

SUMMARY REPORT

Application Ref:	20220831
Site Address:	17 Darnley Road Gravesend Kent DA11 0RZ
Application Description:	Subdivision of the existing dwellinghouse to create three self-contained units with associated amenity space
Applicant:	Mandeep Hayer
Agent:	Mr Harry Johnson, Mialex
Ward:	Pelham
Parish:	Non-Parish Area
Decision due date:	22 September 2022
Publicity expiry date:	2 September 2022
Decision Level:	Planning Committee – Wednesday 4 th January 2023
Reason for referral:	Call In by Councillor Brian Sangha
Recommendation:	The recommendation is for the application to be APPROVED Planning Permission, subject to planning conditions as set out within the report.

Summary of Reasons for Recommendations

The proposal is for the conversion of No. 17 Darnley Road, a three-storey mid terrace dwelling into 3no. self-contained units with associated amenity space. The conversion would provide 1no. two bedroom 3 person unit, 1no. bedsit and 1no. one bedroom two person unit.

As outlined in paragraphs 6.7-10, the principle of converting the property is considered acceptable. Paragraphs 6.19-24 highlight that the proposed units would exceed the National Housing Standards both in terms of gross internal floor area and room sizes. It is considered that there would be no detrimental impact on neighbour amenity as laid out in paragraphs 6.25-28, and would be no highways issues as outlined in paragraphs 6.37-41.

During the course of the application and in order to be positive and proactive negotiations took place with the agent to improve the scheme and address concerns relating to occupier amenity. These changes were a reduction in bedrooms of flat 1 and reconfiguration of floor layout and a rear dormer to serve the bedroom of flat 3.

All representations received from both 3rd parties and consultees and have been taken into account when considering this proposal and the development is considered to comply with local and national planning policy.

The recommendation is for the application to be APPROVED Planning Permission, subject to planning conditions as set out within the report.

MAIN REPORT

1. Site Description and Surroundings

- 1.1. The application site is 17 Darnley Road located on the edge of Gravesham town centre, within the urban boundary of Gravesend and within the Darnley Road Conservation area, as designated by the Local Plan. 17 Darnley Road is a three storey mid terrace single residential dwelling with an existing front rooflight, providing habitable living accommodation over five floors.
- 1.2. The property is set back from the road and benefits from a generous garden to the rear.
- 1.3. The adjoining property to the north, No. 15 has already been converted into 3no. flats and the one to the south is in use as a funeral directors.
- 1.4. Further north is the Gravesend Train Station and the town centre and to the south is a mixture of commercial and residential properties.
- 1.5. The property does not benefit from off road parking.
- 1.6. The following photographs were taken from the public realm on 5th December 2022, together with Google Earth images, show the site and the surrounding area:





Procedural Issues

- 1.7. The application has been determined in accordance with the above submitted documents/plans and Paragraph 38 of the National Planning Policy Framework (NPPF) (2021) sets out adopting a positive and proactive approach to development proposals. In this case prior to this application being submitted the agent did not engage with the Local Planning Authority with a formal pre-application enquiry.

2. Planning History

- 2.1 There is no recent planning history for this site.

3. Proposal

- 3.1. This current application is for the conversion of the existing single residential dwelling into 3no. self-contained units incorporating the formation of a new single dormer on the rear roofslope. No other elevational changes are proposed.
- 3.2. The existing property is a 7no. bedroom dwelling spaced over five floors with two of the bedrooms being within the lower ground floor and one bedroom within the roofspace.
- 3.3. All of the flats would be accessed from the existing front door.
- 3.4. Flat 1 would comprise of living room, bathroom, kitchen and bedroom 2 on the ground floor with bedroom 1, study and store on the lower ground floor. Flat 1 would also have direct access to the rear garden.
- 3.5. Flat 2 would comprise of living/bedroom, bathroom and kitchen on the first floor.
- 3.6. Flat 3 would comprise of living room, bathroom and kitchen on the second floor and bedroom within the roofspace, served by the existing rooflight to the front and new single dormer to the rear.
- 3.7. The property benefits from an existing rear garden which can be accessed from the lobby of Flat 1. There is no external access into the garden due to the adjacent dwellings and the change in land levels to the rear. Therefore it is considered that this garden be exclusively for the use of the occupants of Flat 1.

3.8. The property benefits from an open frontage which allows direct access from Darnley Road and for waste collection to be via kerbside collection. The proposal includes a communal bin store within the front which allows for kerbside collection also.

3.9. The supporting planning application form states that the proposed units would be 100% market housing.

4. Planning Policy, Development Plan and other Material Considerations

4.1. Gravesham Local Plan Core Strategy (September 2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

4.2. Paragraph 33 of the NPPF (2021) sets out those 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.

4.3. The Council undertook such a review in September 2019 and the review found that the adopted Local Plan Core Strategy (LPCS) 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

4.4. Saved Policies in the Gravesham Local Plan First Review (November 1994)

- H5 – Increasing the Housing Stock by Conversion
- T1 – Impact of development on the highway network
- TC3 – Development Affecting Conservation Areas
- P3 – Vehicle Parking Standards

4.5. The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.6. Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architect or historic interest which it possesses.

4.7. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area,

special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.8. National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

4.9. Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards: Nationally Described Space Standards (October 2015)

5. Consultations and Publicity Responses

Consultations

5.1. GBC - Highways Officer

As this is a seven bedroom dwelling, its existing cycle parking requirement is higher than that required for three flats. In addition, as an edge of centre property there is no requirement to provide any car parking. I therefore have no objections.

However, if it is possible secure cycle parking for three cycles, one per flat would be beneficial.

5.2. Neighbouring Properties

Consultation was by way of a press notice and the displaying of a site notice, together with letters sent to three surrounding properties with an overall expiry date of 9th September 2022.

5.3. One letter of objection was received, making the following summarised comments:

- Parking
- Refuse Storage
- Will worsen existing parking and refuse issues

6. Planning Analysis and Service Manager (Planning) Comments

Housing Need

6.1. Policy CS02 (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 7 of the NPPF (2021) and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF (2021) Para 11(d) unless:

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
 - 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.
- 6.2. In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF (2021) at footnote 7 (rather than those in development plans) relating to any of the following:
- Habitats sites (and those sites listed in NPPF paragraph 180)
 - Sites of Special Scientific Interest;
 - Green Belt,
 - Local Green Space,
 - Areas of Outstanding Natural Beauty
 - Irreplaceable habitats;
 - Designated heritage assets (& other heritage assets of archaeological interest, see NPPF footnote 67); and
 - Areas at risk of flooding or coastal change
- 6.3. In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 125(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.
- 6.4. The proposed development for a net increase of '2' dwellings would offer a minimal contribution towards meeting this local need.
- 6.5. However, as part of this balancing exercise it should be noted that paragraphs 130 and 134 of the NPPF (2021) requires development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.
- 6.6. Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the National Planning Policy Framework (NPPF) and established local planning policy taken as a whole.

Principle

- 6.7. Policy CS14 of the Local Plan Core Strategy (LPCS) requires that the Council protects the mix of housing in the existing housing stock while also expecting new housing development to provide a range of dwelling types and sizes, taking into account the existing character of the area and evidence of local need to create sustainable and balanced communities.
- 6.8. The application site is located on the edge of Gravesend town centre where the character of the street scene is both residential and commercial in nature. The

adjoining property to the north has already been converted into flats and the property to the south is commercial. Both properties are similar in size and layout to the application property. Due to the location within an urban area, the principle of residential development is acceptable providing it accords with the local and national policies below.

- 6.9. Saved Policy H5 (LPFR) with regard to proposals for conversion of existing properties to provide flats states that the Borough Council will have regard for the following criteria;
- (i) *The building shall be in an appropriate area for conversion to flats maisonettes, bedsitters and multiple occupancy. Unless there are special or overriding circumstances, conversions will not normally be permitted in an area comprised for the most part of single family dwellings. Conversely conversions will not normally be permitted in areas which are environmentally unsuitable for young families and which already demonstrate a predominance of multiple occupation.*
 - (ii) *The building shall be of such a size and arrangement as to be generally unsuitable for single family occupation.*
 - (iii) *The proposal shall have regard to the Borough Council's Residential Layout Guidelines, as set out in supplementary planning guidance.*
 - (iv) *The adopted Vehicle Parking Standards must be achieved wherever feasible.*
- 6.10. Having regard to the above criteria, on balance it is concluded that the principle of converting the existing single residential home into 3no. self-contained units is acceptable.

Character and Appearance

- 6.11. Policy CS20 (Heritage and the Historic Environment) (LPCS) states that the council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets.
- 6.12. The proposal would result in minimal alterations to the existing building. A single dormer would be located within the rear roof slope which would not detract from the original features of the building. No alterations to the front of the building are proposed.
- 6.13. CS19 (Development and Design Principles) (LPCS) sets out the design principles which will be taken into account when considering proposed redevelopment proposals. The policy requires new development to be visually attractive, fit for purpose and locally distinctive. In particular, the design of new development should be derived from a robust analysis of local context and character, make a positive contribution to the street scene and the character of the area and integrate well into the surrounding area. At a national level the revised National Planning Policy Framework 2021 (NPPF) in section 12 provides guidance on achieving well designed places.
- 6.14. The proposal is for a conversion of the existing dwelling. There are only minor elevational alterations to the rear with the creation of a single dormer.
- 6.15. Paragraph 201 of the NPPF (2021) states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage

asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

6.16. Under the NPPF (2021) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. In this instance limited changes are proposed to the external fabric of the building, with the change of note being the proposed dormer which would be a modest addition to the rear roofslope. This proposed dormer has been designed to reflect the existing building and would not result in a detrimental impact on the Darnley Road Conservation Area. Therefore, the proposal would have no harm on the heritage asset as it would be in keeping with the street scene and facilitate the use of the building for residential accommodation which would seek to secure the future of the property.

6.17. The proposed alterations are considered acceptable and would preserve the character of the existing property and the Darnley Road Conservation Area.

6.18. In terms of design and impact on the Darnley Road Conservation Area, the proposed development accords with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Sections 12 and 16 of the National Planning Policy Framework (2021).

6.19. Residential Amenity

6.20. The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 (LPCS) states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

6.21. *Amenity of Future Occupiers*

	Actual floor area	National Standard	Double Bedrooms 11.5sqm	Single Bedrooms 7.5sqm
Flat 1 (2b, 3p)	92.96sqm	70sqm	13.19sqm	10.7m
Flat 2 (bedsit)	33.78sqm	N/A	21.41qm	N/A
Flat 3 (1b, 2p)	58.37sqm	58sqm	19.11sqm	N/A

- 6.22. As can be seen from the table above the minimum gross internal floor area recommended by the National Housing Standards has been met by Flats 1 and 3.
- 6.23. There is no national standard for bedsits, however the Gravesham Residential Layout Guidelines requires bedsits to have a minimum floorspace of 30sqm, of which Flat 2 meets.
- 6.24. In addition, all of the bedrooms exceed the minimum space standards and would have access to a good level of natural light and outlook.
- 6.25. The existing garden area to the rear would not be altered by the proposal and would provide 117.56m² of private amenity space for the occupiers, which would accord with the Residential Layout Guidelines (2020).
- 6.26. In addition, being located on the edge of town, the occupiers would have access to Riverside Leisure Area, Dashwood Open Space and Woodlands Park, all within walking distance.
- 6.27. In terms of occupier amenity, the proposal would accord with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130f of the National Planning Policy Framework (2021).
- 6.28. *Neighbouring Amenity*
- 6.29. One neighbour objection has been received relating to the additional parking and refuse impact. This will be addressed within the Parking and Highways and refuse sections.
- 6.30. No comments were received relating to loss of light, privacy or overlooking. The proposal would result in one additional rear facing window within the roofslope. This would afford the same views as the existing first and second floor windows and as such it is not considered to have a detrimental impact on the amenities of the surrounding properties.
- 6.31. Overall, and taking into account the existing built form of both the application site and the surrounding buildings, it is considered that there will be no loss of outlook, daylight or sunlight to any neighbouring property and therefore complies with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) in this regard.
- 6.32. Ecology and Biodiversity
- 6.33. Paragraph 174 and 177 of the NPPF (2021) requires planning decisions to ensure that the natural and local environment is enhanced by minimising impacts on and providing net gains for biodiversity and this is reflected in Section 40 of the Natural England Commission Rural Communities (NERC) Act (2006) and the Environmental Act (2021).
- 6.34. Policy CS12 (LPCS) indicates that sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, and that there will be no net loss of biodiversity in the Borough.

- 6.35. The existing garden will not alter as part of this proposal, therefore there would be no biodiversity net loss.
- 6.36. The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £275.88 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.
- 6.37. Where there are no other contributions required for a development applicants generally have chosen to submit the payment of £275.88 per dwelling by filling in the Strategic Access Management and Monitoring Strategy (SAMMS) Agreement. By filling in this form there are no legal fees to be paid by the applicant and refund mechanisms are in place in the event of a refusal.
- 6.38. The applicant has completed the SAMMS Mitigation Contribution Agreement and made the required payment, addressing this issue.
- 6.39. Therefore, the development would comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 175 and 176) of the National Planning Policy Framework 2021 and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).
- 6.40. Parking and Highways
- 6.41. The application property is located on the edge of town and therefore no parking provision is required.
- 6.42. The existing property is a 7-bedroom dwelling which are double rooms and therefore has the potential for 14 occupants. The proposal would see a decrease in 3no. bedrooms and an approximate occupancy of 6 people.
- 6.43. The GBC Highways Officer has commented that, no car parking is required due to the edge of town location and 3no. flats would have a lesser parking requirement than a 7-bedroom dwelling. However ideally there should be secure and weatherproof bicycle parking for one bicycle per flat to conform to SPG4.
- 6.44. Therefore, subject to imposition of a condition for the provision of secure cycle storage, the development would accord with Policy CS11 (LPCS).
- 6.45. Waste Collection

- 6.46. The existing property utilises the frontage for bin storage, allowing for kerbside collection. The proposal includes the provision of a timber clad refuse and recycling store to the front, enabling kerbside collection, however no details relating to bin store size or design have been provided.
- 6.47. Subject to a condition requesting storage details, this is considered acceptable and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

7. Conclusion

- 7.1. It is acknowledged that the Council is currently unable to demonstrate a five-year housing supply and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 (LPCS) must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF (2021).
- 7.2. The proposed development for a net increase of 2no. dwellings (in this case 2 flats) would offer a minimal contribution towards meeting this local need and delivery and, accordingly, adds some weight in support of the application.
- 7.3. In this case, it is considered that the proposal would accord to local and national planning policy and is therefore recommended for approval.

Recommendation

The recommendation is for the application to be **APPROVED** Planning Permission, subject to the following conditions:

CONDITIONS

1. STANDARD TIME LIMIT

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. APPROVED PLANS

The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans:

Planning Application Form;

Covering Letter;

Rooflight Photograph;

Location Plan;

Drawing No. 22-1321-01 C - Existing Site Location and Existing Floor Plans and Elevations; and

Drawing No. 22-1321-02 C - Existing Site Location and Proposed Floor Plans and Elevations.

Reason: For the avoidance of any doubt and in the interest of proper planning in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

3. MATERIALS

Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted, specifically the dormer window, shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Local Plan: Core Strategy Policy CS19.

4. CYCLE STORAGE

Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of secure, covered and accessible cycle storage facilities (comprising a minimum of 1 space per flat) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the development and shall be retained for such purposes at all times thereafter.

Reason: In order to encourage options for sustainable travel in accordance with Local Plan: Core Strategy Policy CS19.

5. REFUSE DETAILS

Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the dwelling and thereafter be retained for such purposes at all times.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Local Plan: Core Strategy Policy CS19.

6. HARD LANDSCAPING

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of the residential unit whichever is sooner. The scheme shall include:

- proposed boundary treatments;
- hard surface finishes to the pedestrian accesses; and
- Details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Local Plan: Core Strategy Policy CS19.

7. SOFT LANDSCAPING

Prior to the first occupation of the development hereby approved and notwithstanding

the details shown on the approved plans a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with Local Plan: Core Strategy Policy CS19.

INFORMATIVES

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

This has involved discussions and negotiations during the processing of the planning application in a collaborative manner in order to address the various consultations and neighbour concerns.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

4 DEVIATION FROM THE APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed,

applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

5. KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of the highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The development hereby permitted requires works to be undertaken in the public highway adjacent to the site. Prior to starting work you must first contact KCC Highways and Transportation on 030000 41 81 81 to ascertain what work is required and the procedure to be followed to progress this to completion.