



IN ASSOCIATION WITH



## SUPPORTING PLANNING STATEMENT

Land Adjoining 2 Settingon Avenue, Chatham, ME5 0AH

# SUPPORTING PLANNING STATEMENT

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In support of an outline application for the

**Outline planning application (all matters reserved except for access) for  
demolition of an existing side extension and outbuilding and erection of a  
detached dwelling**

*at*

**Land Adjoining 2 Settington Avenue**

**Chatham**

**Kent**

**ME5 0AH**

*On behalf of*

**Mr D Barnes**

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## 1. Introduction

- 1.1. This supporting statement has been prepared on behalf of Mr D Banes in support of an outline planning application with all matters reserved except for access for the demolition of an existing site extension and outbuilding and erection of a detached dwelling on land adjacent to 2 Settington Avenue, Chatham, Kent, ME5 0AH.
- 1.2. This statement has been drafted to demonstrate that the proposed development would constitute a sustainable form of development and would be consistent with the objectives of the Development Plan, and that there would be no adverse impacts which would significantly and demonstrably outweigh the benefits in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 1.3. This Planning Statement considers the proposed development in relation to the site context, relevant national and local planning policy and all other relevant planning issues and material considerations.

### Supporting documents

- 1.4. This Planning Statement should be read in conjunction with the following drawings and supporting documents:
  - Site Location Plan
  - Existing Block Plan
  - Proposed Block Plan

## 2. Site Context

- 2.1. The application site comprises land adjoining 2 Settington Avenue which is a semi-detached residential dwelling situated on the west side of Settington Avenue in fairly close proximity to the junction at Street End Road which is located north of the application site.

- 2.2. The application site consists of approximately 0.059 acres of land which is rectangular in shape and is accessible from the rear garden of 2 Settington Avenue and forms part of the property's garden land. The site subject of this application has a separate title number from 2 Settington Avenue and is registered under K448695.
- 2.3. The site is mostly enclosed by approximately 2m high wooden fencing with dense hedging above and double gates which provide access into the site from Settington Avenue. A mature tree is situated in close proximity to the northern boundary of the site and a small shed/outbuilding is situated adjacent to the eastern boundary.
- 2.4. A strip of highways land and a public footpath lie to the front of the site which wraps around to Street End Road from Settington Avenue. This is illustrated in Figure 2 of this statement. It is intended to incorporate a section of the highways land as part of this outline application and serve the appropriate notice under Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.5. The site is located in an urban area in what is considered to be a sustainable location close to public transport facilities, medical facilities and local shopping outlets. The site is not located within any special planning designations, nor are there considered to be any particular constraints to development.
- 2.6. The application site is immediately surrounded by residential properties and their associated gardens in what is predominately a residential area in character, with industrial/commercial developments located further to the north of the application site.
- 2.7. Luton High Street is located approximately 0.2 miles east of the site which features a diverse mix of residential and commercial properties. Chatham town centre is located approximately 1.6 miles to the north of the site.

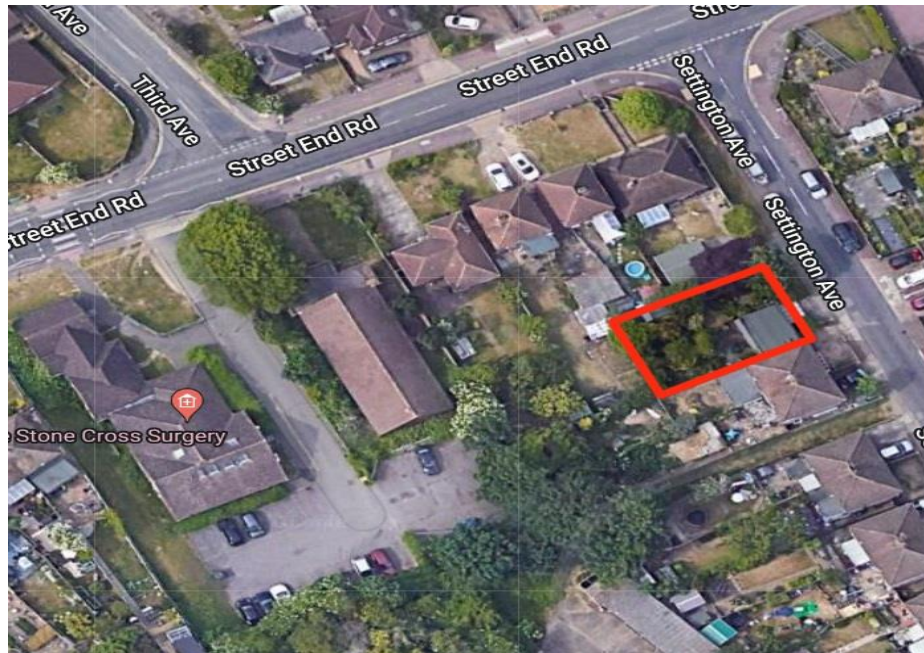


Figure 1 – Google Earth extract illustrating application site



Figure 2 – Google Street View image dated May 2023



Figure 3 – Google Street View image dated May 2023



Figure 4 – Google Street View image dated May 2023

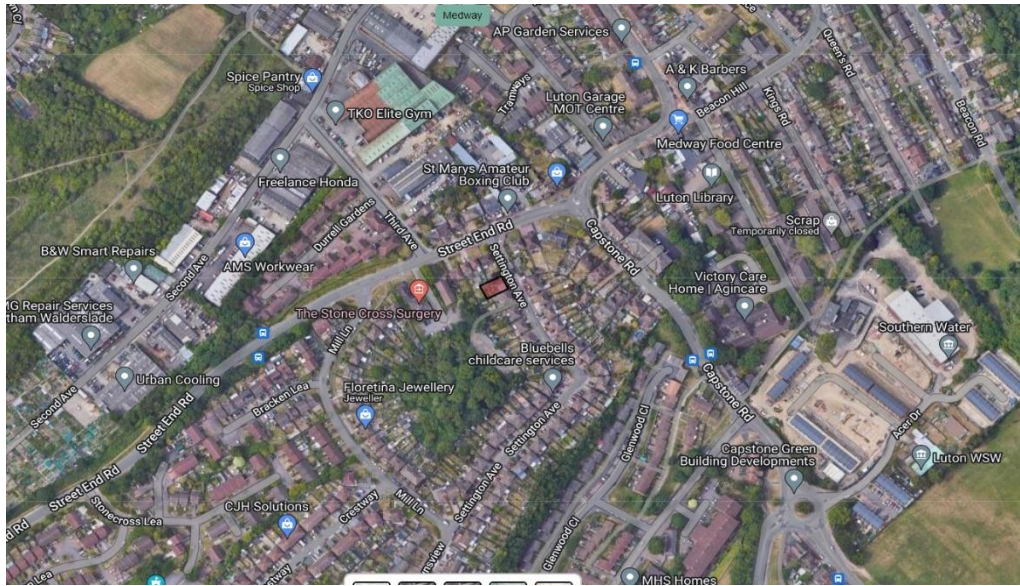


Figure 5 – Aerial image illustrating site within the wider landscape

### 3. Planning History

#### Site Planning History

- 3.1. There is no planning history in connection with the application site nor is there any available planning history attributed to 2 Settington Avenue.

#### Other Relevant Planning History

- 3.2. A review of planning records indicates that Medway Borough Council has a history of granting outline approval for the erection of one dwelling with recent consents being granted under;



- **MC/22/1521 – Land To The East Of Oakhurst Close, Walderslade, Chatham** (Outline application with some matters reserved (appearance, landscaping, layout and scale) for the construction of a 3-bedroom bungalow)
- **MC/21/0497 – 6 Columbine Road, Strood, Rochester** (Construction of a three storey (two storey with loft space), three-bedroom dwelling on the southern side of the existing dwelling (Revised application MC/19/3308)
- **MC/20/2035 – 62 Commissioners Road, Strood, Rochester** (Outline application with all matters reserved for construction of a 3-bedroom detached dwelling)
- **MC/20/1397 – 9 View Road, Cliffe Woods, Rochester** (Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of a detached dwelling with associated works)
- **MC/19/2085 – 303 Beacon Road, Chatham** (Outline application with some matters reserved (appearance, landscaping) for the construction of a two bedroom detached dwelling together with off road parking to front)

## 4. Proposed Development

- 4.1. This planning application is for the demolition of an existing side extension and the construction of a detached dwellinghouse on land adjacent to 2 Settington Avenue and to the rear of 15 Street End Road. This planning application is presented in outline form with only the matter of access not being reserved for future consideration.
- 4.2. The submitted plans illustrate that access to Settington Avenue from the application site can be provided by the existing vehicular entrance to the site. The plans also show that a dwellinghouse with associated parking and garden land could be constructed in a manner that ensures the development is in keeping with the character and density of the surrounding built form, without compromising neighbouring amenity.

## 5. Design and Access Statement

- 5.1. The National Planning Policy Guidance (NPPG) sets out that: “A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users...The level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.”

### Use

- 5.2. The scheme proposes to provide a single residential dwelling following the removal of a single storey side extension and outbuilding on land adjacent to 2 Settington Avenue and to the rear of 15 Street End Road.
- 5.3. The side extension is currently used as a double garage in connection with 2 Settington Avenue along with the outbuilding which comprises a timber garden shed used for general storage.

### Amount

- 5.4. This proposal is seeking to provide a single detached residential dwelling. The scheme is for outline planning permission with all matters reserved except for access. It is proposed that the layout of the dwelling would be appropriately scaled for the area and sympathetic to the existing street scene.
- 5.5. It is considered that one dwelling can be accommodated within the site without any unacceptable impacts on neighbouring properties or the wider area. The provision of a new dwelling within the site instead of the existing side extension and shed structure would be a welcome improvement in visual terms and would be in keeping with the existing linear residential developments to the south of the site.

### **Appearance**

- 5.6. As this application is for outline consent only, there is no detailed design submitted for the proposed future dwelling. However, it is proposed that the dwelling would be constructed using similar materials to existing properties in Settington Avenue, a matter which can be controlled by the imposition of suitable planning conditions as required.

### **Layout**

- 5.7. Again, as this application is for outline consent only, no detailed layout plans have been submitted as part of this application however, as shown on the indicative “Proposed Block Plan”, it is proposed to locate the proposed dwelling adjacent to 2 Settington Avenue with two vehicle parking spaces to the front and a garden area to the north of the dwelling. This demonstrates how a dwelling would be able to be accommodated and sit comfortably on the site.

### **Access**

- 5.8. The application site benefits from an existing vehicular access off Settington Avenue which at present allows access to the side extension which serves as a double garage in connection with 2 Settington Avenue.
- 5.9. The access has good visibility splays and it is envisaged that no detrimental highway impacts would arise from the use of this access in connection with a residential dwelling.
- 5.10. The proposed scheme will not affect the current parking for 2 Settington Avenue for which one space will be retained at the front of the existing property much like the majority of properties in Settington Avenue.

## **6. Planning Policy**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2. The Development Plan for Medway comprises the Medway Local Plan 2003 which is considered to be of relevance to this development proposal.

- 6.3. Several other planning policies are considered to be material to the development including those within the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

### **National Planning Policy Framework (NPPF)**

- 6.4. The NPPF requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. **Paragraph 2** advises that the NPPF is a material consideration in planning decisions.
- 6.5. **Paragraph 7** outlines that the purpose of the planning system is to contribute to the achievement of sustainable development, the objective of which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Members of the United Nations, including the United Kingdom, have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.
- 6.6. **Paragraph 8** refers to how achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- a) ***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;*
  - b) ***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*

c) ***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.*

6.7. **Paragraph 10** states that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development.

6.8. **Paragraph 11** confirms that in respect of decision taking, the presumption in favour should be applied as follows:

c) *approving development proposals that accord with an up-to-date development plan without delay; or*

d) *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.*

6.9. In relation to Paragraph 11(d), Footnote 8 confirms that when considering if policies for determining the application are out-of-date, this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

6.10. **Paragraph 38** provides guidance in relation to decision making and outlines that local planning authorities should approach decisions on proposed development in a positive and creative way, seeking to approve applications for sustainable development where possible.

- 6.11. **Paragraph 47** reiterates the requirement in planning law for applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made within statutory timescales unless a longer period is agreed by the applicant in writing.
- 6.12. **Paragraphs 55-57** refer to planning conditions and obligations and outline that obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Conditions and obligations should only be sought where they meet a number of specific tests.
- 6.13. **Paragraph 60** sets out that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 6.14. **Paragraph 76** states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:
- a) their adopted plan is less than five years old; and
  - b) that adopted plan identified at least a five year supply of specific deliverable sites at the time that its examination concluded.
- 6.15. **Paragraph 77** goes on to state, that in all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply.
- 6.16. **Paragraph 114** states that in assessing specific applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be, or have been, taken up; that safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network or highway safety can be cost effectively mitigated to an acceptable degree.

- 6.17. **Paragraph 115** outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.18. **Paragraph 123** states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.19. **Paragraph 124** sets out that planning decisions should also promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
- 6.20. **Paragraph 128** outlines that planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- 6.21. **Paragraph 131** sets out 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.
- 6.22. **Paragraph 135** requires planning decisions to ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
  - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.23. **Paragraph 180** outlines that planning decisions should contribute to and enhance the natural and local environment in a number of ways, including protecting and enhancing valued landscapes; recognising the intrinsic character and beauty of the countryside; minimising impacts on and providing net gains for biodiversity; and preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 6.24. **Paragraph 186** requires that when determining planning applications, if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 6.25. **Paragraph 189** states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 6.26. **Paragraph 191** continues that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.



## **Medway Local Plan**

- 6.27. Medway Local Plan was adopted in May 2003 and covers the whole Medway Borough Council Authority Area. Once the emerging Medway Local Plan is adopted this document will supersede policies within the 2003 plan and will guide the development and use of land in Medway up to 2041. Medway Council anticipate that the new Local Plan will be adopted by the autumn of 2025 and that the draft local plan will be published at some point in 2024.
- 6.28. Adopted policies currently in the Medway Local Plan that our considered relevant to this application are;
- 6.29. **Policy S1 (Development Strategy)** states that the development strategy for the plan area is to prioritise re- investment in the urban fabric. This will include the redevelopment and recycling of under-used and derelict land within the urban area, with a focus on the Medway riverside areas and Chatham, Gillingham, Strood, Rochester and Rainham town centres.
- 6.30. **BNE1 (General principles for built development)** states the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment by: (i) being satisfactory in terms of use, scale, mass, proportion, details, materials, layout and siting; (ii) respecting the scale, appearance and location of buildings, spaces and the visual amenity of the surrounding area; and (iii) where appropriate, providing well structured, practical and attractive areas of open space.
- 6.31. **BNE2 (Amenity protection)** states that all development should secure the amenities of its future occupants, and protect those amenities enjoyed by nearby and adjacent properties. The design of the development should have regard to: (i) privacy, daylight and sunlight; (ii) noise vibration, light, heat, smell and airborne emissions consisting of fumes, smoke, soot, ash, dust and grit; and (iii) activity levels and traffic generation.

- 6.32. **H4 (Housing in urban areas)** states that within the urban area, as defined on the proposals map, residential development will be permitted consisting of: (i) the use of vacant or derelict land or the change of use or redevelopment of existing buildings no longer required for non-residential use, (ii) the redevelopment of existing residential areas infilling in such areas (providing that a clear improvement in the local environment will result), (iii) mixed commercial and residential uses in proximity to town centres and iv) the use of upper floors above commercial premises.
- 6.33. **T1 (Impact of development)** states that in assessing the highways impact of development, proposals will be permitted provided that: (i) the highway network has adequate capacity to cater for the traffic which will be generated by the development, taking into account alternative modes of transport; (ii) the development will not significantly add to the risk of road traffic accidents; (iii) the development will not generate significant H.G.V. movements on residents roads; and (iv) the development will not result in traffic movements at unsociable hours in residential roads that would be likely to cause loss of residential amenity.
- 6.34. **T2 (Access to the highway)** states proposals which involve the formation of a new access, or an intensification in the use of an existing access, will only be permitted where: (i) the access is not detrimental to the safety of vehicle occupants, cyclists and pedestrians; or (ii) can, alternatively, be improved to a standard acceptable to the council as Highway Authority.
- 6.35. **T13 (Vehicle Parking Standards)** states that development proposals will be expected to make vehicle parking provision in accordance with the adopted standard as outlined in Appendix 6 of the Local Plan

### **Medway Housing Supply**

- 6.36. Medway Council has published its most recent five-year supply information as of the 31<sup>st</sup> March 2023 for a five-year period to the 31<sup>st</sup> March 2028. The Council has identified that, inclusive of a 5% buffer required by the NPPF, it can currently demonstrate a housing land supply of 3.3 years. The Council therefore considers that it does not currently have a five-year housing land supply.

## 7. Analysis

7.1. The Planning and Compulsory Purchase Act 2004 requires that the determination of a planning application should be made in accordance with the development plan unless material considerations indicate otherwise.

7.2. Paragraph 11 of the NPPF makes it clear that there should be a presumption in favour of sustainable development which means for decision-taking:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) 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.*

### **Principle of Development**

7.3. To this end, whilst it is considered that the majority of policies in the Medway Local Plan are now out of date, particularly as they long pre-date the introduction of the National Planning Policy Framework and are generally inconsistent with its provisions, for the purpose of this application, Policy S1 represents the core strategic policy for directing the location of development within the Medway Borough. This includes the redevelopment and recycling of under-used and derelict land within urban areas.

### **Locational sustainability**

7.4. A key consideration in this regard is whether the site is within a suitable location for a residential dwelling. Policy H4 of the Local Plan states that residential development will be permitted in urban areas which consist of the redevelopment of existing residential areas, infilling in such areas (providing that a clear improvement in the local environment will result) which is considered the case with this proposal.

- 7.5. The site subject of this application is located in a sustainable urban area within Chatham and has access to the range of available shops and services provided, in addition, to having access to the wider transport network and public transport services available.
- 7.6. It is considered that the proposal would undoubtedly constitute a sustainable form of development when compared against the three objectives to achieving sustainable development detailed within paragraph 8 of the NPPF which are interdependent and need to be pursued in mutually supportive ways, as follows:
- a) 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;
  - b) 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
  - c) 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.

### **Economic Objective**

- 7.7. The erection of a new dwelling in this location would result in increased investment in local tradesmen and suppliers, primarily during the construction phase of the development, providing demonstrable economic benefits that would assist with the overall objectives to support growth.
- 7.8. Beyond the construction phase, the provision of a new residential dwelling would introduce an increased population into the area who would likely use the variety of local services and facilities that are available within the nearby and wider locality of Chatham.
- 7.9. The scheme would therefore have no known economic disadvantages which would be comparable to the positive impacts of the proposed development.

### **Social Objective**

- 7.10. Paragraph 123 of the NPPF is clear that planning decisions should promote effective use of land, with Paragraph 123 d) specifically noting that planning policies and decisions should “promote and support the development of under-utilised land and buildings, especially where this would help to meet identified needs for housing where land supply is constrained”.
- 7.11. The proposal would contribute to local housing supply by bringing forward an area of under-utilised land, in an area that is suitable for residential housing development. It would provide a dwelling with the social benefits of being within close and walking distance of local services and facilities.

### **Environmental Objective**

- 7.12. This application is for outline consent so the specific design of the new dwelling will not come forward until the Reserved Matters stage. However, it is proposed that the future design will be sympathetic to the character and appearance of the surrounding area and indeed the submitted indicative Block Plan demonstrates how a dwelling could be successfully accommodated on the site.
- 7.13. If outline consent is minded to be granted by the council, a detailed landscaping scheme would be submitted as a Reserved Matter with the provision of new planting, trees and hedging to improve the environmental credentials and appearance of the site overall.
- 7.14. In light of the above, it is clear that the development would not have any adverse impacts when considering the economic, social and environmental merits of the proposal.

## 8. Material Considerations

8.1. It is submitted that in relation to the following material considerations for this application, there would not be any adverse impacts of the proposal which would significantly and demonstrably outweigh the benefits, in accordance with the National Planning Policy Framework;

- Principle of Development
- Design and appearance
- Residential amenity
- Future occupiers
- Highways and Parking
- Ecological
- Flooding

### **Principle of Development**

8.2. The National Planning Policy Framework (NPPF) states that proposed development that accords with an adopted Local Plan should be approved, and that which conflicts should be refused unless other material considerations indicate otherwise. At the heart of the NPPF is a presumption in favour of sustainable development and for decision-taking this means approving development that accords with the development plan without delay. This proposal relates to the creation of a modest residential unit.

8.3. The National Planning Policy Framework and local development plan support development proposals that direct development towards existing settlements. Especially where the site offers sustainable development, in so far that it is located near services, public transport routes and local facilities.

- 8.4. The site is located within the urban area of Chatham that is able to provide any future occupiers with the facilities and services that they would require and has good access to the road network and public transport links in compliance with the aims set out by Policy H4 of the Local Plan.
- 8.5. A key consideration for this scheme is to ensure that future development would be in keeping with the character and appearance of the area and the surrounding site.

### **Design and Appearance**

- 8.6. This scheme is for outline consent and the final design of the new dwelling will come at a later Reserved Matters stage.
- 8.7. However, it is still considered necessary to assess the potential of a new dwelling on its surroundings and the immediate and wider landscape of the area.
- 8.8. The site provides the opportunity for a new dwelling to sit within the site, in a manner which will not detract from the wider street scene and would be designed to conform with existing properties in Settington Avenue.
- 8.9. The development proposal responds to the character and appearance of the area, and the plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of nearby buildings, the amenity of adjoining residents and the requirements for living conditions as outlined by the nationally described space standards. This is further demonstrated by the indicative block plan submitted as part of this proposal.
- 8.10. As a result, it is considered that the proposal complies with the aims set out by Policy BNE1 of the Local Plan which states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment.

### **Residential Amenity**

- 8.11. This outline planning application seeks a scheme for residential use, following the removal of an existing side extension and outbuilding. It is considered that the removal of these elements can be attributed to weigh in favour of the proposed development.

- 8.12. In terms of the amenities of adjoining developments, it is proposed to site the property adjacent to 2 Settington Avenue within the footprint of the development site. This location would provide enough separation distance between it and the nearest neighbouring dwelling so the proposal would not cause any overlooking issues in this respect.
- 8.13. It is proposed to form the residential garden area to the north of the new dwelling which would lie in close proximity to an existing garage building at the rear of 15 Street End Road in order to conserve amenity of the occupants of this property.
- 8.14. This would also allow the potential retention of the mature tree previously referenced in this statement however it should be noted that this tree is not subject to any planning constraints and could be removed in the future in the event of the site being used residentially.

### **Future Occupiers**

- 8.15. In terms of future occupants, the proposed dwelling would incorporate the provision of spacious living areas with sufficient amenity space available within the site. There is adequate available space to fulfil the residential space standard requirements of the applicants long into the future.
- 8.16. In terms of the amenities of prospective occupants of the new dwelling, the application site has enough space to provide a single dwelling scheme to conform with Policy BNE2 of the Medway Local Plan.

### **Highways and Parking**

- 8.17. With regards to access, the proposal would make use of an existing means of access which already acts to serve the application site. This access benefits from appropriate visibility splays.
- 8.18. Although parking and layout are not being considered at this stage, notwithstanding this, the indicative plans show this proposal could provide adequate parking provision within the site for a single dwelling in conformity with existing properties in Settington Avenue.
- 8.19. As referenced previously, the existing vehicle parking space for 2 Settington Avenue will be retained and will not be affected by the proposed development.



## **Ecology**

- 8.20. Given the domestic character of the site, it is regularly maintained and manicured to a degree that there is no potential for protected species to establish a habitat within the site therefore the site has limited ecological value.
- 8.21. It is considered that no further ecological surveys would need to be undertaken therefore there are no ecological constraints to hold back the development of the site.

## **Flooding**

- 8.22. The proposed application site is located in Flood Zone 1 in which there is a low probability of the site being susceptible to flooding from rivers. Consequently, it is considered that the site is not vulnerable in the unlikely event of a flood, nor would the proposed development exacerbate flood risk elsewhere to nearby properties or highways.

## **9. Conclusion**

- 9.1. It is submitted that the proposal site is a suitable and sustainable location for a development consisting of one dwelling on previously developed land. The proposed development would not cause detrimental visual harm to the existing street scene and would be in keeping with this urbanised area. It is considered that that there would not be any adverse impact upon residential amenity and that there would be sufficient space for vehicle parking.
- 9.2. It is submitted that the proposal should be considered in accordance with the policies of the Medway Local Plan 2003 and accord with the provisions of the National Planning Policy Framework, when assessed against the Framework as a whole.
- 9.3. As there are no material consideration that indicate that this application should be considered otherwise, we therefore respectfully request that this application be approved without delay in accordance with paragraph 11 of the National Planning Policy Framework.