



Delegated Report

Planning Application

Planning Application No: 20240205

Location: Former Public Conveniences 62 Perry Street Northfleet Gravesend

Description: Application for approval of condition 9 attached to planning permission 20201344 relating to details of privacy screen to be installed along the northern boundary of the balcony.

Applicant: Mr Bobby Bhandal

Site Visit Date: 06.03.24

Preliminary Matters

The initial plans submitted for this application did not meet the requirements of condition 9 in terms of height and privacy.

Site visit photo



As such, the agent was contacted, with the opportunity to amend the plans. Amended plans were received on 25.03.24, and these were accepted by the Local Planning Authority.

Submitted Documents/Plans

Application Form;
Supplementary Information – Pilkinton Decorative Glass Brochure; and
Drawing No. 2020/45/21A – REVISED Elevations (Balcony Details) as Proposed.

Superseded Documents/Plans

~~Drawing No. 2020/45/21 – SUPERSEDED Elevations (Balcony Details) as Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20201344	Demolition of former public conveniences and erection of two storey building containing 2no. two bedroomed flats with associated facilities.	Permitted	16.02.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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

Consultations, Publicity and Representations

None undertaken/received.

Officer's Analysis

This is an application for approval of condition 9 attached to planning permission reference number 20201344 relating to details of privacy screen to be installed along the northern boundary of the balcony.

Condition 9

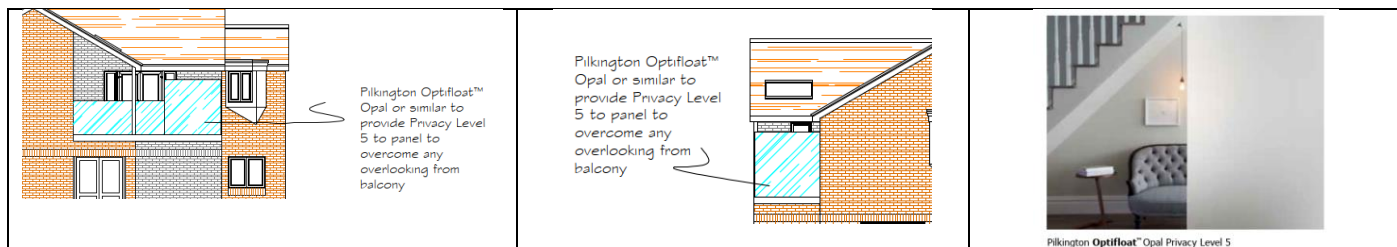
Prior to the occupation of the flats full details of the privacy screen to be installed at a minimum height of 1.8m along the northern boundary of the balcony shall be submitted to and approved in writing by the Local Planning Authority. This work shall be carried out and completed before the flats are occupied and shall be retained at all times thereafter.

Reason: *To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking in accordance with Policies CS19 of the Core Strategy 2014.*

The following information has been submitted to discharge Condition 9

- Application Form;
- Supplementary Information – Pilkinton Decorative Glass Brochure; and
- Drawing No. 2020/45/21A – REVISED Elevations (Balcony Details) as Proposed.

Drawing No. 2020/45/21A provided as part of this application shows that the privacy screen meets the 1.80 height requirement along the northern boundary. In addition, the drawing indicates that the glass shall be installed with Pilkington level 5 glass (in Optifloat Opal, or similar) as shown in the glass brochure provided as supplementary information.



Overall, the privacy screen details are considered acceptable and complies with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such, the Local Planning Authority approve condition 9.

Discharge Condition 9

Recommendation

Approval of condition 9.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	4th April 2024	Dated:	4th April 2024