

Planning Statement

**Land at 96 Beaumont Drive
Gravesend Kent DA11 9NW**

**Demolition of the existing outbuilding and
erection of a two-storey end of terrace
dwelling**



RTPI

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1 Introduction

- 1.1 This Planning Statement has been submitted in support of an application for the following development at Land at 96 Beaumont Drive Gravesend Kent DA11 9NW (hereafter referred to as 'the Site'):

Demolition of the existing outbuilding and erection of a two-storey end of terrace dwelling

- 1.2 The application is accompanied by the following plans and documents:

- Application Form
- Planning Statement
- BNG Metric
- Kent Biodiversity Gain Statement
- Drawing nos.
 - 4426.100 Site Location and Existing Block Plan
 - 4426.101 Outbuilding Plan and Elevations
 - 4426.102 Existing Elevations
 - 4426.103 Existing view from Beaumont Drive
 - 4426.104 Proposed Block Plan
 - 4426.105 Proposed Floor Plans
 - 4426.106 Proposed Elevations
 - 4426.107 Proposed view from Beaumont Drive

2 Site Context

- 2.1 This Site is located in the urban area of Northfleet, Gravesend. It is in a predominantly residential area comprising two-storey terraced properties some of which have been extended and altered. To the north lies a rear service track that runs along the rear boundaries of the properties in the estate and which serves the garage and covered parking space at the rear of the property. Beyond this is a steep bank and a Travis Perkins Builders' Merchants set at a much lower level and beyond that, the A226 Thames Way.
- 2.2 The Site comprises an end of terrace two-storey dwelling. With a large amenity space to its side (west/north-west). To the rear is a rear access track but this has fallen into general disuse.
- 2.3 This Site is the subject of the following planning constraints and characteristics:
- The site lies within 6km of the Thames Estuary and Marshes Ramsar site or Special Protection Area which are internationally important for their bird

populations. There have been declines in bird populations and studies show that new dwellings could lead to further declines. The Council will impose a tariff of £328.27 for every new dwelling within this area to pay for schemes to avoid the adverse impacts of new housing development on the birds. PR4342

- Flood Zone One

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

Planning Applications (2)

Ref. No: 20050918: Outline application for the erection of a detached dwelling: Application Refused

Ref. No: 20240670: Erection of two storey side extension: Application Refused

4 Proposed Development

4.1 The application seeks full planning permission for;

Demolition of the existing outbuilding and erection of a two-storey end of terrace dwelling.

4.2 It is proposed to demolish the existing outbuildings to the rear of 96 Beaumont Drive.

4.3 A two-storey end of terrace dwelling would be erected. Three car parking spaces would be provided to the front of the dwelling and the existing two to the rear accessed from the rear service track retained.

4.4 The proposed dwelling would be 2 bedroom with a GIA of approximately 82.6m². External materials would match the existing dwelling and would predominantly comprise red facing brickwork but with an element of tile-hanging to the rear (north) elevation. The roof would have concrete tiles that also match the existing dwelling.

4.5 The front elevation and front roof plane of the proposed dwelling would be set back from the existing front elevation of no 96. The ridge would also be lower.

5 Planning Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development

plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.

- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 39 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for the area within which the Site is located comprises the following documents:
- Core Strategy 2014
 - Local Plan First Review 1994 (Saved Policies)
- 5.6 In the Development Plan, the following policies are considered most relevant in connection with the proposed development:

Core Strategy

- CS01 Sustainable Development
- CS02 Scale and location of New Development
- CS12 Green Infrastructure
- CS14 Housing Size and Type
- CS15 Housing Density
- CS18 Climate Change
- CS19 Development and Design Principles

Gravesham Local Plan First Review (Saved Policies)

- T1 Impact of development on the highway network
- P3 Vehicle Parking Standards

Other Material Considerations

The Framework NPPF 2024

- 5.7 The National Planning Policy Framework (NPPF) December 2024 is a relevant material consideration. Paragraph 7 advises that the fundamental basis of the planning system is to achieve sustainable development and paragraph 8 outlines the three integral and intertwined overarching objectives in pursuit of sustainable development (economic, environmental and social). Paragraphs 10 and 11 set out a presumption in favour of sustainable development. Paragraph 11 advises that when decisions are made on applications (taking into account the footnotes 7 & 8 and 9 in the NPPF which are reproduced below):

*'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-date¹, granting permission unless:

i the application of policies in this Framework that protect areas or assets of particular importance² provides a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination³.'

¹ 8 This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232.

² 7 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change

³ 9 The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter

- 5.8 Gravesham Borough Council cannot currently demonstrate a five-year supply of deliverable housing sites. As of 1 April 2024 as updated/published in February 2025 to take into account the December 2024 NPPF, the Council's 5-year Housing land supply was calculated to be 3 years.
- 5.9 The Council has also continued to un-deliver in terms of the Housing Delivery Test (HDT). The latest published HDT measurement issued on 12 December 2024 advises that Gravesham have delivered 1056 units as opposed to a requirement of 1789 units. This represents just 59% of the required number of dwellings albeit it is a small improvement from the 53% outlined in the previous year's results. As such permission should be granted for applications if they accord with an up-to-date development plan unless the site is protected under the National Planning Policy Framework or the adverse impacts of development significantly and demonstrably outweigh the benefits.
- 5.10 Section 5 of the NPPF sets out policy in relation to the supply of homes. At paragraph 61, it continues to confirm the Government's objective to significantly boosting supply and that it is important to ensure that a sufficient amount and variety of land can come forward where it is needed. Paragraph 73 acknowledges that 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 (amongst others) support the development of windfall sites through their policies and decisions.
- 5.11 Section 11 sets out policy in respect of making effective use of land. Paragraph 124 states that decision should promote an effective use of land in meeting the need for homes. Paragraph 125 expands on this point by promoting and supporting the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing. Paragraph 129 adds that decisions should support development that makes efficient use of land, taking into account (amongst others) the desirability of maintaining an area's prevailing character and setting.
- 5.12 It is noted that the application of paragraphs 61, 73, 124-125 and 129 all do not depend on whether an authority has a five-year housing land supply (5YHLS).
- 5.13 Section 12 of the NPPF provides guidance and policy on achieving well designed places. Paragraph 131 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. A bespoke design solution has been provided for this site; the resultant development will be of a high quality and will not detract from the character of the surrounding area.

GRAVESHAM Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted February 1996 - amended June 2020 (SPD)

- 5.14 The SPD sets out standards which new residential development across the District will be expected to meet. As indicated earlier the proposed dwelling meets Nationally Described Space Standards a requirement of the SPD. The SPD stipulates also stipulates minimum garden sizes and lengths. For 1-2 bedroom units these are as follows;

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6

6 Planning Assessment

Key Issues

- 6.1 The following are considered to be the key issues in the assessment of this enquiry:
- The principle of development
 - Impact on the character and amenity of the area and occupiers of adjacent residential properties
 - Highways impact
 - Ecology/Biodiversity

Principle

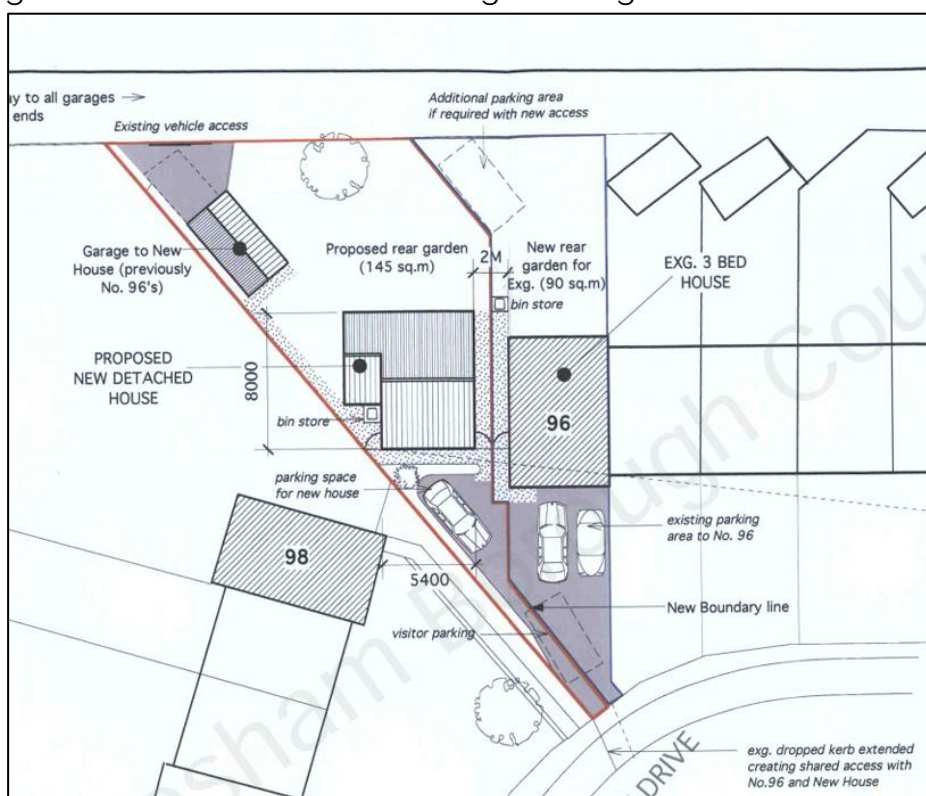
- 6.2 The site is located within the urban area of Gravesend/Northfleet. The site cannot be considered therefore be considered as falling within the definition of previously developed land as it comprises residential garden land in an urban area. However, there are no policy designations or allocations that otherwise affect the site.
- 6.3 The erection of a dwelling would make, an albeit modest, contribution towards improving housing supply and delivery in a Borough which is facing a presumption in favour of permitting applications that promote sustainable development and are acceptable in all other respects (see paragraphs 5.8 and 5.9 above) .
- 6.4 In assessing the principle of the development and in drawing up the current application proposals regard has also been had to the Site's planning history including application 20050918. which was refused on the following grounds

1 Insufficient information has been submitted to demonstrate that there is sufficient land available within the ownership of the applicant to provide vehicular access to the front garden of the proposed dwelling to provide off-street parking for the future occupants of the dwelling

2 Due to the current inaccessibility and inadequacy of the rear access the provision of rear garaging and parking to serve the existing and proposed dwelling is unacceptable and would be likely to result in vehicles being parked on-street to the detriment of amenity and highway safety and contrary to policy P3 of the Gravesham Local Plan First Review

3 Insufficient information has been submitted to demonstrate that the proposed dwelling will not result in loss of privacy and amenity by reason of overlooking of the adjoining dwelling at no 98 Beaumont Drive

6.5 Application 20050918 was submitted in outline form (means of access and siting were determined) and proposed the erection of a detached dwelling in the garden to the west of the existing dwelling.



6.6 There have been significant and material changes to applicable material planning considerations since the decision was taken in 2005.

- The 2005 decision was made prior to the publication and adoption of the NPPF and its subsequent updates including that of December 2024
- The decision pre-dates the current (but now out of date) Core Strategy adopted in 2014 and the saved policies of the Local Plan 1994.
- The Council's Housing Land Supply and Housing Delivery positions are significantly below requirements and have remained consistently so over a number of years.
- The current application is a full application which will enable full consideration of the potential impact on 98 Beaumont Drive.

- 6.7 It is acknowledged that land supply within Gravesham's District is subject to a significant degree of constraint through the impact of Green Belt (77% of the Borough's area), the Kent Downs National Landscape (24% of the Council Area) as well as the Thames Estuary and Marshes SPA and Ramsar sites. However, Paragraph 125 (and in particular criterion (d)) of the NPPF, advises inter-alia, that planning policies and decisions should;

'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...'

- 6.8 The application proposals assist in achieving this aspiration. It remains the case that the Development Plan is out-of-date and that housing supply and delivery in the Borough is significantly below requirements, to the point that the tilted balance set-out in NPPF paragraph 11 and a presumption in favour of sustainable development applies.
- 6.9 Whilst the site is close to the Fastrack Bus Services that are routed along Thames Way, there is no direct link to the bus stops on it from Beaumont Drive. The Rosherville Way stops can be reached via St Mark's Avenue and the Rosherville Recreation Area (a distance of around 650m). The closest alternatives are on London Road (near the Arriva Bus depot) some 600m distant via St Mark's Avenue and Beresford Road and served by service 480. Both of these locations are a reasonable 10 minute walk from the Site and can be argued to provide a suitable and sustainable alternative option for any new occupiers.
- 6.10 Subject to the details of the application being acceptable and having addressed the earlier application's reasons for refusal no objection is raised to the principle of the development as proposed.

Impact on the amenity of the adjacent residential properties.

- 6.11 The proposed dwelling is of a bespoke design that has specifically sought to address ground of refusal 3 of the earlier application. Appropriate consideration has been given to the privacy and amenity of the occupiers of 98 Beaumont Drive as well as number 96.
- 6.12 The proposed dwelling will have no first floor windows facing towards no. 98 and will represent an improvement over the current situation where there is one first floor flank window. A single ground floor flank window will be retained. The dwelling is sited such that its principal windows will face out over the front garden of number 98 and not overlook its private amenity area.

6.13 The resultant relationship of the proposed dwelling and the existing dwelling (96) in respect of the rear (north) elevation is no different to that which already predominantly prevails in the surrounding area. No unacceptable loss of privacy or amenity will result.

6.14 The new dwelling meets Nationally Described Space Standards and at 82.6m² GIA exceeds the 79sqm set out in the NDSS for a 4 Person 2-bedroom two-storey house.

Impact on the character of the area

6.15 The proposed dwelling has been designed as a sensitive addition to the existing terrace.

6.16 Matching materials and overall elevational treatment is shown such that the dwelling will not appear out of character with its surroundings. The proposed dwelling has been set back in from the front elevation of no 96 by approximately 700mm. A reduced ridge height (lowered by approximately 300mm) and a further set-back from the current ridge-line is also shown. The result is an appreciable break in the long ridge-line of the existing terrace. The set-back of the front elevation will also provide some interest and vitality at this point in the terrace. The proposed treatment of the front area is not out of character with that which now prevails in the vicinity of the site.

6.17 The street scene elevation submitted alongside the application indicates that an acceptable visual gap between number 98 and the new dwelling will be maintained.

6.18 It is considered that the revised design has overcome the Council's previous concerns regarding number 98 in particular, and is acceptable generally in any event given the immediate context of surrounding development.

Highways

6.19 The addition of a further 2-bedroom dwelling on the Site and trips generated by its occupiers will not result in an unacceptable severe impact on conditions of highway safety or capacity on Beaumont Drive.

6.20 It is contended that the current proposals have provided sufficient car parking spaces to meet current parking standards.

6.21 It is also noted that there are no on-street parking controls along Beaumont Drive.

Ecology/Biodiversity.

- 6.22 The applicant will make the appropriate SAMMS payment shortly after the application has been registered. This will ensure that appropriate mitigation against increased recreational pressure on the Thames Estuary and Marshes SPA and Ramsar Site alone or in combination has been secured.
- 6.23 The proposed development will not achieve the required 10% BNG enhancement on-site. It is the intention to seek to purchase off-site credits. This is a matter for the Biodiversity Gain Plan condition.

7 Conclusions

- 7.1 The site is in a relatively sustainable urban location. The dwelling is of an appropriate design and appearance and will not result in an adverse impact on the street or the character of the area. The amenities of adjacent and future residents will also be safeguarded.
- 7.2 Given the on-going lack of a sufficient housing supply and poor housing delivery rates as sustainably located development the proposals will make a contribution albeit minor to the clear need that exists.
- 7.3 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority and it is respectfully requested that this submission is approved.