



Delegated Report

Full Planning Application

Planning Application No:	20240296
Location:	Northfield House, Wrotham Road, Meopham, Gravesend
Description:	Demolition of existing garage and outbuilding and the erection of a detached 3 bedroom dwelling and outbuilding to form home office and gym, with erection of a 3 bay garage in the garden of Northfield House.
Applicant:	Mr M Rossi
Site Visit Date:	(See previous case)

Submitted Documents/Plans

Application form
Design and Access Statement
Drawing no. D-01 (Site Location Plan)
Drawing no. D-02 Rev. B (Existing Block Plan)
Drawing no. D-04 Rev. C (Proposed Block Plan)
Drawing no. D-05 Rev. A (Proposed Floor Plans and Elevations)
Drawing no. D-06 (Proposed Outbuildings Plans and Elevations)
Drawing no. D-07 (Northfield House Floor Elevations)
Drawing no. D-08 (Northfield House Elevations)
Drawing no. D-09 (Street Elevation as Proposed)

Relevant Planning History

Reference	Description	Decision	Decision Date
20221153	Outline application with some matters reserved for the demolition of Northfield House and outbuildings and the erection of two detached dwellings, with associated parking, access and amenity areas.	Permitted	23.02.2023
20220823	Outline application for the demolition of Northfield House and outbuildings and the erection of three detached dwellings, with associated parking, access and amenity areas.	Refused	26.09.2022
20080188	Continued display of non-illuminated free-standing sign in front garden and wall mounted sign on side elevation of house.	Consent	27.03.2008
20070988	Outline application for the demolition of existing dwelling and erection of two detached two storey dwellings each with garage.	Permitted	10.01.2008
19900346	Change of use of part of the ground floor from shop to residential and alterations to the ground floor front elevation.	Permitted	07.06.1990

19550136	Erection of a dwelling	Refused	07.10.1955
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Development Plan

Gravesham Local Plan Core Strategy (September 2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- T5 – New Accesses onto Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Policy CS02 of the Core Strategy sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply (a 3.27 year supply has most recently been calculated within the statement published [here](#)), and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Core Strategy Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF (2023).

This requires that in regard to housing development, planning permission should be granted unless:

“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
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.”

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF (2023) at footnote 7 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in NPPF (2023) paragraph 187) and/or designated as Sites of Special Scientific Interest;
- Green Belt;
- Local Green Space;
- Areas of Outstanding Natural Beauty;
- A National Park or Heritage Coast;

- Irreplaceable habitats;
- Designated heritage assets (and other heritage assets of archaeological interest, see NPPF footnote 72); and
- Areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 129(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

As part of this balancing exercise, it should be noted that paragraphs 135 and 139 of the NPPF (2023) requires development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the National Planning Policy Framework and established local planning policy taken as a whole.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (amended 2020)
- SPG4 – KCC Parking Standards (2006)
- Planning Guidance Note 6 Vehicle Accesses on Classified Highways (2009)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council

We would object to this proposal as it was out of character with a village scene by way of bulk and access for an additional dwelling was an issue.

KCC Highways

The application proposes the erection of a three bedroom dwelling which will utilise the existing access from A227, Wrotham Road. I am satisfied that the additional traffic generation from a single dwelling would not be significant and is therefore acceptable.

The applicant should note that garages do not count towards parking provision, as they tend to be used for storage. However, I am satisfied that there is adequate room within the driveway in front of the garages to provide adequate parking and turning room for the new dwelling. There is also adequate parking

and turning for the existing dwelling. I am pleased to note that the gates have been set back from the carriageway.

Consequently, I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the Local Highway Authority:-

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management / signage
- Provision and maintenance of 2m x 2m pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.
- Gates to open away from the highway and to be set back a minimum of 6m from the edge of the carriageway.
- Provision and permanent retention of the vehicle parking and turning areas, as shown on the submitted plans prior to the use of the site commencing.
- Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.
- Provision and permanent retention of electric vehicle charging facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

Dickens' Country Protection Society

The Society would wish to comment that if permitted it would suggest that in the interest of the amenity of the area, the garage should be conditioned to be for the garaging of new motor vehicles and no other purpose.

Neighbouring properties

The application has been advertised by individual neighbour letters to 12 properties, and on site. The overall consultation period expired on 17 May 2024.

Four letters of objection were received with the following comments:

- Design of house not in keeping with the character of the neighbouring properties or village. The house is narrow and long giving impression of being squeezed in, particularly with road to the rear. Overall impression of high density building in what is currently a spacious area.
- The house will overlook neighbours and will lead to overshadowing, loss of light and visual intrusion.
- The new proposed garage and outbuilding will overlook neighbouring properties and impact on the peace and tranquillity of the area.
- The new driveway will add to noise disturbance and pollution in the area.
- Parking provision for 5 cars will mean a lot of cars will enter and exit onto a very busy road, which is near a school and where congestion is already an existing problem. Increased parking and traffic will cause danger to pedestrians.
- The plans will impact on a natural area.
- Trees have been felled without permission prior to the application being passed, which has substantially changed the local environment and has been done at a time when birds will be nesting.
- Impact on wildlife – bats are present.
- Bin location will attract rats and other pests.
- Access to rear will create access for crime.

The local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Background

As set out in the planning history above, there have been outline applications granted for housing on this site.

The previous outline permission 20221153 was for the demolition of Northfield House and outbuildings and

the erection of two detached dwellings, with associated parking, access and amenity areas: The following is an extract taken from the approved proposed block plan:

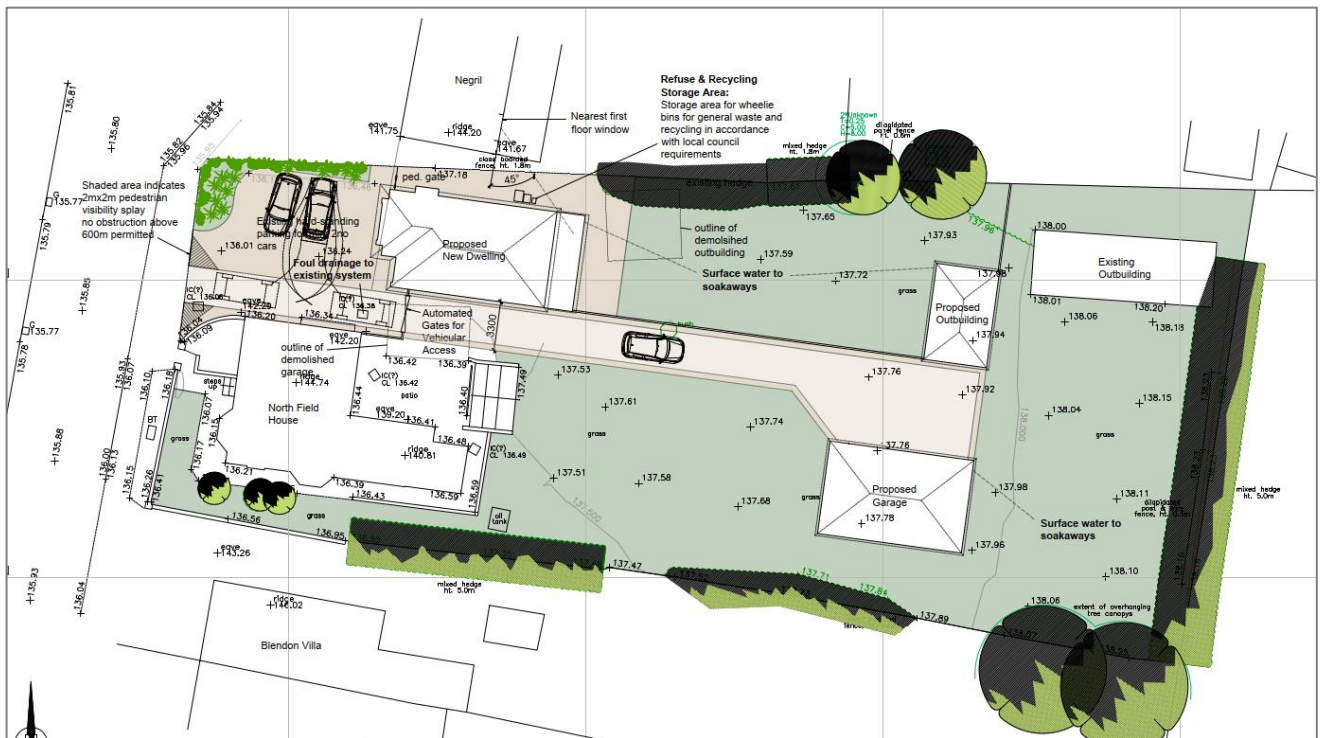


The current proposal is a full planning application, and involves the retention of the existing Northfield House.

Proposal

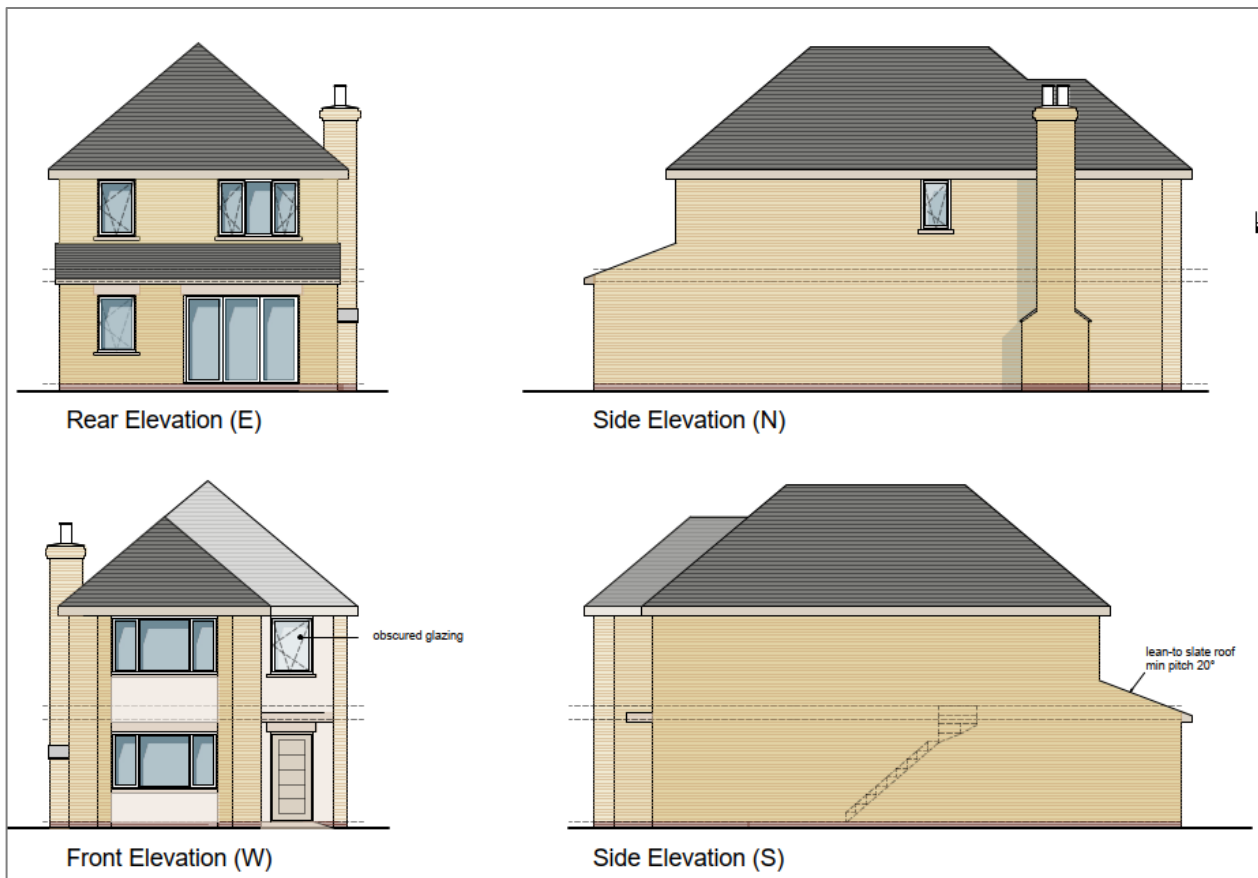
This application seeks permission for the demolition of an existing garage and outbuilding and the erection of a detached 3 bedroom dwelling and outbuilding to form a home office and gym, with the erection of a 3 bay garage in the garden of Northfield House.

The proposed layout is as follows (*extract from proposed block plan*):

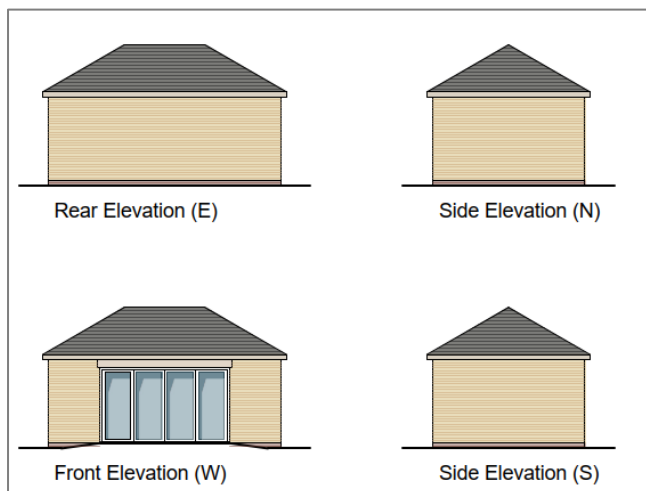


The new frontage house would comprise two double bedrooms (one with an ensuite), a single bedroom and a bathroom on the first floor, and a living room, hallway and WC/shower room, an open plan kitchen/dining area with a utility on the ground floor.

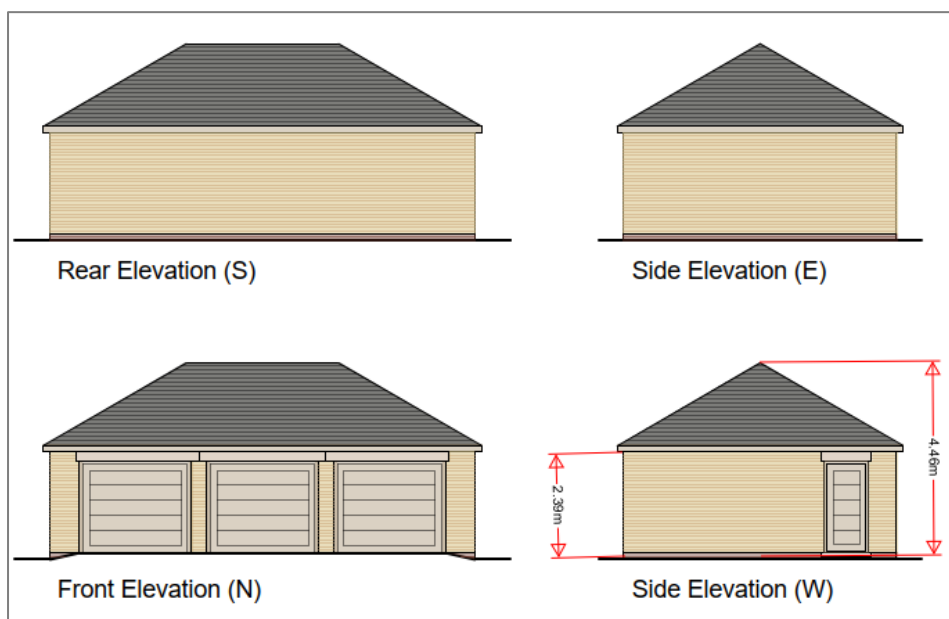
Proposed elevations of house



Parking will be accommodated to the front of the new dwelling. There will be planting and permeable surfacing to the front. There will also be an outbuilding at the rear of the garden for the new dwelling. This will measure approximately 4.5m by 6.8m, with a hipped roof up to 4m high and 2.5m to eaves level:



There will be a road between Northfield House and the new dwelling that will access a detached garage at the rear of Northfield House. There will be automated gates between the dwellings. The triple garage will measure approximately 9.8m by 6.3m and will be 2.4m to eaves level and 4.5m to the top of the hipped roof:



The materials to be used in the proposed buildings will include yellow stock brick and render feature panels, which are, as the Design and Access Statement submits 'intended to reference the white render of Negril to the north and the yellow brick of Northfield House'. The buildings will also feature slate roofs. The house will have a red engineering brick below damp proof course, white aluminium and UPCS windows and doors, and stone cills and lintels.

There will be no changes to Northfield House. The existing detached garage and store to the north side of the property will be removed.

Principle of Development

As established by the previous permissions, there is no objection to the broad principle of residential

development on this site, subject to the proposal being appropriate in terms of other planning issues.

Design, Character and Appearance

Whilst it is recognised that development which makes effective use of land should be supported (paragraph 123), this comes with the proviso that it should safeguard and improve the environment and not conflict with other policies in the NPPF 2023. Relevant to this proposal, paragraph 128 of the NPPF 2023 states that developments that makes efficient use of land should be supported, taking into account the identified need for different types of housing, the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed places.

As under previous permissions, the application proposes the subdivision of an existing residential plot, but this time with the introduction of one dwelling at the front adjacent the existing Northfield House, which will now be retained.

Consideration of the character of the area is a continuous thread throughout the planning policies relevant to this case. Policy CS14 of the Core Strategy 2014 sets out that new housing development is expected to provide a range of dwelling types and sizes, taking into account the existing character of the area as well as evidence of local need to create sustainable and balanced communities. The proposals are for 3 bedroom detached dwelling in an area of similar sized properties and this would therefore be supported by Policy CS14 of the Core Strategy 2014, providing design and character is also acceptable.

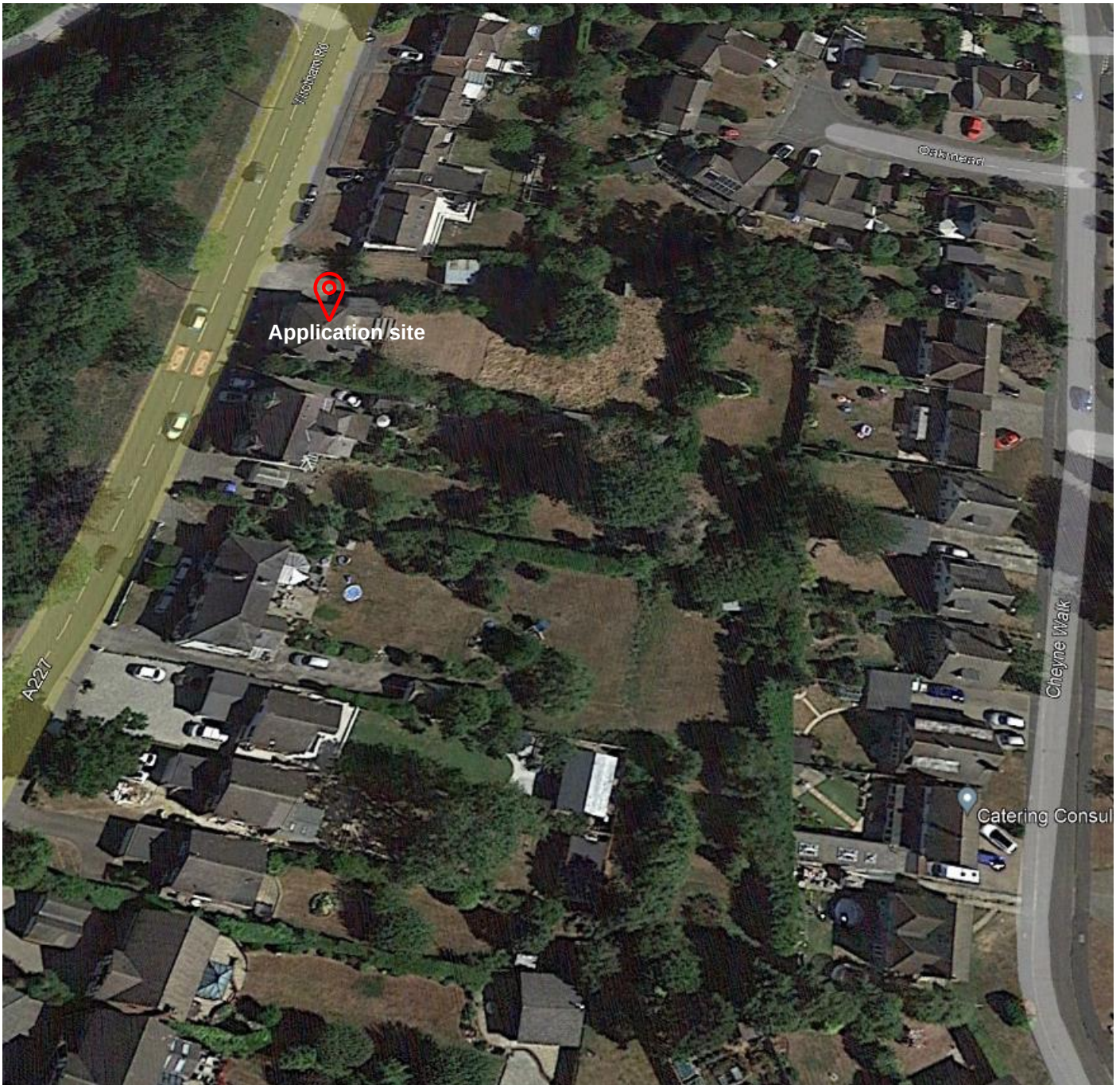
Policy CS15 of the Core Strategy seeks to achieve a minimum density for residential development in the rural area of 30 dwellings per hectare (dph), subject to the overriding consideration that it achieves good design and does not compromise the distinctive character of the area. In terms of the density of development currently proposed for this site, this would equate to 5dph; this is well below the minimum requirement but given the character of the area, which is generally made up of detached houses in good size plots, a higher density would be out of keeping.

It is considered that the proposed size and density of the proposed dwelling is acceptable, but appearance and layout must be considered within the context of its surroundings.

Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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.

Paragraph 135 of the NPPF 2023 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The existing site contains a detached dwelling, Northfield House, which is an historic building of some character, although it is recognised it is not listed or within a Conservation Area. Its retention under this application is considered to be positive. The property benefits from a large rear garden, of some 1400sqm, with a depth of at least 50m. This is characteristic of many of the houses along this part of Wrotham Road, particularly to the south of the site, where the most comparable properties are located. In terms of layout, the proposal will fit with this character of frontage properties with good sized rear gardens, albeit narrower than the existing plot.



With regards to the design of the proposed dwelling, the street scene elevation shows detailing with some reference to the existing surrounding houses in terms of the proposed use of materials, with the use of both brick and render:



Proposed Street Elevation



Generally, there is a mix of age and style of properties along the road, including detached and semi-detached dwellings with hipped and gable end roof designs, bay windows and brick detailing. The proposed dwelling is not excessively wide or deep, and the height is in line with the eaves and roof heights of the properties to either side. Space is retained around and between the neighbouring buildings, with over 3m between the northern flank of the proposed dwelling and Negril, and 3m between the southern flank and Northfield House. The layout, scale and appearance of the proposed dwelling is therefore considered to be acceptable and respectful of the character of the area.

The proposed outbuildings will be located at the bottom of the lengthy rear gardens, over 23m away from the main buildings, and will not be visible from a public vantage point. Rear outbuildings at the bottom of the garden also appear to be a common feature along the road. The proposed outbuildings will therefore have no adverse impact on the character and appearance of the area.

In terms of landscaping, there is currently little to the northern flank of Northfield House, as the area

consists of a large area of hardstanding for parking. It is noted that additional planting is proposed to this area. Trees and hedging are also proposed to be maintained and added around the plot. It is apparent that some existing trees have been removed from the site since the last application, and whilst this is disappointing, as the property is not in a Conservation Area and as there are no Tree Protection Orders on the site, no action could be taken. It will however be important to retain as much of the current verdant nature of the site as possible and to add to this. This should be prioritised in the development of landscaping details.

Overall, the proposal for a new dwelling would be characteristic of the development in this part of Meopham, and with a well-considered landscaping scheme in due course, would add to the quality of the area. The proposal would therefore comply with the requirements of Policies CS14, CS15, and CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 123, 128, 131 and 135 of the National Planning Policy Framework 2023.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts from pollution, including noise, air and odour pollution.

Future Occupiers

The Nationally Described Space Standard (NDSS) 2015 sets out the minimum gross internal floor area (GIFA) standard for new dwellings. The table below shows the minimum standard set out in the NDSS 2015 against the sizes of the proposed dwellings within the development:

Number of bedrooms (b)	Number of bedspaces (persons)	2 storey dwellings (NDSS) (m²)	Proposed dwelling GIFA (m²)
3b	5p	93	131.9

The proposal therefore complies with the national standards in terms of the size of accommodation proposed. It would also comply with the Council's residential layout guidelines for the proposed gardens. For a 3 bedroom house a minimum garden area of 60m² is required, with a minimum depth of 10m. The rear garden area and depth would exceed this.

The proposed access between Northfield House and the proposed dwelling would not affect any property other than these two due to the distance from any other dwellings, and these two properties would not be occupied without an awareness of the presence of this access. As it will only serve the garage for one property, any disturbance from the use of this access would be low.

The layout of the proposed property is such that sufficient distance would be maintained between proposed and neighbouring buildings so as to ensure no adverse harm from overlooking or loss of light. Similarly, the closest buildings to the east in Oakmead and Cheyne Walk are in excess of 21m so would be unlikely to have any significant effects on amenity.

There is therefore no conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 in respect of the standard of amenity and living conditions for future occupants of the proposed dwelling on the site.

Neighbouring Properties

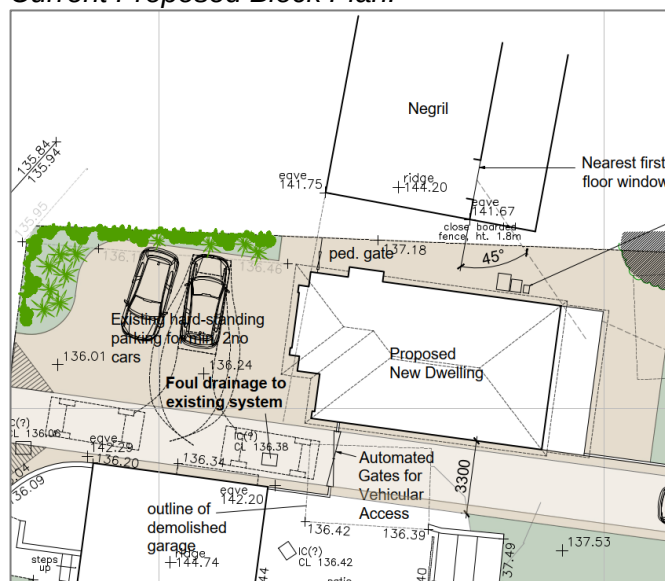
The main neighbouring properties likely to be affected by the proposal are those detached dwellings either side of the site to the north (Negril) and south (Northfield House).

In terms of the impact on Negril, the proposed house would be positioned closer than the existing Northfield House, and it is acknowledged this will have a different effect on Negril than the current open space. However, the proposed detached house would be on the same building line at the front as Negril and would not project excessively to the rear of this neighbouring building. Compared to the previous 20221153 proposal, there would be more space between the existing and proposed dwellings (over 3m). The proposed building will be deeper than the previously proposed indicative layout showed, but the depth and spacing have been planned so as not to affect the 45 degree sightline from the nearest first floor window at the rear. Outlook and light for Negril would therefore not be significantly affected. Furthermore, the only window proposed in the first floor flank elevation directly facing Negril would serve a bathroom, and therefore there will be no direct overlooking of this property, other than what would generally be expected in such a residential area. There are no flank windows at Negril facing the proposed dwelling.

20221153 Proposed Block Plan:



Current Proposed Block Plan:



For Northfield House to the south, the proposed house would enclose what is currently an open space to the side of this property. The proposed house would be set further back than the existing building, though would not extend significantly behind the rearmost building line. The distance between the buildings would be approximately 3.8m at the closest point, so light and outlook to Northfield House would not be seriously affected. The existing ground floor side windows on the northern elevation of Northfield House will continue to face an open parking area to the front of the new dwelling. There are no windows proposed in the southern flank elevation of the new dwelling that would directly face or overlook the rear of Northfield House. The windows to the rear would afford views over neighbouring properties and gardens, but this would be no different than what would be expected in such an area.

The proposed dwelling would be in excess of 21m from the closest dwellings to the rear in Oakmead and Cheyne Walk and there would be no loss of light or privacy given the separation distances involved. This is also the case with the proposed single storey outbuildings, which would furthermore be largely within the realms of what could reasonably be expected to be constructed under permitted development.

The increased pedestrian and vehicular activity associated with the additional house would have the potential to generate some additional noise disturbance for neighbouring occupiers. However, the noise associated with the comings and goings to one new dwelling would be additional to the existing background levels, including traffic noise from the use of Wrotham Road, and would not be at a level that would be harmful to the living conditions of the residents of the area.

Overall, it is considered that the design and layout of the proposed dwelling protects the amenities of existing and future occupiers, and the proposal is therefore acceptable in this regard and in accordance with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023.

Parking and Highways

Saved policies T1, T5 and P3 of the Local Plan 1994, Policy CS11 of the Core Strategy 2014 and paragraph 115 of the NPPF 2023 comprise the relevant highways considerations for this proposal. These policies ensure that development has an acceptable amount of parking, is not detrimental to the highway network and promotes sustainable transport methods.

KCC Highways have confirmed that additional traffic from a single dwelling would not be significant.

Two parking spaces are proposed for the new dwelling; the maximum parking standard is for 2 spaces per dwelling for houses with 2 and 3 bedrooms. Three spaces are proposed for the existing (4 bed) Northfield House. The maximum parking standard is 3 spaces for 4 or more bedroom dwellings. Turning areas are shown to the front of the new dwelling and rear garage. Adequate parking and turning for the existing and proposed dwellings will therefore be provided on the site. The proposed access gates for Northfield House are also set back from the carriageway and will not therefore affect its safe use (a set back of a minimum of 6m and opening away from the highway should be conditioned).

KCC Highways have recommended a Construction Management Plan condition to manage construction and deliveries.

2m x 2m pedestrian visibility splays will also be required behind the footway on both sides of the access with no obstructions over 0.6m above footway level.

The plots would also be able to accommodate secure, covered cycle parking (one cycle space per bedroom per dwelling).

The applicant will also need to consider surface water drainage carefully given the fact that soakaways are not permitted within 5 metres of a road or a building. Bound permeable materials may be a better approach.

Provided appropriate conditions are imposed, the proposal is acceptable in relation to a safe access, parking and the aforementioned policies.

Any Other Material Planning Considerations

Biodiversity

Policy CS12 of the Core Strategy 2014 seeks to maintain important landscape features for their aesthetic and ecological benefits. This policy also states that there will be no net loss of biodiversity and that the overall landscape character of the Borough will be conserved, restored and enhanced. The Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications.

There are well-established shrubs and trees around the site, though they are not protected. Given that trees have already been lost on the site, details of additional soft landscaping, including trees, and the retention of existing trees and shrubs, should be conditioned.

A Preliminary Ecological Appraisal (PEA) and Bat Survey was undertaken on the previous 20221153 application, which found no expected impact on amphibians, reptiles, dormice, badgers or bats. The PEA did state that habitats should be adequately protected, and ecological enhancements should also be incorporated into the development. These matters should be secured by condition.

The site is located within the Meopham Downs Landscape Character Area. Concerns have been raised

above in relation to the loss of soft landscaping on the site; however, as the site comprises an existing residential property within the rural settlement boundary of Meopham, the proposal is unlikely to have any adverse impact on the wider landscape character of the area.

On the basis of the above, and subject to conditions, the scheme would be acceptable in terms of the impact on biodiversity and landscape character.

Archaeology

The site lies within an area of archaeological potential. However, it is considered unlikely that the proposals would have a significant below-ground archaeological impact. The proposal therefore complies with Policy CS20 of the Core Strategy 2014 and paragraph 203 of the NPPF 2023.

Environmental Protection

As an existing residential property in a residential area, the application would have a low environmental risk. A condition should be imposed relating to a watching brief and code of practice on construction and demolition. The proposal would therefore comply with Policy CS19 of the Core Strategy 2014 and paragraph 191 of the NPPF 2023.

Conclusion and Recommendation

The proposed development would provide a net increase of 1 dwelling on the site and would offer a small contribution towards meeting general housing need in the Borough. Accordingly, this weighs in support of the application, particularly where evidence has shown that the Council cannot currently demonstrate a five year housing supply.

This also has to be balanced against safeguarding and improving the environment, matters which are sought throughout the NPPF 2023. In this case, as discussed above, it is considered that the proposal is acceptable in relation to the design and impact on the application site and the character and appearance of the surrounding buildings and area, and with regards to residential amenity and highways matters, and complies with the requirements of Policies CS11, CS12, CS14, CS15 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 123, 128, 131, and 135 of the NPPF 2023. The application is therefore recommended for approval, subject to conditions.

(For detailed conditions and informatives see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5 June 2024	Dated:	05 June 2024