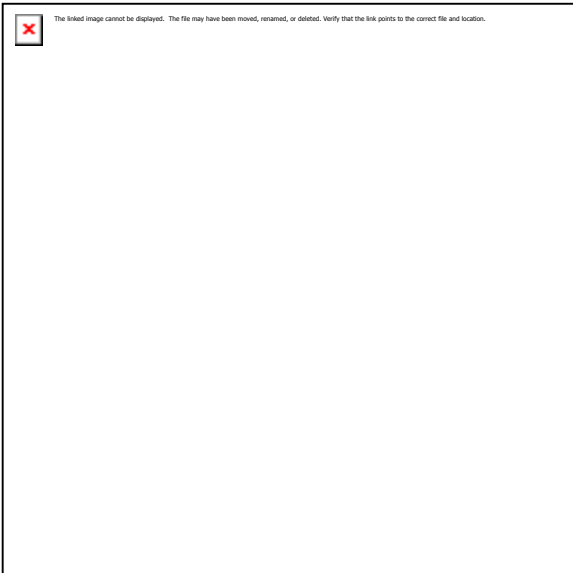




Delegated Report

Planning Application

Planning Application No: 20220290

Location: The Surgery 30 Old Road West Gravesend Kent

Description: Retention of a bin storage for a existing E(e) use building.

Applicant: Dr Abdul Halem

Site Visit Date: 18th May 2022

Submitted Documents/Plans

Planning Application Form;
Design & Access Statement received 18th May 2022;
Drawing No. 220310 – 10A – Existing Location Plan received 31st March 2022;
Drawing No. 220310 – 20 – Proposed Site Location, Block Plan and Elevations received 18th May 2022;
and
Drawing No. 22310 – 30 – Proposed Location Plan received 18th May 2022.

~~Design & Access Statement received 18th March 2022;
Drawing No. 220310 – 20A – Proposed Site Location, Block Plan and Elevations received 31st March 2022; and
Drawing No. 22310 – 30 – Proposed Location Plan received 31st March 2022.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19660146	use of part of ground floor as dental surgery	Permission	24.08.1965

There is additional planning history against this property but does not relate to the current application.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact on the Highway Network

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
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters.

GBC – Waste & Recycling Manager

I have reviewed the above planning application. The main problem with the location of the bin store will be access if the car park is busy as the new store is situated in the corner between car parking places which will block access if both are being used.

However when viewing Google Maps, it does appear that the bins are in this location so the surgery will have a view on whether the accessing of the bins has been a problem.

The application to build a proper store for the bins can only improve the look of the area.

Following concerns raised over the location of the bin store, revised plans were received proposing to relocate the structure further to the north of the site and would sit directly in front of the building adjacent to the access ramp.

Neighbouring properties

14 surrounding properties were consulted with an overall expiry period of 24th April 2022, with one objection

was received making the following summarised comments:

Visual impact
Loss of outlook
Potential Odours into bedroom
Waste overspill into adjoining property garden

A comment relating to the devalue of property was also made, however this is not a material planning consideration.

Following a site visit, concerns were raised over the location of the bin store in terms of impact on the streetscene, neighbour amenity and access to the adjacent parking spaces. Revised plans were received proposing to relocate the structure further to the north of the site, sitting directly in front of the building adjacent to the access ramp. Re-consultation was carried out with an expiry period of 3rd June 2022 and one letter was received stating that they could not view the plans as they were out of the country but that they still object to the proposal if the bin shed to still in view from their house/windows.

Officer's Analysis

Procedural Issues

The initial application submission was retrospective proposal for the bin store that is currently located to the front southwest corner of the car park. Following a site visit, concerns were raised over the location of the bin store in terms of visual impact on the streetscene, impact on the neighbouring property due to the proximity to habitable windows and access to the bin store and adjacent parking area. Revised plans were submitted proposing to relocate the bin store further north of the site and adjacent to the existing access ramp. As such, the application is part-retrospective subject to the relocation of the existing bin store.

Current Location



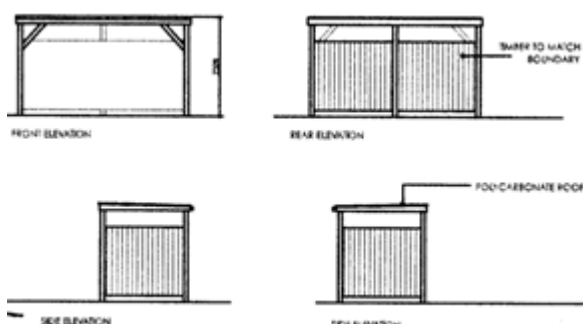
Proposed Location



Design, Character and Appearance

The application site is a doctor's surgery located on Old Road West within the urban area of Gravesend. It is not within a conservation area and the building is not listed.

The proposal is for a commercial bin store for the associated use of the surgery.



As already stated above, the current location of the bin store is considered unacceptable. The proposed location would sit directly in front of the front elevation of the building and adjacent to the access ramp. This is considered to have much less impact on the visual amenity of the streetscene as it would be set behind the front elevation of the adjacent property, No. 30A Old Road West and as such would not be visible on the approach from the west of Old Road West. Furthermore, the existing trees and parked cars were further obscure the structure from other surrounding views.

In terms of design, the structure is open aspect at the front and enclosed on the sides, rear and top. Whilst it is acknowledged to be a large structure, it is for a commercial site and is necessary in order for the large bins to be accessed by GBC Waste Collectors. Furthermore, no objections have been raised by Waste Services in terms of the provision.

Overall, it is considered that the size, design and revised location of the bin store is acceptable in terms of visual impact on the surrounding streetscene and therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Neighbouring Amenity

The revised location of the bin store would be set behind the front elevation of No. 30A Old Road West and 2.65m from the front habitable room window. There is a low level window on the side elevation but this appears to not serve a habitable room.

Therefore due to the revised location of the new bin store there will be no detrimental impact on any neighbouring property in terms of loss of outlook, privacy, sunlight and daylight. The store will be located approx. 1.2m away from the flank of the nearest property which improves the situation of this dwelling in terms of potential noise and disturbance.

The proposed bin store therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The bin store is located away from the site entrance and the disabled parking space displaced by the proposed location will be relocated to where the bin store currently is. Therefore there would be no change in the parking provision or impact on highway safety. As such no objection is raised on highways grounds.

Conclusion

The bin store in its revised location will be an improvement over the existing location and would not result in a detrimental impact on visual or neighbour amenity or highway safety. The proposal therefore accords with the above-mentioned Policies and is recommended for approval.

Recommendation:

Permission

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	10 th June 2022	Dated:	10th June 2022

Gravesham Borough Council