

MC/20/0845

Date Received: 7 April 2020

Location: The Terrace Car Park The Terrace
Rochester Medway

Proposal: Construction of a terrace of three 3-bedroom town houses with integral garage

Applicant Calterra Ltd

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Ward: Rochester West Ward

Case Officer: Tom Stubbs

Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 16th September 2020.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: P150 (bin store enclosure elevation and layout only - gate detail removed from scheme) received on 7 April 2020; P111 Rev B, P112 Rev B, P113 Rev B, P114 Rev B, P120 Rev A, P121 Rev B, P122 Rev B, P123 Rev B, P124 Rev B and 130 Rev B received on 12 August 2020; P105 Rev C and P110 Rev C received on 1 September 2020.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE14 of the Medway Local Plan 2003.

- 4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

1. Archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved in writing by the Local Planning Authority; and

2. Any safeguarding measures following on from the evaluation to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: Required prior to commencement to ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in compliance with Policy BNE21 of the Medway Local Plan 2003.

- 5 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not take place until conditions 6 to 9 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the Local Planning Authority until condition 9 has been complied with in relation to that contamination.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential

mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 6 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including risks to groundwater, whether or not it originates on the site. The scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes.
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 7 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 8 No development shall take place (other than development required to enable the remediation process to be implemented) until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given not less than two weeks written notification prior to the commencement of the remediation scheme works.

Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and submitted to and approved in writing by the Local Planning Authority prior to the bringing into use of the development.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme a verification report providing details of the data that will be collected in order to demonstrate that the works set out in condition 7 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 10 In this Condition "retained tree" means existing trees T1, T2, T3, T4, T5 and T6 as indicated within the tree survey plan TT/TSP/1668-01; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) No development, no site clearance and/or no excavation works shall take place until a tree protection plan and method statement for the protection of trees during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include: the specification of tree protection fencing, details of the siting and storage of any materials, waste or equipment to avoid the root protection areas; site accommodation and construction process, details and method of installing the railing and associated posts in rear amenity area, and tree protection measures during construction and the installation of the canter leaved balconies including the use of ply box coverings and how they are attached to the trees. The approved details shall be implemented on site prior to commencement of development and shall be maintained on site for the duration of the construction phase.

d) There should be no drainage soakaways or pipes laid leading to The Terrace within the rear amenity area.

e) If the retaining wall needs to be replaced or altered as highlighted in drawing 130 Rev B, the development shall not take place until a further tree protection plan and method statement for the protection of trees during the construction phase of the replacement retaining wall has been submitted to and approved in writing by the Local Planning Authority.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on the trees which form an important character to the conservation area, in accordance with Policies BNE1, BNE6 and BNE14 of the Medway Local Plan 2003.

- 11 No development shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, parking of operatives vehicles, deliveries to the site, noise, dust and lighting arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be undertaken in accordance with this approved plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents with regard to Policy BNE2 of the Medway Local Plan 2003.

- 12 No development shall take place above ground floor slab level until details of the provision of electric vehicle charging points for each dwelling have been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 110E of National Planning Policy Framework 2019.

- 13 The proposed dwelling shall not be occupied, until the area shown on the submitted layout as vehicle parking space/garaging has been provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space/garaging.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 of the Medway Local Plan 2003.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1, Classes A, E and F and Schedule 2, Part 2 Class A

of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of impact on Lime trees and the conservation area, in accordance with Policies BNE1, BNE14 and BNE43 of the Medway Local Plan 2003.

- 16 No piling or any other foundation designs using penetrative methods shall be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the NPPF.

For the reasons for this recommendation for approval, please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application seeks planning permission for the construction of a terrace of three 3-bedroom town houses with integral garage.

The four-storey terrace would have a gabled table top roof including a roof terrace, balconies to front and rear and integral garages. The terrace would measure approx. 15m wide, 9.3m in depth and 11m in height. The building would utilise the existing retaining wall with ground floor at the current carpark level and the land to the rear fronting the Terrace at first floor level.

Each property would have a garage with bike store, storage, w/c and utility room at the ground floor. The first floor would consist of an open plan living/diner/kitchen with balconies to the front and rear; the second floor would consist of two bedrooms (one with en-suite) and family bathroom; and the third floor would have a bedroom, dressing room, en-suite and rooftop terrace (to the front).

Site Area/Density

Site Area: 0.0394 hectares (0.0974 acres)

Site Density: 76.1421dph (30.8008 dpa)

Relevant Planning History

- MC/16/1777 Variation of condition 2 to allow a minor material amendment to planning permission MC/12/1858 - to change the design of plots 1-3 (formally referred to as Plots 3-5 inclusive on MC/12/1858), including changes to the size and positioning of the buildings on the plots, the provision of a sunken courtyard, alterations to the internal layouts and resultant changes to the external elevations, including alterations to the fenestration / doors / balcony areas, Etc.
Decision: Finally Disposed
- MC/15/0946 Variation of condition 2 of planning permission MC/12/1858 (construction of a residential development comprising 14 dwellings and additions and front elevation alterations to no. 20 Victoria Street in order to facilitate its conversion into 6 flats, together with associated parking (demolition of single storey extension to rear of no. 20 Victoria Street) to enable areas 1,2 and 3 to be developed independently) for a minor material amendment to extend walls at ground floor to remove cantilevers, to replace the curved garage doors to flat doors, to replace brick balconies with steel/glass, to replace rear dormers with rooflights and to amend the roof detailing
Decision: Approval With Conditions
Decided: 1 February, 2016
- MC/15/0207 Application to vary the conditions of MC/12/1858 'Construction of a residential development comprising 14 dwellings and additions and front elevation alterations to No 20 Victoria Street in order to facilitate its conversion into 6 flats; together with associated parking (demolition of single storey extension to rear of No 20 Victoria Street)' to enable Area's 1, 2 and 3 to be developed independently.
Decision: Approval With Conditions
Decided: 23 April, 2015
- MC/12/1858 Construction of a residential development comprising 14 dwellings and additions and front elevation alterations to No 20 Victoria Street in order to facilitate its conversion into 6 flats; together with associated parking (demolition of single storey extension to rear of No 20 Victoria Street)

(Resubmission of MC/11/3182)

Decision: Approval

Decided: 20 May, 2014

MC/12/0456

Conservation Area Consent for demolition of single storey rear element to number 20 Victoria Street to accommodate development of 2 terraced dwellings (units 1 & 2)

Decision: Approval With Conditions

Decided: 17 April, 2012

MC/04/2718

Residential development comprising 24 flats within one 4 storey block and one part 3 and part 4 storey block with associated parking and provision of public parking spaces

Decision: Approved

Decided: 17 August 2009

Representations

The application has been advertised in the press, on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. KCC Archaeology and the Environment Agency have also been consulted.

Four letters have been received from neighbouring properties, raising the following objections:

- Loss of light and privacy to neighbours.
- Dust and noise during construction.
- Gates not in keeping with conservation area. (removed from amended scheme)

KCC Archaeology did not respond but a condition from the previous permissions of MC/15/0207 and MC/12/0456 has been re-imposed.

Environment Agency have requested contamination conditions and a no piling condition due to the possible impact on water Source Protection Zone.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 (NPPF) and are considered to conform.

Planning Appraisal

Background

An application MC/12/1858 for the construction of a residential development comprising 14 dwellings and additions and front elevation alterations to No 20 Victoria Street in order to facilitate its conversion into 6 flats; together with associated parking (demolition of single storey extension to rear of No 20 Victoria Street) (Resubmission of MC/11/3182) was approved in 2014. A terrace of three town houses in this location was included within this application. Two minor material amendments were approved to allow the phased build of the scheme however did not change the approved design for these sections. The rest of the units have been constructed and therefore the houses could be built subject to clearing the remaining conditions. There was a further minor material amendment to change the design of the these dwellings in 2016 however this was finally disposed of.

The main difference between previous scheme is the footprint of the building, the proposed dwellings are approx. 3m shallower but located approx. 1.5m closer to Davey Court block of flats but at similar heights.

Principle

The application site lies within a residential area, within the Historic Rochester Conservation Area, previously used as a car parking area where the principle of redevelopment for residential purpose has been previously approved.

Policy H4 of the Local Plan states that the use of vacant land or change of use of buildings no longer required for non-residential use will be permitted for residential development subject to a clear improvement in the local environment. Paragraph 11 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. While paragraphs 117 and 118 encourage making efficient use of land and encourage development on brownfield sites, but seek to safeguard and improve the environment and ensuring safe and healthy living conditions.

Consequently, given the historic approval and the sustainable location, there is no objection in principle to the residential development on site subject to compliance with the detailed matters of these policies which are set out in the assessment below.

Design and trees

Paragraphs 124 and 127 of the NPPF emphasises the importance of good design and Policy BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area. Policy BNE14 of the Local Plan is also relevant stating that development affecting the setting of

a Conservation Area should achieve a high quality design preserving or enhancing the area's historic or architectural character or appearance. Policy BNE43 seeks to retain trees which provide a valuable contribution to local character.

The street scene of The Terrace consists of the original two/three storey terrace properties to the south west of the application site and the newer flatted development of Davey Court and recently built four storey town houses within the previous car park area either side. The six lime trees within the rear amenity area fronting The Terrace play an important part in the character of the conservation area and would be retained.

With regards to layout size and scale, the development is very similar to the other four storey town houses and the previously approved scheme and would therefore not look out of character or have a detrimental effect on the appearance of the conservation area. The proposed building is not as deep as originally approved, but is closer to the Davey Court flats which is not ideal, however by virtue of the previous consent no objection is raised. A materials condition, would be required if this is considered for approval, so they would be reflective of the recently built town houses 19-27 The Terrace excluding the rear balcony which have been carefully designed with consideration to the maintenance and upkeep in close proximity to the lime trees.

The application has been submitted with an arboricultural report and a 211 notice for tree works. The scheme was amended to reduce the impact on the lime trees fronting the terrace by reducing the depth of the rear cantilevered balcony and relocation of the steps, railings forming the boundary treatment separating the rear gardens and attached to the balconies to reduce the number of posts required, redesign of the rear balcony to prevent future pressure on these trees, and indication of tree protection during works and amendment to the rear surface water drain relocated along the existing retaining wall to avoid excavations. It is considered that with these proposed additional measures, the proposed development would lesser impact than the previously approved scheme and, in particular to ensuring the trees to be retained in good health.

In light of the above, subject to condition to ensure that the proposed measures are implemented including the removal of permitted development rights for enlargement under Classes A and E of the GDPO, the proposed development would be acceptable on design and trees grounds. The applicant will be advised by an informative on the requirement for a 211 notice.

In summary, the proposal is considered to be acceptable and in accordance with Policies BNE1, BNE14, BNE24 and H4 of the Medway Local Plan 2003 and paragraphs 124, 127 and 192 of the NPPF.

Amenity

There are two main amenity considerations, firstly the impact of the proposed dwelling on neighbours and secondly the living conditions which would be created for potential

occupants of the development itself. Policy BNE2 of the Local Plan and paragraph 127f of the NPPF relates to the protection of these amenities.

Neighbouring Residential Amenity

Concerns have been raised regarding the loss of privacy and daylight to neighbours. With regards to privacy there are no windows within the flank windows facing Davey Court flats and with regards to balconies and roof terraces by virtue of their design, distance, relationship to neighbouring windows, and especially the secondary or non-habitable nature of the windows in the flank of Davey Court, it is considered that there will be no detrimental impact regards to privacy or outlook.

With regards to sunlight and daylight, by virtue of the siting, size and scale of the development, orientation of the site and path of the sun in relation to neighbouring properties and the windows in those properties especially the secondary or non-habitable nature of flank windows of Davey Court, there would be no detrimental impact on neighbouring properties which would warrant refusal. A daylight/sunlight assessment has been submitted. It does indicate that there is an issue with daylight to three properties in 2-14 Davey Court when using Vertical Sky Component Assessment, however when these windows are assessed under the Average Daylight Factor assessment these windows meet the BRE standards and would receive suitable daylight throughout the year.

Due to the close proximity to a number of neighbouring properties, there is a potential impact from noise and dust during construction, and accordingly a Construction Environment Management Plan (CEMP) condition is recommended to mitigate these concerns.

Furthermore given the size of the proposed dwellings in terms of the number of bedrooms, it is recommended that permitted development rights be removed relating to the change of use from a C3 dwellinghouse to a C4 small HMO.

Amenity of Future Occupiers

The proposed dwellings have been considered against the Technical housing standards - nationally described space standard dated March 2015 (the national standard) and would exceed the requirement for a three bedroom six person dwelling over four storeys. All double beds and single bedrooms meet the national standards area and width requirements and all habitable rooms would also be provided with suitable outlook. As guidance, the Medway Housing Standards (interim) November 2011 (MHDS) states that gardens should 10m in depth and 7m when constraints exist. The proposed depth of the gardens would measure between 5.5m and 4.5m in depth. However, considering this garden size has already been approved and the three balcony areas it is considered on balance that there is suitable external amenity space for future occupants.

In light of the above and subject to conditions, no objections are raised in terms of the amenities of both the future occupiers and neighbour amenities under Policies BNE2 and H4 of the Medway Local Plan 2003 and paragraph 127f of the NPPF.

Highways

The application proposes that each of the three bedroom houses would be provided with one parking space to the front in addition to an integral garage (similar provision to the previous approval) and an additional single visitor parking space. This would be in accordance with the Medway Council's Interim Residential Parking Standards for properties of this size. Appropriate conditions are recommended to secure and protect this provision. A further condition is recommended for the provision of electric car charging points per dwelling. Concern was raised to the layout and how this would work with the original proposed electric gate to the properties but this aspect has been removed from the scheme.

Subject the abovementioned conditions, the application is considered to be acceptable in respect of the transport and parking policies T1 and T13 of the Medway Local Plan 2003 and paragraphs 109 and 110 of NPPF.

Archaeology

Policy BNE21 of the Local Plan relates to archaeological sites and directs that development should not be permitted unless an archaeological field evaluation has been carried out by an approved archaeological body in advance of development.

The site lies within the extent of the Roman and early medieval town of Rochester and is 200m south east of the Scheduled Ancient Monument of the town's core. Roman burials have been found just 40m north of the site on the High Street. A Jutish burial ground lies 140m to the south east and as this cemetery would have been on the fringes of the early settlement, it is likely that the site stood within an occupied area towards the beginning of Rochester's development. In addition, Roman, medieval and post-medieval finds and features have been recognised 100m north east of the site on Eastgate.

In view of the archaeological potential it is likely that the development will have the potential to affect archaeological remains. The previous approvals required archaeological investigation conditions, in the form of trial trenching, followed by further investigation and/or safeguarding as appropriate and therefore considered that should be re-imposed.

Subject to abovementioned condition the proposal is in accordance with Policy BNE21 of the Medway Local Plan 2003 and paragraph 189 of the NPPF.

Contamination

Policy BNE23 of the Local Plan requires that land known to be or likely to be contaminated should be accompanied by detailed site examination and appropriate remedial measures to reduce or eliminate risk to human health and the wider environment be agreed.

The application has been supported by a desk top study contamination analysis documents. The reports are considered acceptable and recommend an intrusive investigation. Subject to the recommended conditions to ensure this remediation scheme is undertaken no objection is raised to the proposal under Policy BNE23 of the Medway Local Plan 2003 and paragraph 178 of the NPPF.

Bird Mitigation

As the application site is within 6km of the North Kent Marshes SPA/Ramsar sites, the proposed development is likely to have a significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England has advised that an appropriate tariff of £250.39 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. The interim tariff stated above should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation), in anticipation of:

- An administrative body being identified to manage the strategic tariff collected by the local authorities;
- A memorandum of understanding or legal agreement between the local authorities and administrative body to underpin the strategic approach;
- Ensure that a delivery mechanism for the agreed SAMM measures is secured and the SAMM strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

The applicants have paid this tariff and submitted a SAMM Mitigation Contribution Agreement form. No objection is therefore raised under Policies S6 and BNE35 of the Medway Local Plan 2003 and paragraphs 175 and 176 of the NPPF.

Climate Change and Energy Efficiency

The applicant has indicated that all materials would exceed the requirements of the latest building regulations and in particular Part L (Energy Use). All new windows are to be double-glazed windows which will significantly reduce noise and improve heat insulation.

All lights fitted with low energy LED fittings, improved air tightness construction, Low NOx boilers, external water butts, electric car points for each unit will also be provided, while all hard standings will be self-draining.

They have also indicated that local building materials will be sourced and local trades to be employed where possible.

The close proximity of amenities including public transport, leisure facilities, businesses and shopping facilities, all within walking distance to the development mean the length of journey would be minimal promoting walking and making it not essential to own a car. Secured bike storage is shown to be provided. As such, the development offers the opportunity for a sustainable transport solution.

Local Finance Considerations

There are no local financial considerations.

Conclusions and Reasons for Approval

The proposed development is acceptable in principle, and in terms of design, amenity and highway aspects and with regard to all other material considerations. The proposal accords with the provisions of Policies S6, H4, BNE1, BNE2, BNE14, BNE21, BNE23, BNE35, BNE43, T1 and T13 of the Medway Local Plan 2003 and the objectives of paragraphs 11, 109, 110, 117, 118, 124, 127, 175, 176, 178, 189 and 192 of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view contrary to officer's recommendation and at the request of Councillors.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection on Medway Council's website.