



Delegated Report

Planning Application

Planning Application No: 20221266

Location: 87 Windmill Street Gravesend Kent

Description: Internal alteration to create a second bedroom and erection of bin store in front garden.

Applicant: Mr A Rai

Site Visit Date: 25 January 2023

Submitted Documents/Plans

Application for planning permission form;
Drawing no. 22/387/01 Existing lower ground and ground floor layouts;
Drawing no. 22/387/02 Rev. B Proposed lower ground and ground floor layouts, elevations and site plan;
Letter dated 25 November 2022 from the agent; and
Design and Access Statement.

Superseded Documents/Plans

Drawing no. 22/387/02 Proposed lower ground and ground floor layouts, elevations and site plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20040553	Conversion of property into three self-contained flats.	Permitted	04.08.2004

Procedural issue

The submitted Design and Access (D&A) statement refers to the flat on the lower ground floor at the application property as having been used as a two bedroom flat for some ten plus years. However it is noted that the lower ground floor flat was originally approved as a one bedroom property (under planning permission reference 20040553). No lawful development certificate or other application has been submitted or determined in relation to the use of the lower ground floor flat as a two bedroom residential unit, therefore the current two bedroom use could be a breach of planning control.

At the site visit, the case officer noted that bedroom 2 was actually used for storage and not as a bedroom. Therefore the existing lower ground floor flat layout is incorrect and the D&A is misleading. However these inaccuracies have not undermined the assessment of the proposal.

To reflect the planning history and actual use of the application property, the description of the proposed development has been amended to that shown above. The original description was 'Internal alteration to enlarge a room to formalize it's use as a second bedroom.'

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P5 – Exceptions to the Vehicle Parking Standards – Change of Use of Buildings
- T1 – Impact of Development on Highway Network
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 9 – Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – nationally described space standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Conservation Officer

Initial consultation:

It would be preferable to keep the bins against the left side boundary as they are less visually obtrusive than putting them on the right side (as you face the building). If necessary smaller size (140 litre) bins will need to be adopted and the timber bin store painted/stained black.

Second consultation:

No response received.

Neighbouring properties

The application was publicised by a site notice, newspaper advertisement and on two occasions to 12 neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located in the Upper Windmill Street Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are also relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposed creation of a second bedroom would not result in any external alterations to the application property, as the proposal would only require the relocation of an internal wall to increase the size of an existing room.

The proposed bin store would be located on the northern side of the front garden at the application site and would be faced externally by black stained timber weather boarding. At present bins are stored within the front garden and are highly visible. The screening provided by the proposal would ensure that the bins would be less visually intrusive in the surrounding street scene, which would have a positive impact on the conservation area. No objection has been raised by the GBC Conservation Officer.

The proposed development would be acceptable in design and have a positive impact on the character and appearance of the application site and the surrounding conservation area. Therefore the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994.

Amenity of Future Occupiers

The proposed development would increase the area of an existing room in the lower ground floor flat from 6.4 square metres to 7.9 square metres and would not reduce the overall floor space within the property (73 square metres). The Nationally Described Space Standard 2015 (NDDS) requires a single bedroom to have a minimum floor area of 7.5 square metres and a two bedroom, three person, single storey dwelling to have a minimum floor area of 61 square metres. Therefore the proposal would be in line with the NDSS.

The lower ground floor flat has shared access (with two other flats) to an existing rear garden area, which as a two bedroom flat (capable of accommodating a family) is important. The rear garden has an area of some 116 square metres and there would be no alteration to it, as a result of this proposal. For communal gardens for flats, the Residential Layout Guidelines (RLG) requires a minimum of 10 square metres and in cases where the accommodation could accommodate a family, an area in excess of 10 metres is required. Therefore at least 30 square metres of garden would be required. As the existing rear garden area significantly exceeds the requirements in the RLG, there would be no detriment to the living conditions of existing and future occupiers.

The proposed bin store would accommodate all the existing bins at the application property (seven in total) and would improve the living conditions for future occupiers.

The proposed development would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the

NDSS and the RLG.

Neighbouring Amenity

The closest residential properties to the application site are nos. 86 and 88 Windmill Street (located to the north and south respectively). No. 109 Windmill Street is located to the west across the roadway and nos. 1 to 5 Clarence Place are located to the south east.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

The increase in the number of bedrooms in the lower ground floor flat could potentially cause increased noise/disturbance as a result of the increased comings and goings of its occupiers. However in the context of the existing use of the application property for three flats and because the application site is located in a busy residential area, it is considered that any increased noise/disturbance would not be so significant as to warrant a refusal of planning permission.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

As a result of the proposed development, the lower ground floor flat would increase from one bedroom to two. The application property has no on-site parking provision and this proposal would not alter this arrangement.

For a one bedroom dwelling, the adopted Vehicle Parking Standards require a maximum provision of one parking space and for a two/three bedroom dwelling, they require a maximum provision of two parking spaces. However Policy CS11 sets out that the adopted parking standards should reflect the availability of alternative means of transport and accessibility to services and facilities.

The application site is located close to Gravesend Town Centre and within easy reach of the train station and bus interchange. As such, the site is highly accessible and its occupants would not be reliant upon the private car. Therefore the lack of on-site car parking would not be detrimental to highway safety nor would it be likely to exacerbate on-street parking problems in the surrounding area.

Overall it is considered that there would be no detriment to highway safety and as such, the proposed development would be Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential but as the development would be within the confines of an existing residential property and only a small amount of external works would occur, there would be no archaeological impact. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is also located within the buffer zone for the Holyoake Mount historic landfill site and a smoke control area. There is also a lower pressure gas pipeline located along the site frontage. However, as the proposed development would be within the confines of an existing residential property and only a small amount of external works would occur, then it is considered that there would be no adverse contamination or gas infrastructure impacts. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials for bin store as shown on Plans/Documents

Permanent retention of bin store

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	16 February 2023	Dated:	16th February 2023