
SUMMARY REPORT

Application Ref:	20190169
Site Address:	Cobham Lodge, Valley Drive, Gravesend, DA12 5UE.
Application Description:	Demolition of existing house and outbuildings and erection of a part four storey and part three storey building for the residential development of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with associated car parking.
Applicant:	Mr Ravinder Shetra
Agent:	Mr Darren Bland
Ward:	Singlewell
Parish:	Non-Parish Area
Decision Due Date:	23 May 2019
Publicity Expiry Date:	29 March 2019
Decision Level:	Planning Regulatory Board – 12 June 2019
Reason for referral:	Major development proposal
Recommendation:	Refusal

Summary of Reasons for Recommendation

The proposal is to demolish the existing house and all outbuildings on the site and construct a part four storey and three storey building to provide 20 X one bedroom, 41 two bedroom and 3 three bedroom apartments.

In this case there are significant objections to the development relating to the siting, size, bulk, massing, design, impact on the street scene, adverse impact on the amenity of surrounding properties and poor amenity for future occupiers. Furthermore this proposal is failing to provide affordable housing or any S.106 contributions.

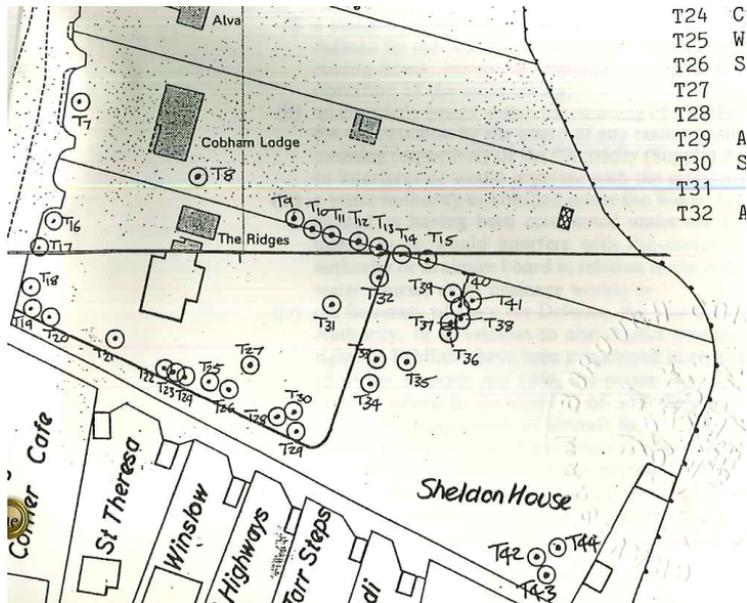
As such it is considered that this planning permission cannot be supported.

Supplementary Report

1. Planning Manager (Development Management) Comments

- 1.1 Concern has been raised by a Councillor regarding the impact on a number of surrounding trees which are protected by a Tree Preservation Order.
- 1.2 The Tree Preservation Order (TPO) is at the southern end of Valley Drive which covers 8 sites including the application site of Cobham Lodge. The following diagram shows the location of trees from when the order was made in 1989 (Please note since the

TPO came into force in 1989 there has been various infill developments in the vicinity of the area).



- 1.3 The application is accompanied by an Arboricultural Impact Assessment and a Tree Protection Plan which demonstrates that trees T9-T15 within the grounds of the property to the south known as The Ridges/Valley View (Valley View was built in the rear garden of The Ridges) would be adequately protected during the build through the use of tree protection barriers and no development is proposed within the root protection areas of those trees. If the application was to be supported it would be appropriate to secure these protection through the imposition of appropriate planning conditions.
 - 1.4 Tree T8 which is to the south east of the dwelling has been felled, although the Local Planning Authority has no record of agreeing to the felling of this tree. This matter will be investigated separately.
 - 1.5 To the front of the property is protected tree T7, which is an established Beech Tree. This tree is considered to have at least 20 + years life left and has no significant defects. Should consent be granted it would be appropriate to impose conditions requiring this tree to be protected during the construction using tree protection methods and ensuring that no development takes place within the root protection area.
 - 1.6 The only trees lost as a result of this proposed development would be a 7m cypress tree and a 4m high spruce tree in the north east corner of the site. If the development were to commence, the loss of these trees would be unfortunate, but they are not protected by the TPO. Furthermore should the scheme be supported, a condition requiring the replacement of these two trees, with trees of an appropriate age/size, could be secured by way of a planning condition.
 - 1.7 On the north-western side of the application site is a birch tree, whilst to the south-west of the site is a group for 4 laurel trees and a birch tree. None of these trees are impacted by this development.
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Recommendation

The recommendation remains unchanged from that set out on the main papers, being a recommendation for REFUSAL on 5 grounds.