



The Planning Inspectorate

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Your Ref: 20211506

Our Ref: APP/K2230/W/22/3291943

Date: 24 June 2022

Sent by e-mail:

Dear Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by MR HARDEEP SINGH

Site Address: Land at 1 Codrington Gardens, GRAVESEND, DA12 5DB

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Erection of an attached 2-bedroom house in the side garden of the existing dwelling house and provision of off-street car parking.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The appeal site relates to an area of garden land at No 1 Codrington Gardens, Gravesend. The host property, No 1 Codrington Gardens, is an end of terrace property located on the northern side of the highway close to the junction with Codrington Crescent. The property has a shallow driveway at the front and a garage within the rear garden served by an access road. It has a side garden area fronting Codrington Crescent. The property has mature hedging along the boundary and has substantial soft landscaping, trees and shrubs within the garden area. The surrounding area is characterised by two-storey terraced properties within a residential area. The site is

located within 6km of the Thames Estuary & Marshes Special Protection Area (SPA) & Ramsar Site, which are designated sensitive areas as defined by the EIA Regulations.

Although being located close to a designated sensitive area, the development is a small-scale proposal and there would be no likely significant impacts in terms of noise, waste, contamination, flooding, traffic, archaeology, arboriculture, ecology, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the surrounding area & nearby designated sensitive area are unlikely to be significant. Consequently, while there may be some impact on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr M Hussain (agent)

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<https://acp.planninginspectorate.gov.uk/>