

MAIDSTONE DEVELOPMENTS LTD

PLANNING STATEMENT

110 Hythe Street

Dartford
DA1 1BN



March, 2024

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1 INTRODUCTION

1.1 This statement provides an assessment of proposed development at The Hufflers Arms 110 Hythe Street, DA11BN, within the context of relevant planning policy and considerations.

1.1 The Statement is accompanied by the following documents:

- Design and Access Statement
- Existing plans, elevations, sections
- Proposed plans, elevations, sections

1.2 This document provides information about the site and its history; details of the proposal; and a summary of relevant planning policy. It concludes by finding that the proposal accords with policy, and that it should therefore be approved. Its structure is as follows:

- Site and Surroundings
- Planning History
- Proposed Development
- Planning Policy
- Planning Considerations
- Conclusion

2 SITE AND SURROUNDINGS

2.1 The subject property is located to the west side of Hythe Street, with dominant views from Victoria Road.

2.2 The property is a mixed use development accommodating a pub to the ground floor and residential accommodation to the first floor with outdoor seating spaces for public usage, associated with the pub.

2.3 The refuse storage and bicycle storage are located to the west of the subject site.

2.4 The residential accommodation is accessed through the side access (west), also currently serving as a service access to the pub.

3 PLANNING HISTORY

3.1 A search of the council's planning database indicates that there are two relevant planning applications:

- C/U Of 112 To Form Bar Extn On Ground Floor & Additional Res Accommodation On 1St Floor With Erection Of S.S. Rear Extn & Creation Of New Beer Garden. (STC).

Ref. No: 80/00514/FLA1 | Status: Application Permitted

- Revs To DA/80/514. Revisions In Respect Of Removal Of Windows In The External Walls Of Toilet Block At Rear Of Premises.

Ref. No: 80/00514/FLAA1 | Status: Application Permitted

- Erection Of An Internally Illuminated Double Sided Projecting Box Sign.

Ref. No: 89/00877/ADV | Status: Consent for Tree Preservation Order

- Retention of a rear porch

Ref. No: 99/00238/FUL | Status: Application Permitted

- Erection of a first floor rear extension, loft expansion and conversion, and front dormer extension.

Ref. No: 21/01187/FUL | Status: Application Permitted

- Non-material amendment following grant of planning permission DA/21/01187/FUL to install optimal number of solar panels, remove existing chimneys and install roof tile extractor vents

Ref. No: 24/00144/NONMAT | Status: Refusal of Non-Material Amendment

In essence, the current application is combining the approved application **21/01187/FUL** with the proposed changes by **24/00144/NONMAT**. The non-material amendment was refused for the following reason by the planning officer: "The revisions that you propose are such that I am unable to accept them under the terms of the original permission. Accordingly, a fresh application will be required".

4 PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for:
- *first floor rear extension (approved by 21/01187/FUL)*
 - *loft expansion and conversion (approved by 21/01187/FUL)*
 - *front dormer extension (approved by 21/01187/FUL)*
 - *solar panels*
- 4.2 A part of the first floor and loft are extended to the line where current ground floor ends. A bigger kitchen, dining room and study room are designed on the first floor. *(approved by 21/01187/FUL)*
- 4.3 The loft is converted to provide living space such as bedroom, bathroom, exercise room and storage. *(approved by 21/01187/FUL)*
- 4.4 The number of bedrooms are kept same (3 bedroom), and the pub is retained as existing. *(approved by 21/01187/FUL)*
- 4.5 Solar panels - this will allow us to reduce the current energy consumption. Our goal is to reach 30% to 50% use of renewable energy. By adopting solar energy, we aim to reduce our reliance on traditional energy sources, which often contribute to environmental degradation and climate change. The installation aligns with the government's efforts to transition to cleaner, more sustainable energy solutions. Economic Benefits: Solar panels offer long-term economic advantages. While the initial investment may seem substantial, the savings on energy bills over the years, combined with potential government incentives and rebates, make solar panels a financially sound decision. Furthermore, solar panels contribute to the overall value of the property, potentially enhancing its resale value. Energy Independence: Solar panels provide a degree of energy independence by allowing homeowners to generate their own electricity. This reduces dependency on centralized power grids and contributes to the stability and resilience of the local energy infrastructure. In times of power outages or emergencies, solar panels can ensure a continuous power supply. Community Example: Many communities across the nation are actively encouraging the adoption of solar energy. By approving this request, our local community can set an example for sustainable practices, inspiring other residents to consider similar environmentally friendly initiatives. Visual Implications: We are committed to ensuring that the solar panel installation is aesthetically pleasing and in harmony with the existing architecture of the property. We are open to working closely with the planning department to address any concerns regarding visual impact and landscaping.
- 4.6 For further information on the proposed scheme in the context of its surroundings please refer to the plans and the Design and Access statement.

5 PLANNING POLICY

NATIONAL PLANNING POLICY GUIDANCE

5.1 The Government published the National Planning Policy Framework ('NPPF') in February 2019. The NPPF sets out the Government's vision of sustainable development in England, and how it will be facilitated by the planning process. Central to the ideas of sustainable development is the importance of the economic, social and environmental roles which development can play.

5.2 The Planning Practice Guidance ('PPG') - which supports the NPPF's policies and provides wider guidance and explanation - states that the NPPF represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application.

Delivering a Wide Choice of High Quality Homes

5.3 Paragraph 61 - within the context of housing needs, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Making Effective Use of Land

5.4 Paragraph 123 - Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

LOCAL DEVELOPMENT FRAMEWORK

5.5 The Local Development Framework for Dartford Borough Council includes:

- Development Policies Plan - Dartford Borough Council (Adopted July 2017)

RELATED DEVELOPMENT POLICIES

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:

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).

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.

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.

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 DP4: Transport Access and Design

1. Development should be of a design and layout to promote walking, cycling and public transport use through provision of attractive and safe routes which address the needs of users, otherwise development will not be permitted. Proposals should include appropriate vehicular access arrangements to the new development. Guidance set out in Manual for Streets, or any future equivalent, should also be applied (bespoke access and transport approaches may be agreed at large regeneration sites, where forming a suitable alternative).
2. Development will only be permitted where in line with principles in clause 1, and where appropriate proposals ensure:
 - Provision is made for safe and convenient access to footpaths and cycle routes, with public rights of way protected including, where opportunities exist, delivering new or enhancing existing routes between key facilities/ that link to the wider highways and green grid network; and linkages to existing neighbourhoods.
 - Provision is made for public transport and taxis, especially at trip generating destinations and other significant scale developments, where layouts must allow penetration of routes to make community services easily accessible to all users, and feasible and efficient to operate. Services such as Fastrack should be enhanced through development that secures new network links through the site.
 - Opportunities to promote enhanced movement and environments on and alongside rivers are maximised in developments.
 - Facilities are provided as appropriate for people with disabilities, especially at road crossing points, public transport stops and changes in level on walking routes.
 - The layout and siting of access is acceptable in terms of residential amenity, highway capacity and safety, free flow of traffic, cyclists and pedestrians, and visual impact.

- Provision is made for loading, unloading and the turning of service vehicles ensuring highway and pedestrian safety.
- The extent and nature of proposed car parking provision, taking into account any existing provision as relevant to the development, must be in full accordance with the adopted Parking Standards SPD.
- The conversion of front gardens for car parking (where a planning application required) must include provision of a vehicle crossover and only be where the garden is capable of accommodating a parking space in accordance with the parking bay minimum standards set out in the Parking Standards SPD, and with unobstructed pedestrian access to the dwelling. New car parking should, where appropriate, make use of permeable paving materials, in line with the SPD.

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:

- air and water quality, including groundwater source protection zones;
- intensity of use, including hours of operation;
- anti-social behaviour and littering;
- traffic, access, and parking;
- noise disturbance or vibration;
- odour;
- light pollution;
- overshadowing, overlooking and privacy;
- electrical and telecommunication interference;
- HSE land use consultation zones;
- land instability;
- 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:

- avoidance of risks to neighbouring uses/ the wider area; and
- 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:

- Loss of choice and diversity in the stock of housing and gardens in communities in the Borough, and/ or
- 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:

- 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.
- access into the development is safe and facilitates ease of pedestrian movement,
- 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.
- 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:

- Archaeological sites, including sites holding an interest as defined in the NPPF;
- Applicable sites within Areas of Special Character, as defined on the Policies Map;
- Sites with significant industrial heritage;
- Land with historic landscape character;
- 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.

6 PLANNING CONSIDERATIONS

PRINCIPLE OF PROPOSED USE

6.1 The site is currently a public house use in the ground floor with Dwelling houses (C3) in the storey above. The proposal seeks permission in order to add a rear extension to the first floor, expand the roof and install solar panels.

PRINCIPLE OF DEVELOPMENT

6.2 The focus of this application is to increase the quality of living spaces in the dwelling on the first floor and second floor(Loft) while respecting to the current style of the existing building and following the similar design language.

- 6.3 The proposal will retain the pub. The loft expansion will not harm on the neighbourhood as it is designed as part of original building. The proposal takes into account the historic character of the building, and is sensitively considerate of it.

DESIGN CONSIDERATIONS

- 6.4 The proposed extension respects the existing building appearance. It does not affect the foot print of the ground floor.
- 6.5 The proposed façade which can be seen from Victoria Road, is designed with the similar language of the existing building's design. The new design does not harm the neighbourhood, instead it will add more value aesthetically with added mass and the roof.
- 6.6 Internally, the proposed design provides higher quality of living with new living room, dining room, study room, larger kitchen on the first floor and an exercise room on second floor. The number of bedrooms is kept same (3xBedrooms) whereas the size of the living space in the dwelling is expanded.

IMPACT ON NEIGHBOURING AMENITY

- 6.7 No Daylight and Sunlight Report is included with this application as a support document, hence there will be no material impact on surrounding amenity as the building has sufficient distance with neighbouring buildings.

7 CONCLUSION

- 7.1 This statement has provided a complete description of the site as well as the planning history, and has described and assessed the proposed works with reference to relevant planning policy.
- 7.2 The proposal includes a first floor rear extension, loft expansion and conversion, three front dormers and solar panels. A part of the first floor and loft are extended to the line where current ground floor ends. A bigger kitchen, dining room and study room are designed on the first floor. The Loft is converted to provide living space such as bedroom, bathroom, exercise room and storage. The number of bedrooms are kept same (3 bedrooms), while the pub is retained as existed.
- 7.3 The proposal takes into account the advices given by Planning Officer Priya Ilangovan during the pre-application advice, and is considerably designed to preserve the original identity of the historical style of the building and respecting the neighbourhood and its community while improving the life quality for the residents.
- 7.4 The proposed design does not affect the neighbouring amenity.
- 7.5 The proposed design is supported by the local policy, and meets the standards set by the local authority.
- 7.6 The application should therefore be supported by the Dartford Borough Council, and consequently permitted.