

Delegated Report

Planning Application

Planning Application No: 20250446

Location: 40 Cross Lane East, Gravesend, DA12 5HB

Description: Erection of a Single 2-Bedroom Dwelling

Applicant: Mr Singh

Site Visit Date: Various

Submitted Documents/Plans

Application form
Planning Statement
Biodiversity Net Gain Supporting Statement
BNG Metric
Drawing no. 001 rev A (location plan, existing block plan, proposed block plan)
Drawing no. 002 rev A (proposed floor plan)
Drawing no. 003 rev A (proposed elevations)
Drawing no. 004 rev A (Site levels)

Relevant Planning History

20240680	Erection of a building to form 2no. 1 bedroom units.	Refused, appeal dismissed	21.10.2024
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

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

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- 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 places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

Consultees

KCC Biodiversity Officer

SUMMARY: FURTHER INFORMATION REQUIRED

No ecological information has been submitted with this application. As a result of reviewing the data available to us and the information submitted with the planning application, we advise that none will be needed. This is due to the small scale/urban setting of the proposals and limited potential for impacts to protected species. The onsite shed scheduled for removal appears to have negligible potential for supporting roosting bats.

A small sites metric has been submitted (May 25), however there appear to be issues with both the baseline and post-development habitat data. We advise that due to the small nature of proposals, the development footprint may affect <25m² of habitat with a baseline value higher than zero. Proposals may therefore fall into the 'de minimis' exemption criteria, however the applicant will need to confirm that the habitat areas we've outlined below are accurate.

BIODIVERSITY NET GAIN

DE MINIMIS – POTENTIAL EXEMPTION

The habitat types and areas presented within the metric do not appear to align with those outlined within the BNG supporting statement (May 25), the following measurements are taken from the BNG statement. The total site area is 181.35m², 145.35m² of this is amenity grassland/vegetated garden and the remaining 36m² is hardstanding. The new dwelling will cover an area of 65m², primarily occurring over existing hardstanding. This results in the loss of 29m² of habitat with a baseline value higher than zero and the remaining grassland will form the residential garden of the new property. From our measurements the baseline area of hardstanding should also include the greenhouse which appears to be c. 6m² in size. This would mean that only 23m² of habitat with a baseline value higher than zero is to be impacted by development, and that the proposals would qualify as exempt under the 'de minimis' exemption criteria as detailed below. Additionally, no hedges appear to be impacted by proposals.

In order to qualify for the 'de minimis' exemption the following must apply:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 square metres of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 metres of onsite linear habitat.

If the applicant believes that this exemption does not apply, and that more than 25m² of habitat with a biodiversity value greater than zero will be lost, we refer them to the following comments as there are some issues with the metric provided that will need to be rectified prior to determination.

Baseline habitats

The total site area as recorded within the metric is 146.31m², this doesn't align with the BNG statement which states that 181.35m² of habitat is present. Additionally, the baseline habitats have been listed as bracken and developed land sealed surface. We consider that bracken is unlikely to be the baseline habitat, and this should be either vegetated garden or modified grassland as outlined in the submitted BNG statement.

Proposed habitats

Proposed habitat creation is listed as developed land and mixed scrub in good condition. We consider that it's unlikely for the entirety of amenity habitat to be mixed scrub, additionally it is not possible to create mixed scrub in good condition as it must pass 5 of out 6 HCA criteria.

It is not possible to deliver biodiversity gains in private gardens as any habitats created/enhanced cannot be legally secured for 30 years. Generally, all habitat within private gardens should be considered 'vegetated garden' (as required under the Statutory Biodiversity Metric User Guide, page 51) in the habitat creation/enhancement tabs of the biodiversity metric. The User Guide states:

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:

- 'urban – vegetated garden'; or
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You should not:

- record the creation of any other new habitats within private gardens [this includes the planting of any trees]
- record enhancement of any habitat within private gardens
- small trees shouldn't be recorded in garden baseline

However, habitats which are recorded in the baseline and remain within a private garden may be recorded as retained. Guidance on retention should still be followed.

The proposed enhancement and habitat creation measures therefore cannot be implemented into BNG, and newly created habitat should be listed as developed land –sealed surface and vegetated/unvegetated garden. As gains cannot be secured in private gardens, it is unlikely that a net gain will be achievable onsite, and offsite units will likely need to be sought.

GBC Environmental Protection (from previous application)

The property falls within a buffer zone for a Historic Landfill Site. To address this and other matters, the following conditions and informatives are recommended.

Contaminated Land Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise any impact on nearby dwellings during the construction.

Smoke Control Informative

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

Neighbouring properties

The application has been advertised by site notice and individual letter to six neighbouring properties.

Six letters of objection (two from the same person) have been received and the main concerns are summarised below:

- The current house has fallen into disrepair
- The plot is too small, cramped
- Parking is a problem on Central Avenue
- Unsuitable access
- The property seems to be used as an HMO, another property will add to the problem
- Removing the second floor makes no difference
- Increased load on stretched facilities
- Increase in noise
- Loss of sunlight
- Damage to local wildlife, within RAMSAR site
- Out of character, detrimental to the area
- Impact on amenity of future residents
- Concerns the property will be built higher than street level and will have steps

One letter of support has been received stating that the proposal is single storey, in keeping with its surroundings, no impact on amenity and is a well considered response to previous concerns.

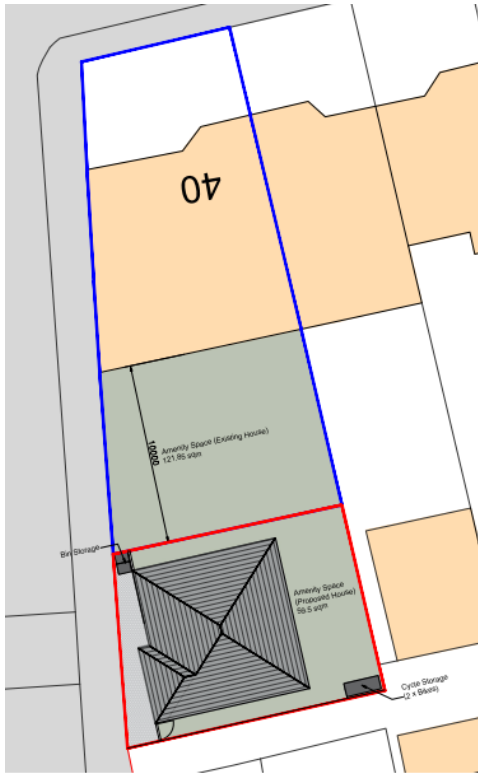
The overall consultation period expired on 03 June 2025.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single two-bedroom dwelling. The dwelling will be approx. 9m wide, 9.1m deep and 4.47m high with a hipped roof. Internally there will be two bedrooms, a bathroom and a kitchen/living/dining room.

It will be located to the rear of no. 40 Cross Lane East as shown below:



Housing Need

In *Hopkins Homes Ltd v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865, Lord Carnwath reemphasised that the National Planning Policy Framework is only a material consideration in planning decisions and that that planning applications should be determined in accordance with the development plan. Paragraph 12 of the NPPF expressly states that the starting point for decision-making is the development plan. Lord Carnwath as part of the Supreme Court decision stated,

“It is important, however, in assessing the effect of the Framework, not to overstate the scope of this policy-making role. The Framework itself makes clear that as respects the determination of planning applications (by contrast with plan-making in which it has statutory recognition), it is no more than “guidance” and as such a “material consideration” for the purposes of section 70(2) of the 1990 Act... It cannot, and does not purport to, displace the primacy given by the statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme.”

It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point a decision is taken. The Council published a revised 5 year housing land supply statement in February 2025, it demonstrates that based on data up for the period 2024-2029, the Council can only demonstrate a land supply of 3 years.

Given the Council's current inability to demonstrate a 5-year housing land supply, and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Gravesham's Local Plan Core Strategy (LPCS) (2014) Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the National Planning Policy Framework (NPPF) (2024). This requires that in regard to housing development, planning permission should be granted 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.

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

- 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, an Area of Outstanding Natural Beauty, 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.

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.

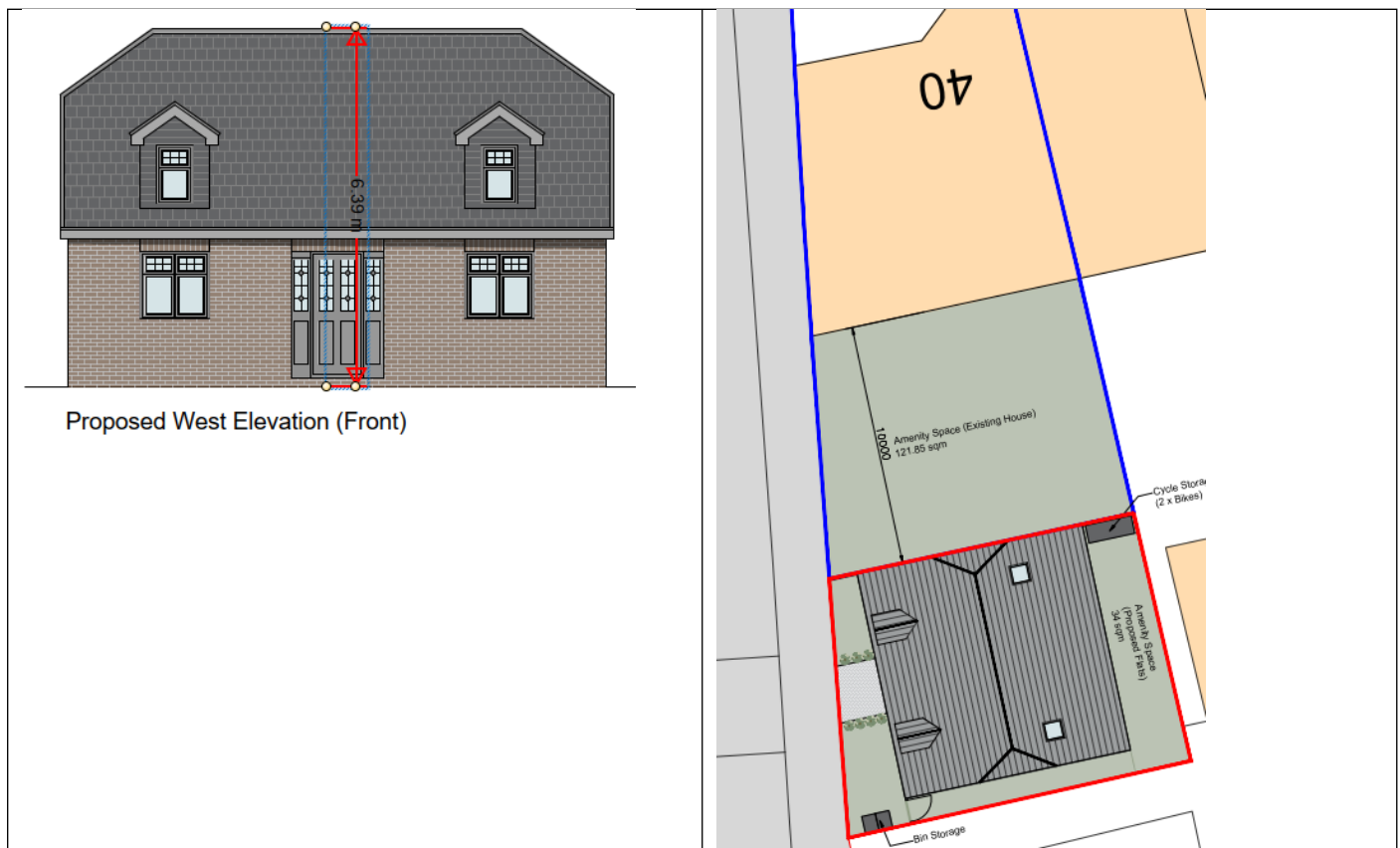
The proposed development for a net increase of '1' residential unit would offer a minimum contribution towards meeting this local need and, accordingly, officers considers that this should be accorded appropriate weight in support of the application. However, this has to be balanced against other requirements of the Development Plan and NPPF (2024) which requires new development to be high quality, beautiful and create acceptable living conditions 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 (NPPF) and established local planning policy taken as a whole.

Background

Previously refused 20240680:

Proposed front elevation	Proposed block plan
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This was refused for the following reasons:

1. *The design and appearance of the proposed development would fail to conserve and enhance the character of the local built environment and would not integrate well with the local surrounding area. The proposal is also considered to constitute an overdevelopment of the site which would result in a cramped form of development out of keeping with the character of the area. The proposal would therefore be harmful to the character and appearance of the site and the wider locality contrary to Section 12 of the National Planning Policy Framework (2023) Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Design for Gravesham (2024).*
2. *The proposal would result in a detrimental impact on the amenities of the existing occupiers of nos. 38 and 40 Cross Lane East and potential future occupiers of the new properties in terms of loss of privacy, overbearing impact and substandard private amenity areas contrary to the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Paragraph 135(f) of the National Planning Policy Framework (2023).*
3. *The development fails to safeguard biodiversity by failing to provide any biodiversity net gain or mitigate harm caused to the Special Protection Areas. Therefore, the development fails to comply with the requirements of the Habitat Regulations and fails to offset biodiversity loss contrary to Section 15 (specifically paragraphs 185 and 186) of the National Planning Policy Framework (2023) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).*

The application was dismissed at appeal under reference APP/K2230/W/24/3354687.

The Inspector made the following points:

- The proposed building would erode the open and spacious character to the rear of the frontage development in the area.
- One and a half storey development would jar with the single storey outbuildings within the

neighbouring rear gardens as well as the two storey scale frontage development in the area

- The half hipped roof form and dormer windows would be out of character with the predominantly pitched roof and unbroken roof front slopes in the area.
- These features, in addition to the uncommon scale and standalone position of the building, would accentuate the incongruous appearance of the proposal.
- Overlooking from the dormer windows into number 38.
- The building would occupy the majority of the width of the rear boundary of No 40 and would present a stark elevation towards the existing dwelling.
- The blank façade would dominate the view from no. 40.
- Lack of private amenity space.

Principle of residential development

The application site is defined on the Core Strategy Policies Map as lying within the urban area. It lies on the southern side of Cross Street East at its junction with Central Avenue. It comprises a two-storey end of terrace dwelling which can be seen in the following photograph:



This proposal involves the erection of a building within the rear garden of this property to provide one self-contained two-bedroom residential dwelling.

The following photograph shows the rear garden area as viewed from Central Avenue:



The broad principle of the proposed residential development finds support in the NPPF. Paragraph 61 is particularly relevant:

To support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

In addition, paragraph 73 requires that in order to promote the development of a good mix of sites local planning authorities should, inter alia, "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".

The application site is defined on the Policies Map of the Gravesham Local Plan Core Strategy as lying within the urban area. Policy CS02 of the Core Strategy "prioritises development in the urban area as a sustainable location for development".

In light of these considerations, there is no objection to the broad principle of residential development subject to the proposal being appropriate in terms of other planning issues.

Design, Character and Appearance

Section 12 of the NPPF relates to "achieving well-designed and beautiful places" and sets out the Government's requirements in relation to design issues. Paragraph 131 is particularly relevant:

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.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council's Core Strategy. This requires new development to be "visually attractive, fit for purpose and locally distinctive" and to "conserve and enhance the character of the local built, historic and natural environment". It also requires new development to "integrate well with the surrounding local area". In addition, Policy CS19 requires the following:

....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and

other architectural features of adjoining buildings.

Design for Gravesham (2024) expands on the Core Strategy, and Policy CS19 in particular to provide additional clarity on what is expected of applicants when submitting design proposals, setting out the minimum requirements to achieve design quality.

This locality is residential in character. It comprises a mixture of detached, semi-detached and terraced properties which are predominantly two storey and of a broadly similar scale. They sit on comparable sized plots. This provides a general uniformity to the character of development within this area. The proposed development needs to be assessed in the context of this character.

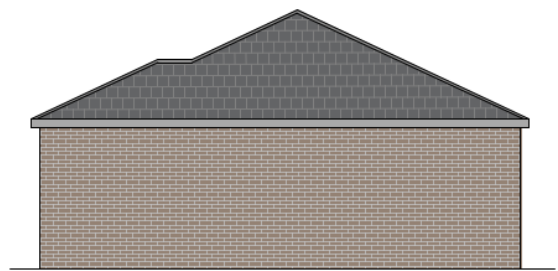
The proposed new dwelling would be located within the rear garden area of the property at no. 40 Cross Lane East. The existing and proposed new dwelling would therefore be located on significantly smaller plots than existing dwellings in this locality. The plot sizes for the proposed dwelling would be exceptionally small and both plots would form a cramped and contrived form of overdevelopment that would be totally out of keeping with the more spacious character of the immediate locality.



The Inspector identified the site as spacious and, whilst there is some development, this is limited to the rear gardens in the form of single storey outbuildings. The proposed dwelling will be larger than the typical outbuildings and of a completely different character. The proposed building, albeit smaller than that dismissed at appeal, is still considered to erode the open and spacious character of the area and will jar with the single storey outbuildings within the rear gardens as well as the primarily two-storey scale of frontage development in the area;



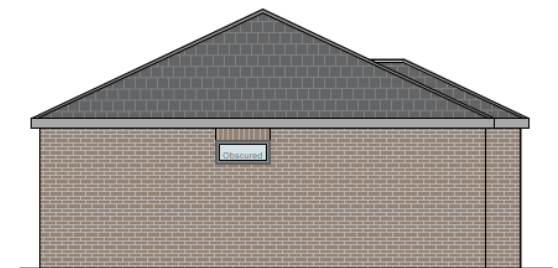
Proposed West Elevation (Front)



Proposed South Elevation (Side)



Proposed East Elevation (Rear)



Proposed North Elevation (Side)

The amenity space for the proposed dwelling would be extremely limited in size, measuring just over 4.0m in depth. This is discussed in more detail below under the heading Residential Amenity. The tiny size of the proposed garden area would not provide suitable amenity space for these dwellings and provides a further strong indicator that this proposal comprises an overdevelopment of the site. Whilst the outside space is more generous than that which was dismissed at appeal, the proposal still occupies the majority of the site with limited space wither side making it appear cramped within its plot.

In addition, the proposed layout would represent a substantial and harmful variation to the existing pattern of development within this immediate locality. It would be unreflective of the arrangement of buildings within the surrounding area.

It remains important that account is taken “of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings” as required by Policy CS19 of the Core Strategy. In this particular case, it is considered that the development would fail to meet this requirement. Existing residential properties in the immediate locality are of a similar scale with comparable ridge heights. By contrast, the proposed new dwelling has a ridge height that is significantly lower than those of nearby properties. The hipped roof is not representative of any development within the vicinity where the character is generally two storey houses with pitched roofs. This does not reflect or complement the appearance of other dwellings in the immediate locality. Indeed, the proposed property would lack any connection in architectural terms to existing properties. As such, it would appear visually incongruous and harmful to the character and appearance of the area;



The proposal would harm the character and appearance of the area. The development therefore conflicts with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 (CS) and Section 12 of the NPPF, which requires that new development will be visually attractive, fit for purpose and locally distinctive and integrate well with the surrounding local area, making a positive contribution to the street scene.

Amenity

Paragraph 135 of the NPPF requires planning decisions to, inter alia, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Future Occupiers

Internally the building measures approx. 62sqm which meets the national standards for a two bedroom, three person dwelling. The bedroom sizes also accord with the national standards.

Externally the proposed garden space measures approx. 41sqm. The local residential standards require a garden area for a two bedroom property of 37sqm. The length of the rear garden from the rear wall is approx. 4m. The standards require a garden length of 10m and therefore the proposed garden falls short. Due to the depth of the garden the rear windows serving the kitchen/dining/living room will be within approx. 4m of the boundary fence and neighbouring outbuilding. This will severely impact on the outlook/daylight to these windows resulting in oppressive living conditions for the future occupiers. Due to the position of the neighbouring outbuilding and the proposed dwelling the sunlight to the proposed rear garden will be limited to a few hours but this is not sufficient enough of a concern to refuse the application on this basis alone.

The rear windows of no.40 Cross Lane West and no. 113 Portland Road will be within 21m of the rear garden of the proposed dwelling which results in direct overlooking to the detriment of the enjoyment of the garden for future residents. This concern was also raised by the Planning Inspectorate.

Neighbouring Amenity

The proposed development will result in the rear garden of number 40 being reduced to 10m in length and approx. 121sqm in area which meets the adopted local residential standards. As the proposed building is single storey it will have no detrimental impact on no. 40 in terms of loss of outlook, privacy, sunlight or daylight.

Due to the single storey nature of the building and distances between properties there will be no significant detrimental impact to any other neighbouring property in terms of loss of outlook, privacy, sunlight or daylight.

The proposed dwelling will not offer sufficient outlook, daylight, privacy or outside amenity space for future occupants and therefore conflicts with the objectives of policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

Ecology and Biodiversity

The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £337.49 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds. The applicants have not paid towards the mitigation for this application.

The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and therefore the development conflicts with the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 193 and 194) of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Biodiversity Net Gain

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

A small sites metric has been submitted (May 25), however there appear to be issues with both the baseline and post-development habitat data. Due to the small nature of proposals, the development footprint may affect <25m² of habitat with a baseline value higher than zero. Proposals may therefore

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- small trees shouldn't be recorded in garden baseline

However, habitats which are recorded in the baseline and remain within a private garden may be recorded as retained. Guidance on retention should still be followed.

The proposed enhancement and habitat creation measures therefore cannot be implemented into BNG, and newly created habitat should be listed as developed land – sealed surface and vegetated/unvegetated garden. As gains cannot be secured in private gardens, it is unlikely that a net gain will be achievable onsite, and offsite units will likely need to be sought.

The proposed development would result in the loss/degradation of over 25m² of onsite habitat that has biodiversity value greater than zero. The de-minimis exception would not therefore apply in this particular case.

Therefore, additional information is required under Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. However, as the application is deemed to be unacceptable no further information is required.

Parking and Highways

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards. These standards require a maximum of one space to be provided for dwellings with two bedrooms.

The proposed scheme does not make provision for on-site parking. However, the application site is located within a sustainable location in close proximity to two local centres (as defined on the Policies Map of the Core Strategy). It is located close to Gravesend town centre with its associated retail, leisure, community, business and educational facilities. It is also located in proximity to public transport links with local bus services available on Wrotham Road. Given the sustainable location of the application site and its proximity to public transport links, it is considered that, on balance, a nil level of on-site parking would be acceptable in this situation.

In light of these considerations, the proposal is acceptable in terms of highway safety and meets the tests set out in Policy CS11 of the Core Strategy and Saved Policy P3 of the Gravesham Local Plan First Review.

Other Issues

The proposal makes provision for waste and recycling storage as well as cycle storage to serve each dwelling. This is considered to be acceptable.

The comments of GBC Environmental Protection are noted. If this application were to be recommended for approval, the requirements set out in their comments could be secured by planning conditions and informatives where necessary.

Conclusion

It is acknowledged that the Council is currently unable to demonstrate a five-year housing supply and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 of the Core Strategy must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF.

The proposed development for a net increase of one dwelling would offer a minimal contribution towards meeting this local need and delivery and, accordingly, adds some weight in support of the application.

However, notwithstanding this a balanced approach has to be taken and it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed

against the policies in the NPPF and established local policy taken as a whole.

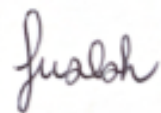
In this case the balance is tilted towards refusal for the reasons set out in the recommendation below.

Recommendation:

Refuse on the following grounds:

1. The design and appearance of the proposed development would fail to conserve and enhance the character of the local built environment and would not integrate well with the local surrounding area. The proposal is also considered to constitute an overdevelopment of the site which would result in a cramped form of development out of keeping with the character of the area. The proposal would therefore be harmful to the character and appearance of the site and the wider locality contrary to Section 12 of the National Planning Policy Framework (2024) Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Design for Gravesham (2024).
2. The proposal would result in a detrimental impact on the amenities of the potential future occupiers of the new property in terms of insufficient outlook, daylight and privacy as well as providing a substandard private amenity area contrary to the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Paragraph 135(f) of the National Planning Policy Framework (2024).
3. The development fails to safeguard biodiversity by failing to provide any biodiversity net gain or mitigate harm caused to the Special Protection Areas. Therefore, the development fails to comply with the requirements of the Habitat Regulations and fails to offset biodiversity loss contrary to Section 15 (specifically paragraphs 193 and 194) of the National Planning Policy Framework (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	25 June 2025	Dated:	01 July 2025