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**Windows replacement,
garage conversion, and
further alterations at 66,
Granville Road, Gravesend,
DA11 0JT**

Planning Statement



Application Site:

The application site is located at 66, Granville Road, Gravesend, DA11 0JT and comprises a two-storey terraced dwelling. The area is residential, comprising terraced housing in similar styles. The dwellinghouse is not a listed building and is not located in a conservation area.

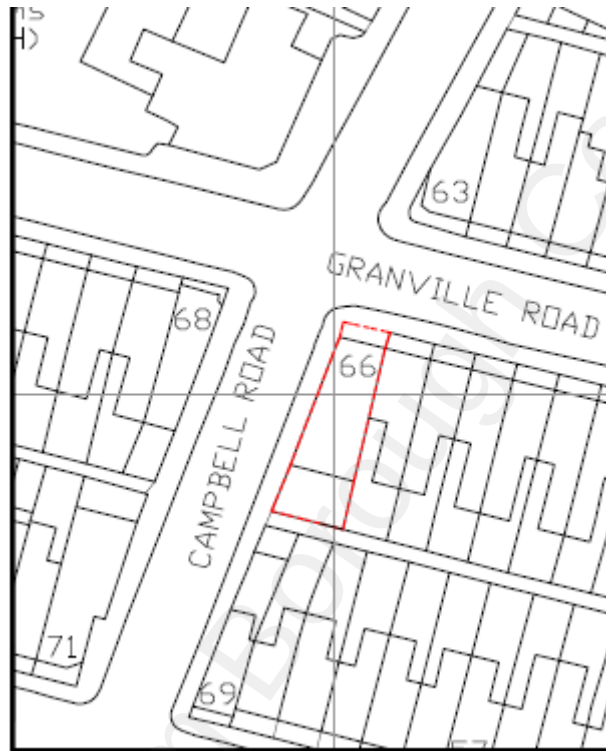


Figure 1: Proposed block plan

Planning History

19930664 | Erection of a single storey rear extension to form bathroom, alterations to first floor to retain an additional bedroom and additional enclosure of yard to form store. | 66 Granville Road Gravesend Kent DA11 0JT- Approved

The Proposal

The proposal include, windows replacement, a garage conversion into a habitable room, and further alterations both internal and external.



Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

- **National Planning Policy Framework**
- **National Planning Practice Guidance**
- **Gravesham Local Core Strategy**

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The development represents a clear social objective as it will positively contribute to the health and well being of the applicant as it will provide additional living space. This will benefit not only the existing occupant, but future ones too. The proposal will be socially functional and appropriate on approval of the works. Additionally, the proposal will bring income into the local economy as local suppliers and fitters will be sourced.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “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”

As highlighted from the supplied elevations and proposed plans, the proposal will not have any significant impact on the streetscape character or surrounding amenity.



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Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission 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

We kindly request that the development is examined within a suitable timeframe in line with paragraph 11 of the NPPF.

Gravesham Local Core Strategy Core Strategy (2014)

Policy CS01: Sustainable Development

States; Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.

As above, we kindly request that our request for planning permission is examined within a suitable timeline as defined by the above policy and the NPPF.

Policy CS19: Development and Design Principles

States; New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles and be resilient to the effects of climate change.

The proposed works will have no adverse impact on the street or the character of the local area. All materials will match the existing and be of a high-quality standard, with sustainable choices made throughout any construction works. Using high-quality materials will benefit not only the current occupant but ensure that the works are still in place to a high standard for future occupants.

Conclusion

Following a review of the proposals applicable policy and material considerations, it is of our professional viewing that the development is in strict compliance with all applicable policies as previously illustrated. The development will bring significant living benefits to the applicant while having a minimal impact on the surrounding environment.



We see no reason for the council to withhold our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF.

Gravesham Borough Council



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