



OUR REF: 4038.SC

**CONSTRUCTION OF SINGLE-STOREY SIDE
EXTENSION**

**23 FAWKHAM AVENUE NEW BARN
LONGFIELD KENT DA3 7HS**

PLANNING DESIGN & ACCESS STATEMENT

FEBRUARY 2024

1. INTRODUCTION

1.1 This Statement has been submitted on behalf of the applicant Mr Dan Burnham in support of a full Householder planning application for the following development at 23 Fawkham Avenue New Barn Longfield DA3 7HS (hereafter referred to as 'the Site'):

'Construction of single-storey side extension.'

1.2 The application comprises the following documents

- Covering letter
- Application Form
- CIL Form 1
- Planning Statement (GSP)
- Bat Risk Assessment (Calumma)
- Drawing nos.
 - 4038.01 Site Location Plan
 - 4038.02 Existing Block Plan
 - 4038.03 Existing Ground Floor Plan
 - 4038.04 Existing First Floor Plan
 - 4038.05 Existing Elevations (1 of 2)
 - 4038.06 Existing Elevations (2 of 2)
 - 4038.19 Proposed Block Plan
 - 4038.20 Proposed Ground Floor Plan
 - 4038.21 Proposed First Floor Plan
 - 4038.22 Proposed Elevations (1 of 2)
 - 4038.23 Proposed Elevations (2 of 2)

2 SITE CONTEXT

2.1 The site is located on the north side of Fawkham Avenue. It is approximately 233m east of the junction with New Barn Road and opposite the junction of Fawkham Avenue and Weird Wood. The site extends to approximately 0.17ha the extent of the land under the applicant's ownership is approximately 0.3ha. All of the land is, however, part of the residential curtilage of the property.

2.2 The site is located in a predominantly residential area and is surrounded by other dwellings on all sides. It is inset from the Green Belt and is located within the New Barn Area of Special Residential Character designated by the Council in 2000. It has no other Development Plan designation or allocation.

2.3 The site is also subject to TPO 1 of 1991 which applies to the site and 19 Fawkham Avenue to the west. The TPO is an Area Order which means that

only trees of the species named in the Order and which were present within the area covered by the Order when it was made on 21 January 1991, are protected.

- 2.4** The property comprises a two-storey detached dwelling set in an extensive plot. The house is set some 27m from the adjacent road with a number of tall trees to its front. At the rear of the house is an extensive private garden largely laid to lawn again with a number of trees and shrubs within it largely located towards the side boundaries.
- 2.5** The house has somewhat of a colonial appearance to the front elevation and has a first floor verandah to the front. There are hexagonal bays to the east and west sides. The ground floor of the original house is constructed of red brick and the first floor is white painted render. A white rendered two-storey rear extension was approved in 2006/7 and subsequently completed.
- 2.6** The house as it currently stands occupies a footprint of 179m². The ground floor has a gross internal area of 160m² and the first floor 126m².
- 2.7** To the east of the house adjacent to the boundary with no. 25 is a black timber boarded garage/shed. To the west of the house is a double garage and to the north of this an open fronted shed and also a partially sunken bunker/shelter.
- 2.8** Both the neighbouring properties, no. 19 to the west and no.25 to the east are detached bungalows. Permission was granted under application 22/00686/FUL (approved on 17 January 2023) for the redevelopment of the existing bungalow at no. 25, to provide a two-storey dwelling with accommodation in the roof space.

3 PLANNING HISTORY

- 3.1** The Council's website lists the following planning history for this property.
- Erection of a detached bungalow. Ref. No: 82/00169/FLA1 | Status: Application Refused
 - Erection Of A Conservatory. Ref. No: 87/00368/FUL | Status: Application Permitted
 - Application To Raise Crown Of One Lime Tree By 5m. Subject To Tree Preservation Order No.1 1991. Ref. No: 93/00402/TPO | Status: Consent for Tree Preservation Order
 - App to remove 4 lowest branches of 1 Ash tree (T4), prune 1 Sycamore tree (T2) back from Conifer, fell 1 Ash tree to fence height (T1) & remove
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one already reduced stem only back to source of 1 Sycamore) subject to TPO No.1 1991 Ref. No: 99/00033/TPO | Status: Consent for Tree Preservation Order.

- Application to prune 2 No. Sycamores & 1 Walnut tree, reduce crown by 1/3 of 4 Ash, 1 Birch & 2 Sycamore trees subject to Tree Preservation Order No. 1 1991 Ref. No: 00/00830/TPO | Status: Application Refused

- Demolition of rear wing of house, conservatory and garage and erection of a part two/part single storey rear extension Ref. No: 06/01405/FUL | Status: Application Permitted

- Demolition of existing garage and conservatory and erection of a detached double garage and a detached garage/garden store Ref. No: 07/00310/FUL | Status: Application Permitted

- Demolition of existing outbuildings and erection of a two bedroom detached annexe ancillary to main house Ref. No: 12/00436/FUL | Status: Application Permitted

- Submission of details relating to external materials and foundations and means of construction pursuant to Conditions 2 and 4 of Planning Permission DA/12/00436/FUL for the demolition of existing outbuildings and erection of a two bedroom detached annexe ancillary to main house:Ref. No: 12/01022/CDNA | Status: Approval of Details for Conditions

- Application to remove 1 No. Pine tree (T8) in front garden subject to Tree Preservation Order No.1 1991 Ref. No: 23/00778/TPO | Status: Refusal of TPO application

4 PROPOSALS

- 4.1** The application seeks permission for the following works to the existing dwelling
- Single-storey side extension
- 4.2** The side extension will provide a new gym and sauna/steam room and is located on the eastern side of the dwelling north of the existing bay but connected to the previous rear extension. It will result in the removal of the existing timber garage/shed. No windows are shown facing no.25 to the east. The extension will be predominantly glazed to the south and north elevations. Elsewhere it will be faced with white painted render under a tiled roof that matches the existing roof material. The roof will be a mono-pitch roof and falling behind a proposed parapet along the boundary with no. 25, behind which will be located a gutter.

5 PLANNING POLICY

- 5.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2** Paragraph 2 of the National Planning Policy Framework 2023 ('the NPPF') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise
- 5.3** Paragraph 38 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4** The Development Plan in force in Dartford comprises the 2011 Dartford Core Strategy (CS) and the 2017 Dartford Development Policies Plan (DP).
- 5.5** The Dartford Local Plan to 2037 has been formally submitted for Examination. The hearing stages of the examination have now been completed and consultation on the Main Modifications concluded on 25 September 2023. The Inspector will now consider any representations made and also in due course publish a report into the soundness of the Plan which will recommend whether it can be adopted or not. Applicable policies in the new plan do therefore have some weight as a material consideration in the decision making process, but not the full weight of an adopted plan. Copies of the relevant Development Plan and emerging Local Plan Policies are attached at **Appendix One**.
- Core Strategy
- 5.6** There are no relevant Core Strategy Policies.
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Development Policies Plan

- 5.7** Policy DP1 provides for a presumption in favour of sustainable development. As indicated above the applicant provides a locally based service that is meeting a local need which does not heavily rely on the use of the private car for access. Policy DP2 seeks to ensure that development achieves a good standard of design. The application proposals make no alterations to the existing building which is of recent design and construction. Policy DP5 seeks to ensure the amenity of neighbouring development is protected by new development and advises that a number of potentially sensitive aspects arising from proposed development will be considered. Policy DP7 deals in part with residential extensions and Policy DP12 deals in part with non-designated heritage assets. Policy DP25 deals in part with the impact of development on trees.

Dartford Local Plan to 2037

- 5.8** Policy M1 has similar criteria to policy DP2 and seeks Good Design for Dartford. Policy M2 is the equivalent of DP5 and covers Environmental and Amenity Protection, policy M6 is the equivalent of DP12, policy M11 the equivalent of DP7 and policy M15 the equivalent of DP25.

NPPF

- 5.9** The National Planning Policy Framework 2023 seeks to ensure that the planning system contributes to the achievement of sustainable development (paragraph 7) and that three overarching objectives form an integral part of the planning system's contribution towards achieving sustainable development namely; economic, social and environmental.
- 5.10** The proposed development will provide economic benefits during the construction phase and afterwards in terms of the occupiers of the dwelling as they contribute to the local economy following their occupation of the updated dwelling. Socially the updated dwelling will be occupied by a growing young family who will access local services and become a part of the community, environmentally the proposals are sustainable in that the energy efficiency of the house will be improved as part of the work and through the fact that an existing building will be adapted.
- 5.11** NPPF paragraph 11 advises that development that accords with the provisions of a Development Plan should be approved without delay.
- 5.12** Section 12 of the NPPF deals with design and in paragraph 131 advises 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'*

- 5.13** The area in which the site is located has been identified as a non-designated heritage asset by the Council. Paragraph 209 of the NPPF states; *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

6 PLANNING ISSUES

- 6.1** It is considered there are two main planning issues to be considered in relation to the application proposals.

- 1: The impact on the character of the area including the impact on the character of the New Barn Area of Special Residential Character, and;
- 2: The impact on neighbouring properties.

Impact on the character of the area

- 6.2** The September 2000 character assessment for the ASRC advises that the New Barn ASRC is situated in the south eastern corner of the Borough and is an extensive development constrained by Green Belt. It describes the area generally as follows;

'Whilst there is an older scattering of larger individually styled and detached properties such as the Grade II listed New Barn House, the majority of the ASRC has been developed by different builders over different periods of time, sometimes isolating larger properties within the new grain. There has been a series of major building programmes in the 1950's, 1960's and 1970's. There is still ample evidence of development continuing with the demolition of larger individual houses and plots to make way for smaller infill schemes. This development process can be seen in the consistent styles of groups of properties in the various streets.

There is a real danger that these re-developments comprising single dwellings being replaced by a close of several houses will progressively compromise the Arcadian character of New Barn.

The overriding impression of the Area is that the landscape has matured very well and provides a very good green setting for the buildings. The presence of mature trees and shrubs provides both ornament and privacy.'

- 6.3** The Site sits between two differing areas of infill development. To the west is 'Kenwood Avenue' a development of bungalows approved in the mid-1950s and to the east 'Woodlea' a mid-late 1990s re-development of a single dwelling to provide 8 two-storey dwellings.

- 6.4** The site itself constitutes a treed and landscaped plot as identified in the character area appraisal and remains in its original layout, albeit the dwelling has been extended in the past. With the dwelling being sited some 27m from the highway and set within the existing landscaping at the front of the plot it remains not readily visible from the street. The application proposals will not alter this position.

6.5 It is not considered that the proposals will harm the character and appearance of ASRC or the reasons why it was designated in the first instance. If anything, the proposed alterations to the dwelling will cement its position as a substantial plot with a single dwelling located on it, which would be in-line with the aspirations of the Council for the area as a whole.

Impact on neighbouring properties

6.6 There are two properties to the east (25) and west (19) of the application site that may be affected by the development proposals. It is necessary therefore to consider whether the proposals will affect the amenities that the occupiers of those properties could reasonably expect to be able to continue to enjoy.

Number 19

6.7 The proposed side extension is on the far side of the application site from the common boundary with no. 19. There will therefore be no impact on the occupiers of no.19.

Number 25

6.8 This is currently a single-storey bungalow with an extant permission for a replacement two-storey dwelling incorporating living accommodation in the roof space.

6.9 The existing property is approximately 3.4m from the boundary with the application site and has an eaves height of around 3.1m and a ridge height of approximately 6.5m. There is a single high level secondary window serving bedroom 4 in the west flank wall of the bungalow.

6.10 The proposed single-storey extension on the east flank of no. 23 will not result in the loss of day/sunlight to no. 25 as currently developed. Furthermore as there are no windows proposed facing no. 25 no loss of privacy will result.

6.11 The permitted replacement dwelling would remain at approximately 3.4m from the boundary with the application site. In contrast to the existing dwelling however, proposed eaves height adjacent to the site boundary would be approximately 5.8m and the overall ridge height approximately 9.8m. A total of 4 ground floor windows (secondary windows to a family room and lounge) and a doorway and 6 first floor windows (4 secondary windows serving two bedrooms and also to two en-suite bathrooms) would face the application site.

6.12 It is the case that no new windows in the proposed side extension will face no. 25 so there will not be a loss of privacy. Despite the increase in the number of windows in the approved dwelling that face the application site it is considered that given the design of the proposed extension the

occupiers of no. 23 will not be unacceptably overlooked by the new dwelling at no.25.

- 6.13** There will be no adverse impact on the amenities of the occupiers of no. 25, in its current or approved form.

Other issues

- 6.14** Given the proposed removal of the roof to the main house (separate application) and the removal of the black timber building situated to the east of the house a bat risk assessment has been undertaken. This indicates that there is no need for further survey work.

- 6.15** Parking provision on the site will remain at its current level and remains acceptable. There will be more than adequate space for vehicles to enter the site, turn and leave in a forward gear.

7.0 CONCLUSIONS

- 7.1** The proposals will not have an unacceptably adverse impact on the overall character and amenities of the area or the amenities of the occupiers of adjacent and nearby existing dwellings.

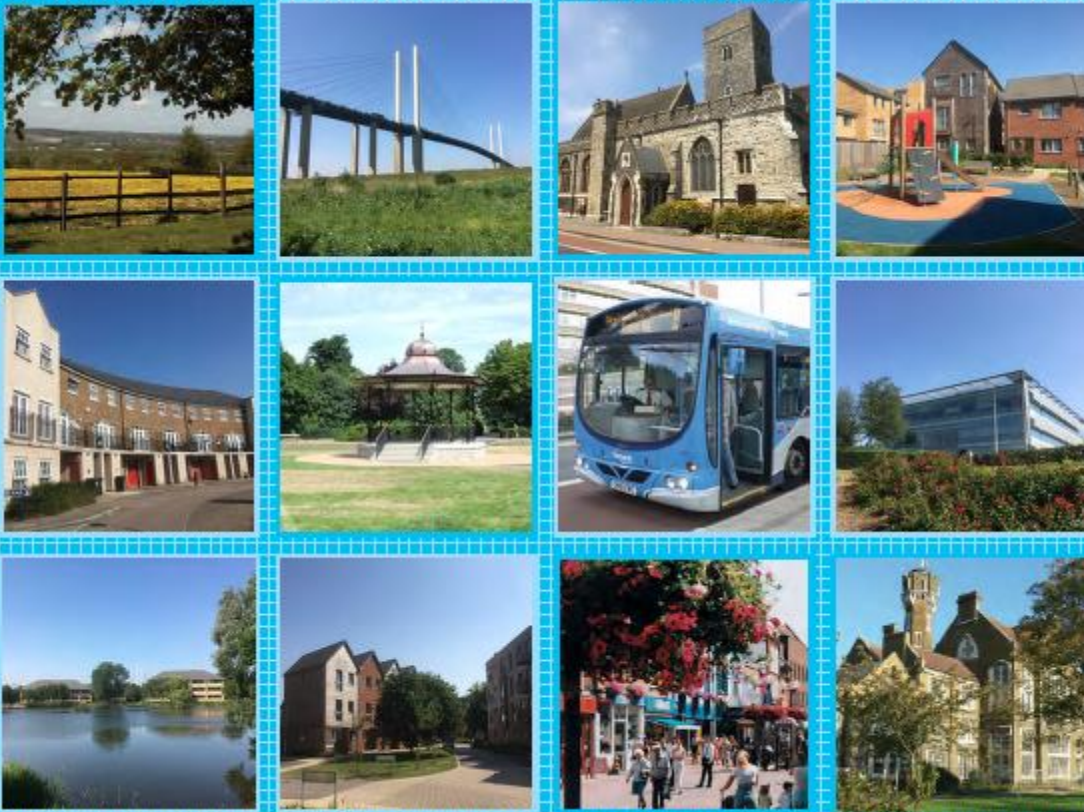
- 7.2** The house is being adapted and modernised but will remain as a single dwelling in a large plot. The proposals therefore respect the original 'Arcadian' form of New Barn as recognised in the 2000 Character Area Assessment, albeit that is now more than 23 years old.. No harm to the character of the area will ensue.

- 7.3** The development accords with the provisions of the Development Plan when taken and read as a whole and permission should therefore be granted without delay.

APPENDIX ONE

Development Plan Policies

Dartford Development Policies Plan



Adopted July 2017

Dartford Local Plan Document

DARTFORD
BOROUGH COUNCIL

Policy DP1: Dartford's Presumption in Favour of Sustainable Development

1. The Development Plan, which has been prepared in Dartford in accordance with national objectives to deliver sustainable development, is the statutory starting point for decision making. Planning applications that accord with the policies in the Dartford Core Strategy and this Plan, and policies in neighbourhood plans (where relevant), will be approved wherever possible, unless material considerations indicate otherwise.
2. A positive approach to considering development proposals will be taken in Dartford Borough, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF) and the development needs of the Borough identified in the Core Strategy. The Local Planning Authority will work proactively with applicants to find design and mitigation solutions to enable appropriately located development that improves the economic, social and environmental conditions in the Borough.

Policy DP2: Good Design in Dartford

1. Development will only be permitted where it satisfies the locally specific criteria for good design in the Borough:
 - a) Responding to, reinforcing and enhancing positive aspects of the locality. Opportunities to create high quality places should be taken, particularly using prominent physical attributes (including the Borough's distinctive riverside environments, cliff faces, extensive network of open spaces and tree coverage).
 - b) Ensuring appropriate regard is had to heritage assets (see policies DP12 and DP13); and that the character of historic settlements, including the market town of Dartford, is respected.
 - c) Facilitating a sense of place, with social interaction, walking/ cycling, health and wellbeing, and inclusive neighbourhoods, through a mix of uses and careful design and layout. Good design should be reinforced and enhanced through integrating new development with the public realm, open space and natural features including rivers and lakes/ ponds. Within large developments, public art reflecting local character and heritage should be included.
 - d) Providing permeability through clear pedestrian and cycle linkages, and where appropriate, active frontages, and a fine grain mix of buildings and spaces. Commercial and public facilities should be well integrated into their surroundings, both within the site and the wider locality.
2. In determining planning applications, the Local Planning Authority will consider how the height, mass, form, scale, orientation, siting, setbacks, access, overshadowing, articulation, detailing, roof form, and landscaping of the proposals relate to neighbouring buildings, as well as the wider locality. Appropriate weight will also be given to outstanding or innovative design that will help raise design standards in the wider area. Materials should support a sense of place, and be locally sourced or recycled from within the site where possible. Development shown to be suitable in these respects, and the principles in clause 1 above, will be permitted.

Design and Heritage

3. In areas of additional design sensitivity, and where heritage assets (e.g. Conservation Areas) or their setting is affected, and within Areas of Special Character, developments will need to demonstrate accordance with policies DP12 & DP13 as applicable. Particular consideration should be given to design objectives, including in paragraph 6.2. In these areas, proposals incorporating energy efficiency measures and micro-renewables that yield clear net benefits (in line with Policy DP11:2) will normally be viewed positively, provided that good design mitigates the impact on the townscape and they are in accordance with policies DP12 & DP13.

Safe and Accessible Design

4. Spaces should be designed to be inclusive, safe and accessible for all Dartford's communities, including young, elderly, disabled and less mobile people. The design of buildings, open space and the private and public realm should, where appropriate, reduce the fear of, and opportunities for, crime, paying attention to the principles of Safer Places⁶ (or any future equivalent) otherwise development will not be permitted.

Designing for Natural Resources, Flood and Waste Management

5. Layout and design should allow the efficient management/ reuse of natural resources and waste, in order for development to be permitted. Early consideration should be given to the achievement of on-site flood alleviation. Development will also be required to provide adequate and convenient arrangements for the storage of refuse and recyclable materials as an integral part of its design.

Advertisement and Signage Design

6. Signage and advertisements should be of a scale and design that is sympathetic to the building and locality, particularly in the designated Area of Special Advertisement Control, and should not have a negative impact on visual amenity, public safety or the safe and convenient movement of pedestrians, cyclists and vehicles, otherwise permission will not be granted.

Policy DP5: Environmental and Amenity Protection

1. Development will only be permitted where it does not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses, the Borough's environment or public health. Particular consideration must be given to areas and subjects of potential sensitivity in the built and natural environment (including as highlighted on the Policies Map) and other policies, and other potential amenity/ safety factors such as:
 - a) air and water quality, including groundwater source protection zones;
 - b) intensity of use, including hours of operation;
 - c) anti-social behaviour and littering;
 - d) traffic, access, and parking;
 - e) noise disturbance or vibration;
 - f) odour;
 - g) light pollution;
 - h) overshadowing, overlooking and privacy;
 - i) electrical and telecommunication interference;
 - j) HSE land use consultation zones;
 - k) land instability;
 - l) ground contamination.
2. Development should not materially impede the continuation of lawfully existing uses. Where any impacts cannot be adequately mitigated, planning applications are not likely to be permitted.
3. Planning applications on or in the immediate vicinity of landfill sites must be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environmental Health and Environment Agency requirements for permitted sites. Analysis must establish that landfill gas will not represent a hazard on development of the site or that development will not cause adverse impacts on groundwater. Development will only be permitted where it has been clearly demonstrated that the proposed development can be safely, satisfactorily and fully achieved, including:
 - a) avoidance of risks to neighbouring uses/ the wider area; and
 - b) design quality, infrastructure objectives and other policy requirements such as affordable housing are not compromised as a result of high remediation costs.

Policy DP7: Borough Housing Stock and Residential Amenity

1. Development should maintain and provide for an appropriate range of housing stock and garden sizes, retention or enhancement of the character, local environment and amenity of established residential areas, and achieve satisfactory quality of residential/ householder development, and accord with policies including DP2, DP4, DP5 and DP8.

Maintaining Garden Land

2. Inappropriate development on residential garden land will be resisted. Proposals will be permitted only where it is shown development not would result in harm (individually or cumulatively), including from:
 - a) Loss of choice and diversity in the stock of housing and gardens in communities in the Borough, and/ or
 - b) Erosion of the local character; with full consideration of criteria 1 and 3a-d of this policy, and other material impacts on residential amenity.

Residential Extensions, Infill or Conversions

3. The extension or creation (for instance by conversion or infill) of residential dwellings will be permitted where supported by development plan policies, including criterion 1 above, material considerations, and where ensuring that:
 - a) the historical pattern and form of development is preserved, and the design proposed is not visually obtrusive, with existing significant landscape features retained and/ or any loss is mitigated.
 - b) access into the development is safe and facilitates ease of pedestrian movement,
 - c) access into the development does not create an undue disruption to the character and appearance of an existing road frontage or unacceptable disturbance to adjacent properties.
 - d) the proposal does not materially harm existing residential amenity, including through overlooking, loss of privacy, overshadowing, noise, increased level of activity and disturbance, or increased on-street parking.

Inappropriate Residential Conversions

4. Development will not normally be permitted for the conversion of a single dwelling house of 120 square metres or less original net internal floor space into two or more units. Similarly, the conversion of terraced houses will not normally be permitted.

Policy DP12: Historic Environment Strategy

1. Development should contribute to the conservation and enjoyment of the Borough's historic environment. The Local Planning Authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints.
2. Where heritage may be at risk, landowners will be expected to work proactively with the Local Planning Authority in bringing forward proposals to preserve or enhance these assets, to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.
3. Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.
4. A heritage statement should accompany all planning applications affecting heritage assets. On archaeological sites, a desk-based assessment will be required as a minimum. Applications affecting designated heritage assets will be assessed under Policy DP13. Applications affecting non-designated assets will be assessed against the criteria below.

Non-Designated Heritage Assets

5. The Borough's non-designated heritage assets include:
 - a) Archaeological sites, including sites holding an interest as defined in the NPPF;
 - b) Applicable sites within Areas of Special Character, as defined on the Policies Map;
 - c) Sites with significant industrial heritage;
 - d) Land with historic landscape character;
 - e) Historic open space, parks and gardens.
6. Development proposals affecting non-designated heritage assets should establish the asset's significance. Development should conserve or enhance those aspects that have been identified as significant and, where possible, should seek to better reveal an asset's significance.
7. In determining planning applications affecting non-designated assets, the effect of the proposal on the asset's significance will be taken into account. A balanced judgement will be taken having regard to the significance of the heritage asset and the scale of any harm or loss of significance. Development resulting in a total loss of significance will not normally be permitted.

Policy DP25: Nature Conservation and Enhancement

1. Development on the hierarchy of designated sites, featuring nationally recognised and locally protected sites, shown on the Policies Map will not be permitted. Development located within close proximity to designated sites, or with likely effects on them, should demonstrate that the proposal will not adversely impact on the features of the site that define its value or ecological pathways to the site.
2. Proposals should seek to avoid any significant adverse impact on existing biodiversity features. Any potential loss or adverse impact must be mitigated, including with reference to the following guidance points:
 - a) Where mitigation measures require relocation of protected species this will only be acceptable when accompanied by clear evidence that the proposed method is appropriate and will provide for successful translocation.
 - b) Proposals should include provision for protection during construction, and mechanisms for on-going management and monitoring.
3. Developments will be expected to preserve and, wherever possible, enhance existing habitats and ecological quality, including those of water bodies, particularly where located in Biodiversity Opportunity Areas. Particular regard should be had to points a) and b) below. Development proposals where the primary purpose is to enhance biodiversity will normally be permitted where:
 - a) New biodiversity areas make use of native and local species as set out in the Kent Biodiversity Strategy and consider ecological links and adaptability to the effects of climate change
 - b) Biodiversity features strengthen existing green and ecological corridors; and contribute to the creation and enhancement of the Green Grid.

Large residential development and North Kent European Protected Sites

4. Large residential developments located within 10km from the North Kent European Protected sites that are located outside the Borough will be required to undertake a Habitats Regulation Assessment to demonstrate that the mitigation measures proposed are satisfactory to avoid potential adverse recreational effects to protected features. Information on mitigation options is available on the Council's website.

Trees

5. In all development proposals existing trees should be retained wherever possible. If retention is demonstrated not to be feasible, replacement provision should be of an appropriate tree species and maturity and/ or canopy cover taking into account the tree that is being replaced and the location.

DARTFORD LOCAL PLAN
TO 2037

Pre-Submission
(Publication) Document
September 2021



Policy M1: Good Design for Dartford

1. Development must demonstrate that it is designed in line with the National Design Guide and the National Model Design Code, considers the principles of Kent Design, and satisfies all of the following locally specific criteria for good design in the Borough:
 - a) Responding to, reinforcing and enhancing positive aspects of the locality. Opportunities to create appropriately distinctive high quality and beautiful places should be taken, particularly using and enhancing prominent physical attributes which include the Borough's distinctive riverside environments, extensive open spaces, biodiversity assets, landscape and tree coverage;
 - b) Ensuring appropriate regard is had to heritage assets and that the character of historic towns and villages and Areas of Special Character are respected;
 - c) Facilitating a sense of place with social interaction, a physical environment encouraging health and wellbeing, attractive active environments and travel options, and secure, inclusive and integrated neighbourhoods through a mix of uses and careful design and layout that ensures that commercial and public facilities are well integrated within the site and the wider locality;
 - d) Providing permeability for the site to sufficiently connect to its surrounds and for the public to traverse the site, through clear pedestrian and cycle linkages and, where appropriate, active frontages, open streets, and a fine grain mix of buildings and spaces;
 - e) Reinforcing and enhancing good design by integrating new development with the public realm/ open space, and providing biodiversity gain and natural features including rivers and lakes/ ponds; and
 - f) Meeting the requirements set out in any supplementary local design guidelines which will be produced after public consultation consistent with these principles and national requirements, to be adopted as formal Supplementary Planning Documents or design codes.
2. Development must be shown to be suitable in terms of its height, mass, form, scale, orientation, siting, access, overlooking, overshadowing, articulation, detailing, roof form, and landscaping relative to neighbouring buildings and the wider locality. Materials must support a sense of place and relate well to the local character. Outstanding or innovative design which helps raise design standards in the wider area will be supported on appropriate sites which are not closely related to sensitive areas or assets.
3. The appropriate scale and density of development at a site should be the outcome of securing high quality development through a design-led process and demonstrated by agreed masterplans on large sites, having proper regard to:
 - a) the current built environment context including heritage assets;
 - b) the location of the site in the Borough and its characteristics:

- i) Assessment of development potential using locally specific design or conservation guidance documents, and fulfilling applicable Plan objectives for the area;
 - ii) Outside the urban area, design should, in particular, be sympathetic to local landscape and townscape character;
 - c) providing spacious, green and good quality developments including clearly meeting or exceeding nationally described space standards for new homes, and fulfilling policy for amenity space and green infrastructure provision; and
 - d) the principle of securing a mix of uses and residential types, achieving efficient re-use of land where appropriate, and delivering regeneration at urban locations well-served by public transport and services.
4. Public spaces in and outside buildings and all accommodation must be designed to be inclusive, safe and accessible for all Dartford's communities, including young, elderly, disabled and less mobile people. The design of buildings, open space and the private and public realm must be in accordance with active design principles and reduce the fear of, and opportunities for crime.
5. Signage and advertisements must be of a scale and design that is sympathetic to the building and locality, particularly in the designated Area of Special Advertisement Control, and must not have a negative impact on visual amenity, public safety or the safe and convenient movement of pedestrians, cyclists and vehicles.

Policy M2: Environmental and Amenity Protection

1. Development must demonstrate that it does not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses, the Borough's environment or public health. Particular consideration must be given to the design of proposals in areas and subjects of potential sensitivity in the built and natural environment (including as highlighted on the Policies Map), and other potential amenity/ safety factors including:
 - a) air quality, in particular potential impacts within or immediately adjacent to air quality management areas;
 - b) water quality, including groundwater source protection zones;
 - c) intensity of use, including hours of operation;
 - d) anti-social behaviour and littering;
 - e) traffic, access, and parking;
 - f) noise disturbance or vibration;
 - g) odour;
 - h) light pollution;
 - i) overshadowing, overlooking and privacy;
 - j) electrical and telecommunication interference;
 - k) HSE land use consultation zones;
 - l) land instability; and
 - m) ground contamination and gassing.
2. Development must not materially impede the continuation of lawfully existing uses. Where impacts cannot be adequately mitigated, planning applications are likely to be refused.
3. Planning applications on or in the immediate vicinity of landfill sites must be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environmental Health and Environment Agency requirements. Analysis must establish that landfill gas will not represent a hazard on development of the site or that development will not cause adverse impacts on groundwater. Development must clearly demonstrate that it can be safely, satisfactorily and fully achieved, including:
 - a) avoidance of risks to neighbouring uses/ the wider area; and
 - b) design quality, infrastructure provision, affordable housing and other policy requirements are not compromised as a result of high remediation costs or to allow for delivery uncertainties.

Policy M6: Historic Environment Strategy

1. Development must contribute to the conservation and enjoyment of the Borough's historic environment. The local planning authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints.
2. Where heritage may be at risk, landowners will be expected to work proactively with the local planning authority in bringing forward proposals to preserve or enhance these assets, to facilitate their successful rehabilitation and seek their viable re-use consistent with their heritage value and special interest.
3. Development proposals which may affect the significance of both designated and non-designated heritage assets or their setting must demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals must aim to reflect and interpret the historic character of a site and conserve its most significant historical and/ or architectural aspects.

Non-Designated Heritage Assets

4. The Borough's non-designated heritage assets include:
 - a) Archaeological sites, including sites holding an interest as defined in the NPPF;
 - b) Applicable sites within Areas of Special Character;
 - c) Sites with significant industrial heritage;
 - d) Land with historic landscape character;
 - e) Historic open space, parks and gardens; and
 - f) Assets that may be designated through a local list, produced after public consultation.
5. Development proposals affecting non-designated heritage assets must establish the asset's significance. Development must conserve or enhance those aspects that have been identified as significant and should seek to better reveal an asset's significance.
6. In determining planning applications affecting non-designated assets, the effect of the proposal on the asset's significance will be taken into account. A balanced judgement will be taken having regard to the significance of the heritage asset and the scale of any harm or loss of significance. Development resulting in a total loss of significance will normally be refused.

Policy M11: Extensions, New Dwellings, and Garden Land

1. Development must maintain a range of dwelling sizes and sufficient garden land, retain or enhance the character, local environment and amenity of established residential areas, and achieve satisfactory quality of development.
2. Development which results in an unacceptable loss of residential garden land will be refused. Proposals must demonstrate that they would not result in harm, individually or cumulatively, arising from:
 - a) loss of diversity in the stock of housing in the Borough; or
 - b) erosion of the local character; or
 - c) significant loss of residential garden land serving the health, recreation and/ or functional needs of the occupiers.
3. The extension of dwellings or the creation of new dwellings by infill or conversion must also ensure that they meet the following principles:
 - a) the historical pattern and form of development is preserved, and the design proposed is not visually obtrusive, with existing significant landscape features retained and/ or any loss mitigated;
 - b) access into the development is safe and facilitates ease of pedestrian movement;
 - c) access into the development does not create an undue disruption to the character and appearance of an existing road frontage or unacceptable disturbance to adjacent properties; and
 - d) the proposal does not materially harm existing residential amenity, including through overlooking, loss of privacy, loss of daylight/ sunlight, visual impact, noise, increased level of activity and disturbance, or increased on-street parking.
4. The conversion of a single dwelling house of 120sqm or less original net internal floor space into two or more units and the conversion of terraced houses will not normally be permitted.

Policy M15: Biodiversity and Landscape

1. Development on sites designated for their biodiversity value will not be granted planning permission unless it can be clearly demonstrated that the biodiversity value will not be adversely affected by the proposals. Proposed development located on or in close proximity to designated sites, priority or other irreplaceable habitats or priority species, or with potential effects on them, must demonstrate that it will not adversely impact on the biodiversity value or ecological pathways. Residential developments of more than 15 dwellings located within 10km of the North Kent Special Protection Areas and Ramsar sites will be subject to screening and, if necessary, assessment under the Habitats Regulations. This may require the implementation of mitigation measures to ensure that there are no likely significant effects on the protected features of those sites.
2. Developments will be expected to protect and enhance biodiversity. In the event that development adversely affects any existing habitats, this must be replaced by compensatory habitat of a similar type, size and condition in close proximity to that which is being lost. The new national biodiversity net gain requirements will apply to all applicable developments. Local delivery of net gains should preferably be made by enhancing existing habitats and/ or creating new habitats on-site or, in cases where this is not achievable, off-site within the Biodiversity Opportunity Areas. These will need to be informed by and link to the Dartford Green Grid network and any Local Nature Recovery Strategy.
3. All new developments should be designed and laid out in a way which is sympathetic to their landscape setting. Major developments will be expected to deliver a landscaping scheme that is visually attractive, enhances biodiversity, uses native species, incorporates sustainable drainage measures, and helps to mitigate and adapt to climate change. This will need to incorporate the following elements:
 - a) New trees and other landscape features should be used to create attractive new streets and provide appropriate natural shading on buildings, at street level and on open spaces.
 - b) Planting of particular species should be considered to reduce the impact of air pollution.
 - c) Management and maintenance of the landscape for the lifetime of the development will be required to ensure that landscape and biodiversity features are maintained.
4. In all development proposals, including works to trees protected under a Tree Preservation Order, existing tree coverage, hedgerows and other landscape features should be retained wherever possible. If retention is demonstrated not to be feasible and/ or removal is justified, replacement provision should be of an appropriate native tree species or landscape feature which reflects the maturity, canopy cover and location of that being replaced.