditions with direction of the local planning authority where necessary, noting that the current outstanding conditions do not fundamentally impact the planning permission.

As advised in separate correspondence, my client has proposed additional works to the front of the property, details of which we will be submitting under separate cover.

Should you have any queries, please do not hesitate to get in touch.

Kind regards,


Damien Apparicio
Associate



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