



Delegated Report

Planning Application

Application No: 20240750

Location: Joynes House, New Road, Gravesend, Kent, DA11 0AT

Description: Erection of two bin stores in existing car park.

Applicant: Joynes House Development Ltd

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 14 August 2024;
 - Planning Statement by Gemini Planning Services Ltd. – dated August 2024;
 - Drawing no. 2316-JH-C-00-0G-01-01 – Rev. IN4 – Existing Location Plans;
 - Drawing no. 2316-JH-C-00-0G-01-01 – Rev. C2 – Proposed Location Plans;
 - Drawing no. 2316-JH-C-90-MF-02-01 – Rev. C5 – Proposed Bin Store 1 Detail;
 - Drawing no. 2316-JH-C-90-MF-02-02 – Rev. C6 – Proposed Bin Store 2 Detail.
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- ~~Drawing no. 2316-JH-C-00-0G-01-01 – Rev. C1 – Proposed Location Plans – SUPERSEDED;~~
 - ~~Drawing no. 2316-JH-C-90-MF-02-01 – Rev. C1 – Proposed Bin Store 1 Detail – SUPERSEDED;~~
 - ~~Drawing no. 2316-JH-C-90-MF-02-02 – Rev. C1 – Proposed Bin Store 2 Detail – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240500	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2010 under references 20240262.	APPROVAL OF DETAILS	25.09.2024
20231105	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2010 under references 20231016.	APPROVAL OF DETAILS	04.06.2024
20240262	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use of undercroft car park of existing commercial building (Use Class E) to 10 residential flats (Use Class C3).	PRIOR APPROVAL GRANTED	16.05.2024
20230612	Proposed conversion of undercroft car park to provide 10 no. flats, with associated ancillary residential communal space and plant room. Proposed cycle parking storage and the provision of private outdoor amenity space.	PERMITTED	07.12.2023

	Facade alterations and minor amendments to lower ground floor internal layout granted under application reference 20221183.		
20231016	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use part-first, second and fourth floors from commercial floorspace to 30 residential units.	PRIOR APPROVAL GRANTED	24.11.2023
20230824	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use part-first, second and fourth floors from commercial floorspace to 28 residential units.	PRIOR APPROVAL GRANTED	27.09.2023
20230822	Application for non-material amendment to planning permission reference number 20221183 to allow amendments to elevation facades.	PERMITTED	25.08.2023
20221336	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2010 under references 20210974 - 20210962 - 20210973 - 20210958	APPROVAL OF DETAILS	22.06.2023
20221326	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2010 under reference 20221111	APPROVAL OF DETAILS	22.06.2023
20221183	**REVISED DESCRIPTION** Proposed external alterations to existing building facade including new windows, aluminium infill panels and infill glazing to lower ground floor. Relocation of existing entrance and lobby from ground floor to lower ground floor and minor amendments to internal layout of 2 no. ground floor residential units consented under reference 20210958, as amended by non-material amendment ref 20220391.	PERMITTED	03.05.2023
20221111	Application for prior approval under Part 20 Class AA of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for upward extension of existing commercial building through the construction of 2 additional storey to provide 24no. flats along with necessary ancillary works.	PRIOR APPROVAL GRANTED	05.12.2022
20220799	Application for prior approval under Part 20 Class AA of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for upward extension of existing commercial building through the construction of 2 additional storey to provide 24no. flats along with necessary ancillary works.	PRIOR APPROVAL REFUSED	23.09.2022

20220392	Application for non-material amendment to planning permission reference number 20210962 to allow minor amendments to the internal layout.	PERMITTED NON-MATERIAL AMENDMENT	20.04.2022
20220391	Application for non-material amendment to planning permission reference number 20210958 to allow minor amendments to the internal layout.	PERMITTED NON-MATERIAL AMENDMENT	20.04.2022
20220390	Application for non-material amendment to planning permission reference number 20210974 to allow minor amendments to the internal layout.	PERMITTED NON-MATERIAL AMENDMENT	20.04.2022
20210974	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part Ground, First and Second Floors from Class E (previously Class B1(a)) (offices) to 26 residential units (Class C3 (dwellinghouses)).	PRIOR APPROVAL GRANTED	16.09.2021
20210973	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part First, Second and Fourth Floors from Class E (previously Class B1(a)) (offices) to 22 residential units (Class C3 (dwellinghouses)).	PRIOR APPROVAL GRANTED	16.09.2021
20210962	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use third floor from Class E (previously Class B1(a)) (offices) to 13 residential units (Class C3 (dwellinghouses)).	PRIOR APPROVAL GRANTED	16.09.2021
20210958	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part Ground Floor from Class E (previously Class B1(a)) (offices) to 4 residential units (Class C3 (dwellinghouses)).	PRIOR APPROVAL GRANTED	16.09.2021
TH2/71/82 B1	Detailed plans of office block.	APPROVED	24.01.1973
TH/2/71/8 2B	Detailed plans of office block.	APPROVED	12.10.1972

TH2/71/82 A	Outline application for the erection of office block of 51,280 sq.ft. and erection of dwellings.	CONDITIONAL PERMISSION	31.05.1972
TH2/71/11 2	Outline application for the erection of an office block, flats and houses on sites of 1, 2, 3, 4 New Road, 2A St. James' Road, St. James' Church and Darnley Road.	PERMISSION	21.12.1971

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Internal Consultees

GBC Waste and Recycling Manager – I have reviewed this planning application and I am happy with the refuse and recycling storage for this building.

Local Ward Councillors – No comment received.

Neighbouring properties

Forty-two surrounding properties were consulted and one representation was received, although did not raise concerns with the proposal.

The consultation period expired 01 October 2024.

Preliminary Matters

The proposal as originally submitted was considered to be an unneighbourly form of development, by virtue of erecting a 2.9m high bin store directly on the shared boundary with properties on Elizabeth Court. Given that the principle of the development was acceptable, the agent was contacted and encouraged to introduce a pitched roof to reduce height and reposition the store away from the boundary.

The revised plans were submitted and accepted by the Local Planning Authority.

Officer's Analysis

Site Description

Joynes House is a purpose-built five storey office building constructed in the early 1970s.



The principal elevation fronts onto New Road with pedestrian access via steps from New Road. The existing building is constructed in red brick with a flat roof, with dark grey coloured fire escape staircases on both sides of the building.

The building has received a series of prior approvals for the change of use from offices to residential flats. There are to be a total of 75no. flats within the building.

The site has a private surface car park to the rear, accessed from St James's Road.

Gravesend town centre is located to the north and west of the site with its extensive facilities and amenities.

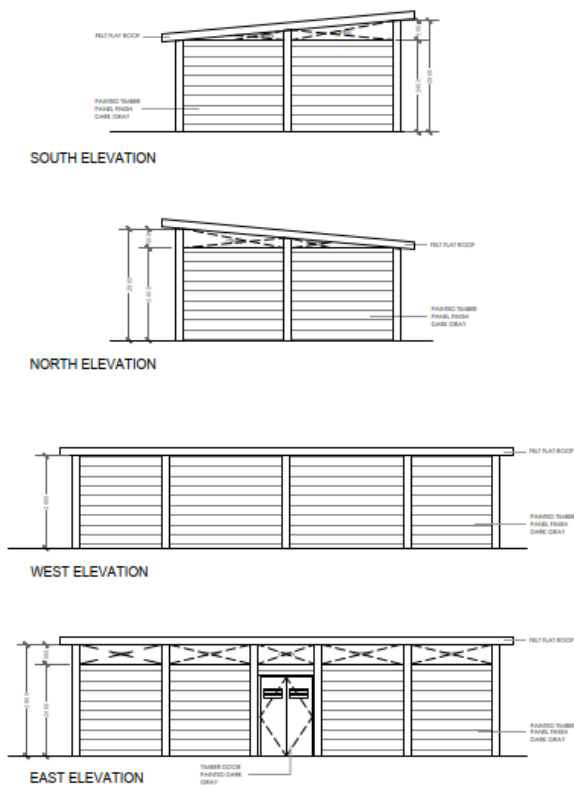
The site lies less than 180m from Gravesend Train Station, with its high-speed link to London St Pancras (journey time 24 minutes). There are bus stops along New Road and Darnley Road with bus services to Sevenoaks, Chatham, Rochester, Dartford, Ebbsfleet and Blue Water (Shopping Centre). The A2/M2 lies 2.6 miles to the west. The site also has good accessibility for pedestrians and cyclists.

Proposed Development

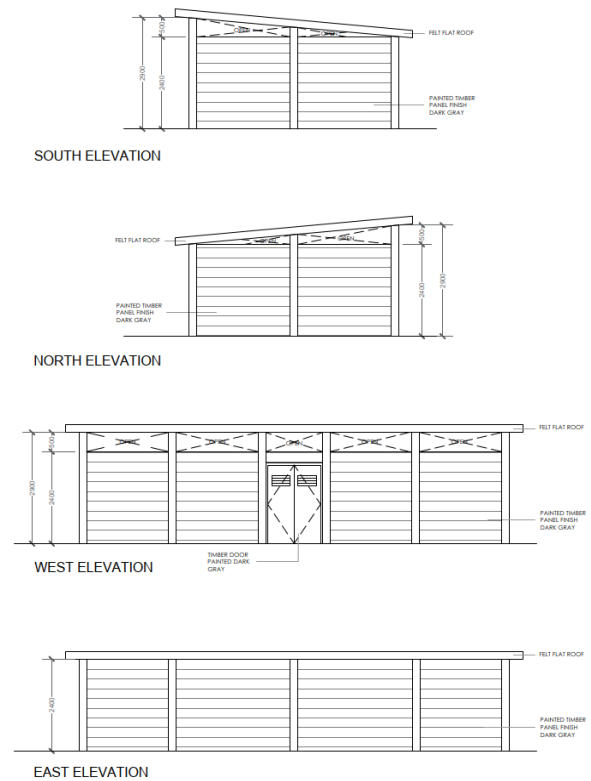
This application proposes the erection of 2no. bin stores within the curtilage. The stores would be located on the southern boundary at the entrance of the carpark.

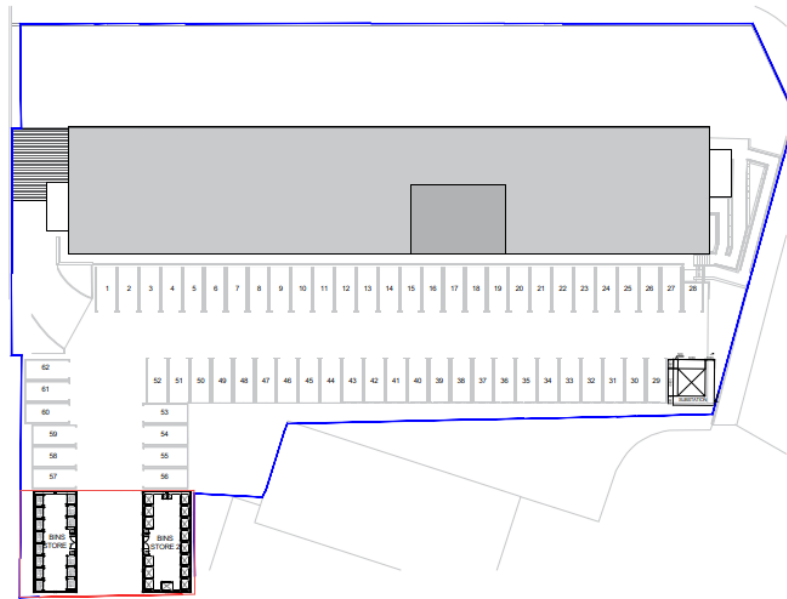
The bins stores would both have a maximum height of 3.15m and a minimum height of 2.55m, with a length of 11.5m, with differing widths of 4.851m (bin store 1) and 5.442m (bin store 2). Store 1 will contain 14 x 1100ltr eurobins for recycling and 2x 140ltr food waste bins. Store 2 would contain 15 x 1100ltr eurobins for general waste and 6 x 140ltr food waste bins.

Bin Store 1



Bin Store 2





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. The NPPF (2023) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Furthermore, Policy CS19 (LPCS) requires developments to incorporate appropriate facilities for the storage and recycling of waste.

The proposed stores would be an appropriate size and scale for the development, meeting the requirements of Gravesham's waste management guidance with no objection raised from the Waste and Recycling Manager. The stores would be constructed using timber and painted grey and are located at the rear of the carpark and would have limited views from public vantage point. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 127 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed stores are not excessive in size or bulk and following the redesign will have a lower height nearest to neighbouring properties and are set 1.5m from the boundary. Overall, the bin store would be approx. 7.1m from the nearest residential properties at Elizabeth Court. Therefore, the bin store will safeguard neighbouring amenity in accordance with Policy CS19 and paragraph 127 of the NPPF (2023).

Parking and Highways

The development will involve a loss of 8no. parking spaces for the bin store, but the site would retain 62no. parking spaces for the proposed flats. Although parking availability is positive, due the central location of the building within a short walking distance of amenities and public transport links vehicular parking is not required.

In summary it is considered that this scheme would provide acceptable levels of parking for future occupiers in accordance with Gravesham's adopted parking standards (SPG 4) (2006), Policy CS11 (LPCS) and saved policy P3 of the Local Plan First Review (1994).

Conclusion

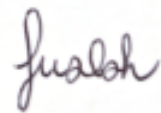
The application has been fully considered and is in accordance with local and national planning policy.

The proposed bin stores are not excessive in size or bulk, are well designed and are located in the carpark with limited views from public vantage points. The stores are a sufficient distance from neighbouring residents and will not result in any impacts through reduction in parking provision. Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	28 November 2024	Dated:	28 November 2024