

planning
transport
design
environment
infrastructure

Full Planning Statement for the demolition of existing garage and proposed erection of a 4 bedroom dwelling on land at 4 Golf Links Avenue, Gravesend, Kent, DA11 7PA.

March 2022- JAC/DRB/16077



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1 Introduction

1.1 Purpose of this Statement

1.1.1 This Planning Statement ('Statement') has been prepared by DHA Planning on behalf of the applicant, the Police and Crime Commissioner for Kent, ('Applicant') in support of an application ('Application') relating to land at 4 Golf Links Avenue, Gravesend, Kent, DA11 7PA ('Site').

1.1.2 Full planning permission is sought for:

'the demolition of existing garage and proposed erection of a 4 bedroom dwelling on land at 4 Golf Links Avenue, Gravesend, Kent, DA11 7PA.'

1.1.3 This Statement provides an overview of the Site, its context and the relevant planning history, as well as a review of the applicable Development Plan, the National Planning Policy Framework and other relevant guidance.

1.1.4 The Statement concludes that the proposal is appropriate in planning terms and accordingly, requests that planning permission be granted.

1.2 Supporting Documents

1.2.1 The Application is supported by the following documents and plans.

Reference	Information Provided
-	Application Form (completed online)
	Reports (DHA Planning)
JAC/DRB/16077	This Planning Statement
	Plans (DHA Urban Design)
DHA/16077/01	Site Location Plan
DHA/16077/02	Existing Site Layout Plan
DHA/16077/03	Proposed Site Layout Plan
DHA/16077/04	Proposed Plans
DHA/16077/05	Proposed Elevations

2 Site and Surroundings

2.1 Site Location

- 2.1.1 The Site is approximately 0.04 hectares (ha) and lies within the Gravesend Built-Up Area. At present, the Site comprises a small area of hardstanding, a garage and grassland.
- 2.1.2 The Site is bounded by Golf Links Avenue to the west, Orchard Avenue to the north, and residential development to the east and south. Access onto the Site is provided from Golf Links Avenue.

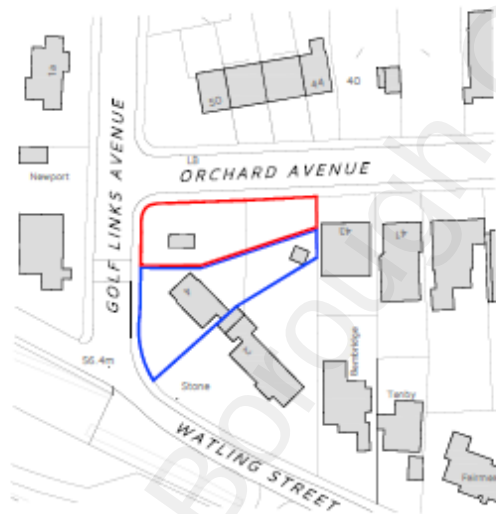


Figure 1: Site location outlined in red (Courtesy of DHA Urban Design).

- 2.1.3 The Site is well-screened from residential properties situated within the vicinity by virtue of mature shrubbery which lines the northern, western and eastern borders of the Site.
- 2.1.4 It is important to note that the Site does not form part of the Green Belt or an Area of Outstanding Natural Beauty (AONB).
- 2.1.5 The Site is located entirely within Flood Zone 1 (least likely to flood). There are no Listed Buildings within the immediate area nor are there any Sites of Special Scientific Interest (SSSI) or Public Rights of Way (PRoW) that would be impacted by the proposal.

2.2 Site Surroundings

- 2.2.1 The surrounding area is predominantly residential in character and comprises a variety of units including two storey detached houses and single storey bungalows. All dwellings are slightly set back from the road frontage within well landscaped settings.

- 2.2.2 Within the vicinity of the Site there are a number of local services and amenities, including but not limited to: Charlotte Makeup and Hair (beautician), Steve the Minibus Man, Breathe Counselling, Shell (garage), Travelodge, Toby Carvery, Oaksfield Health Centre, Oakfield Day Nursery, Kings Farm Primary School, Meapa Gymnastics Club, Greenways Aces FC, Ifield School, Hevercourt Care Home, and Gravesham School of Motoring. In addition, the site lies within walking distance of several open spaces including Claylane Woods.
- 2.2.3 Gravesend Train Station lies within 2.85 km of the Site and provides regular services to Rainham (Kent), Ramsgate, Luton, Sidcup, London Charing Cross and London St Pancras (international).
- 2.2.4 The Site is also sustainably located in terms of road networks. For example, the site lies in close proximity to the A2 which provides connections to east Kent via the M2, as well as west Kent towards South London. The Site also has good connections into Gravesend Town Centre.
- 2.2.5 3 bus stops lie within 420 m of the Site, hosting service numbers 3, 111 and 449, which provide regular services between Singlewell, Lower Higham, Gravesend and Northfleet.
- 2.2.6 Given the above, the Site is considered sustainable for the proposed residential use - located close to amenities, services and open space.

2.3 Planning History

- 2.3.1 According to the Gravesham Borough Council planning history database, the Site has been the subject to a number of planning applications.
- 2.3.2 Historic applications include a proposal for two police houses with offices and garages, which was granted permission in 1950. A similar application followed in 1951 and finally, an application for the erection of two garages for police houses in 1965. These properties were built out and are now in situ.
- 2.3.3 Applications within the past ten years are tabulated below:

Reference	Proposal	Decision
20111091	Conversion of residential dwelling to office use for a temporary period of two years.	Granted Temporary Permission- 14 February 2012.
20140300	Application for temporary change of use for a period of 2 years of the existing police house to office accommodation.	Granted Temporary Permission- 05 June 2014.

3 Proposed Development

3.1 Introduction

3.1.1 As aforementioned, the Applicant seeks Planning Permission for:

'the demolition of existing garage and proposed erection of a 4 bedroom dwelling on land at 4 Golf Links Avenue, Gravesend, Kent, DA11 7PA.'

3.2 Proposal

3.2.1 The proposal seeks the construction of a new dwelling, with associated amenity areas and landscaping. The dwelling is to be two storey in height and located to the front of the plot, in line with the existing grain of development. The property would enjoy an appropriately sized garden to the rear, and vehicular access would remain from Golf Links Avenue.

3.3 Layout

3.3.1 The layout plan submitted with this Application demonstrates how the development will be accommodated on the Site in order to make efficient use of it.

3.3.2 The dwelling is to be set back into the plot, at a similar distance to the lines of built development to the Site's northern and southern boundaries to reflect existing 'built lines'. This will ensure the site layout will reflect the character of the locality and can be integrated into the area without any harm to its character.

3.4 Access and Parking

3.4.1 Access will remain from Golf Links Avenue to the western edge of the Site. The property is to have the provision of two parking spaces, in accordance with Kent County Council Parking Standards.

3.5 Scale and Appearance

3.5.1 The proposal represents the sympathetic development of this underutilised piece of land. The design ensures a traditional vernacular appearance, taking reference from the surrounding scale, architecture and materials of nearby development. The development would therefore assimilate sympathetically, whilst maintaining the local character of the immediate area.

3.5.2 Reflective of the surrounding built form, the proposal is to be two storey in height. The proposal is therefore considered to be entirely in keeping with the existing scale of development along Golf Links Avenue and in adjoining roads.

3.5.3 In the urban area, where the housing stock is sufficiently cohesive to warrant the term "housing area", Gravesham Borough Council ('Borough Council'), in order to give confidence to householders, will protect the integrity of these areas by ensuring that their character remains predominantly residential and that any other uses allowed are compatible with that character. The Borough Council recognises

that, particularly in a Local Authority constrained by Green Belt policy, this can be a valuable source of additional dwellings which can help reduce the pressures for the release of fresh land outside the urban area. This process can also make available small modern units of accommodation, in place of large and outmoded premises.

Gravesend Borough Council

4 Planning Policy Framework

4.1 Statutory Framework

- 4.1.1 Under the provisions of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the provisions of the Development Plan in force, unless material considerations indicate otherwise.

4.2 The Development Plan

- 4.2.1 This section sets out the relevant policies of the statutory Development Plan and refers to any other material considerations that should be taken into account when determining this Application.
- 4.2.2 For the purposes of this Application, the Development Plan comprises:
- Gravesham Local Plan Core Strategy; and
 - Gravesham Local Plan First Review- Saved Policies.
- 4.2.3 The following documents are also relevant to the determination of the application as material considerations:
- National Planning Policy Framework (updated 2021) ('NPPF'); and
 - National Planning Practice Guidance (ongoing updates) ('NPPG').

4.3 Gravesham Local Plan Core Strategy (September 2014)

4.3.1 Policy CS01: Sustainable Development

'Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.'

'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.'

'Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the*

policies in the National Planning Policy Framework taken as a whole; or

- *Specific policies in that Framework indicate that development should be restricted.'*

4.3.2 **Policy CS02 (edited):** Scale and Distribution of Development

'The development strategy for the Borough is to retain and improve the existing stock of housing ... and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least 325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025– 2027/2028.

Development will be distributed throughout the Borough as follows: around 3,890 new dwellings ... will be provided in the Opportunity Areas at Northfleet Embankment and Swanscombe Peninsula East; Gravesend Riverside East and North East Gravesend; Ebbsfleet (Gravesham) and Gravesend Town Centre and on land at the Coldharbour Road Key Site; around 2,280 new dwellings will be provided on other sites in the urban area and rural settlements inset from the Green Belt.

The strategy prioritises development in the urban area as a sustainable location for development. This will be achieved by:

- *Promoting regeneration by prioritising the redevelopment and recycling of underused, derelict and previously developed land in the urban area.'*

4.3.3 **Policy CS14:** Housing Type and Size

'The Council will expect new housing development to provide a range of dwelling types and sizes taking into account the existing character of the area and evidence of local need to create sustainable and balanced communities.'

4.3.4 **Policy CS15:** Housing Density

'Sites will be developed at a variety of densities, depending on their location and accessibility to public transport. The form and density of housing will vary across the larger sites, in response to accessibility and other characteristics of each part of the site. Variations in density across a site should be used to develop different character areas.

All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to this overriding consideration:

- *Within the urban area, new residential development will be expected to achieve a minimum density of 40 dwellings per hectare. In suitable locations close to the transport hubs of Gravesend Town Centre and Ebbsfleet, higher densities will be sought.*

Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, may be refused planning permission.'

4.3.5 **Policy CS19:** Development and Design Principles

'New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change'

4.4 **Gravesham Local Plan First Review- Saved Policies**

4.4.1 **Policy P3** states:

'The Borough Council will expect development to make provision for vehicle parking, in accordance with the Kent County Council Vehicle Parking Standards, as interpreted by Gravesham Borough Council, unless justified as an exception.'

4.5 **National Planning Policy Framework 2001 (NPPF)**

4.5.1 The NPPF was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are expected to be applied.

4.5.2 This revised NPPF replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, and updated in February 2019.

Achieving Sustainable Development (Section 2)

4.5.3 **Paragraph 7** states:

'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'

4.5.4 The overarching principle of the NPPF is a clear presumption in favour of sustainable development. **Paragraph 8** states the three dimensions which are interdependent and need to be pursued in mutually supportive ways:

- a) *'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

4.5.5 **Paragraph 10** states:

*'So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**.'*

4.5.6 It is noted in **paragraph 9** that:

*'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, **but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.***

4.5.7 **Paragraph 11** states: (edited)

'Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

4.5.8 **Paragraph 14** states:

'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- (a) *the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- (b) *the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- (c) *the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and*
- (d) *the local planning authority's housing delivery was at least 45% of that required over the previous three years.'*

Decision-making (Section 4)

- 4.5.9 **Paragraph 38** describes how Local Planning Authorities should approach decisions on proposed development in a positive and creative way:

'They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

- 4.5.10 **Paragraph 47** states that:

'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'

- 4.5.11 **Paragraph 55** outlines that Local Planning Authorities should consider:

'whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'

'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.'

Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.' (**Paragraph 56**).

Delivering a sufficient supply of homes (Section 5)

- 4.5.12 **Paragraph 69** states:

'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.'

Building a strong, competitive economy (Section 6)

4.5.13 Paragraph 81 states:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.'

Ensuring the vitality of town centres (Section 7)

4.5.14 Paragraph 88 states:

'When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.'

Promoting healthy and safe communities (Section 8)

4.5.15 Paragraph 92 states:

'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local

shops, access to healthier food, allotments and layouts that encourage walking and cycling.'

Promoting sustainable transport (Section 9)

4.5.16 Paragraph 104 states:

'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

a) the potential impacts of development on transport networks can be addressed;

b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'

4.5.17 Paragraph 111 states:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Making effective use of land (Section 11)

4.5.18 Paragraph 119 states:

'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'

4.5.19 Paragraph 120 states:

'Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings.'

4.5.20 Paragraph 124 (edited) states:

'Planning policies and decisions should support development that makes efficient use of land.'

Achieving well-designed places (Section 12)

4.5.21 Paragraph 126 states:

'The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

4.5.22 Paragraph 127 states:

'Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'

4.5.23 Paragraph 130 states:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

4.5.24 Paragraph 131 (edited) states:

'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that... appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'

4.5.25 Paragraph 134 states:

'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'

4.5.26 Paragraph 135 states:

'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion.'

***Meeting the challenge of climate change, flooding and coastal change
(Section 14)***

4.5.27 Paragraph 159 states:

'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

Conserving and enhancing the natural environment (Section 15)

4.5.28 Paragraph 174 states:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the

economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'

5 Case for the Applicant

5.1 Introduction

5.1.1 It is necessary to consider whether the Application accords with the statutory Development Plan and if not, whether any material considerations indicate that planning permission should nevertheless be granted.

5.1.2 It is considered that the following must be addressed as part of this proposal:

- The Principle of Development and the Value of Housing Delivery in the Context of the Borough Council's Housing Delivery Test Results;
- Sustainability;
- Design and Impact on the Character of the Area;
- Residential Amenity; and
- Highways, Parking and Access

5.2 The Principle of Development and the Value of Housing Delivery in the Context of the Borough Council's Housing Delivery Test Results

5.2.1 The Site sits within the Limits to Built Development of Gravesend, in a sustainable location with good links to public transport and walking links to the Town Centre as well as local facilities and amenities.

5.2.2 The use of the Site for residential development is therefore considered acceptable in principle, subject to any potential impacts the proposal may have on the character and appearance of the surrounding area, the amenities of future and neighbouring occupiers and on the highways network.

5.2.3 We note that the most recently published Housing Delivery Test (HDT, February 2022) for Gravesend is at 57%, and it is therefore a 'presumption' Local Planning Authority. As a consequence, there is a 'presumption' in favour of this proposal, especially as the Site lies within built confines in a sustainable location.

5.3 Sustainability

5.3.1 The proposal has been assessed in terms of its sustainability, in line with the NPPF. It is considered that this proposal will bring economic, social and environmental benefits that will outweigh any perceived harm the development may bring.

Economic Role

5.3.2 Developing this site would provide an opportunity to employ local construction work, generate an increase in the gross value of the Site and provide the opportunity to make use of local construction materials. In addition, household expenditure generated by future occupants of the development would help to support economic activity, and the viability of the local area within Gravesend.

Social Role

- 5.3.3 In terms of social sustainability, the proposal would provide for an attractive development, making use of an under-utilised garden in the built-up area. In addition, the proposal would cater for housing provision in the area, all within a sustainable location.

Environmental Role

- 5.3.4 From an environmental perspective, the proposed dwelling would be well designed and fit in well with the style and prevailing design of the locality, whilst respecting the surrounding area. The new property would be energy efficient and provide a flexible and adaptable living space. This will ensure the maximisation of the sustainability of development on the Site.
- 5.3.5 The Site would be viewed wholly within the surrounding built-up area of residential development in Gravesend, and so no adverse impact will occur to the visual amenity of the site.

5.4 Design and Impact on the Character of the Area

- 5.4.1 Within the surrounding area, the pattern of development contains detached and semi-detached two storey houses, arranged in a linear form fronting roads. The majority of the dwellings are set back from the road to include on-site parking provision. Whilst there is no overall prevailing design of buildings in the area, a selection of nearby designs comprise a mix of brick and render with plain tile roofs. The proposal will fit with this.
- 5.4.2 As the development is located within an area of existing residential development and located adjacent to existing dwellings, the scheme can be considered as infill development within the built-up area. The scale of the proposed unit will be in keeping with neighbouring dwellings and has been designed to limit the risk of overlooking. Consequently, it is deemed that the scheme will have no harmful impact upon the surrounding residential area and that there will be no harmful visual impact to the surrounding area as a result of this proposal.
- 5.4.3 The design and layout of the dwelling has been carefully considered in relation to the surrounding locality, using natural materials reflective of nearby design in order to ensure the proposal assimilates well to the area.

5.5 Residential Amenity

- 5.5.1 The design has been carefully considered to protect neighbouring residential amenity in terms of daylighting, sunlighting and noise. Consequently, the property has been designed so that the building's flank wall to the existing house is without windows, in order to prevent any potential overlooking.
- 5.5.2 To the south of the site, the private driveway for 4 Golf Links Avenue, acts as a buffer between the Site and 2 Golf Links Avenue. This ensures there is a significant separation distance between the properties. In addition, to the east existing landscaping will again allow for significant buffering and separation between these properties.

- 5.5.3 It is therefore considered that there would be no significant harm to the amenity of neighbouring occupiers in terms of privacy, sunlight and outlook.

5.6 Highways, Parking and Access

- 5.6.1 The proposed development will be accessed via the existing arrangement from Golf Links Avenue to the west of the Site.
- 5.6.2 2 car parking spaces will be provided in accordance with Kent County Council and Kent Parking Standards. This will ensure that the character of Golf Links Avenue or other local streets will not be impeded on by on-street parking.
- 5.6.3 Vehicular movements generated by the proposal are likely to be minimal, and so will not have any unacceptable impacts in highways terms.

6 Summary and Conclusion

6.1 Summary

- 6.1.1 The proposed development seeks to provide one high-quality dwelling on land at the junction of Orchard Avenue and Golf Links Avenue, Gravesend.
- 6.1.2 A full assessment has been undertaken as part of this proposal and has demonstrated that the Site is a suitable and sustainable location for development. The proposal demonstrates a well-designed scheme which will make use of this underutilised site, whilst not overdeveloping the area. Based on the drawings which accompany this Application, it is deemed that this proposal would provide a high-quality scheme which would enhance this area of Gravesend and the surrounding locality, without any harm to the character of the area or amenity of neighbours.
- 6.1.3 The site is located within the Limits to Built Development of Gravesend and constitutes infill development in an area characterised by residential development. A residential dwelling in this location would therefore present a compatible use of land. The Site provides easy access to several services in Gravesend, as well as easy access to regular bus and train services.
- 6.1.4 The proposal would respond positively to surrounding development in the locality, and it is considered the dwelling has the potential to appropriately assimilate to the local area without posing any material harm.
- 6.1.5 It is noted that the Borough Council has struggled to meet its housing targets and that at present it is a 'presumption' Local Planning Authority. As a consequence, the 'tilted balance' applies and we consider that the merits of the case clearly weigh in favour of planning permission being granted.

6.2 Conclusion

- 6.2.1 For all the reasons given above, it is considered that the proposal is entirely consistent with the Development Plan and would optimise the Site for residential use. Accordingly, it is respectfully requested that planning permission be granted.
- 6.2.2 Any queries please do contact john.collins@dhaplanning.co.uk or dan.blake@dhaplanning.co.uk