

MC/20/2486

Date Received: 8 October 2020
Location: Land adjacent to Cooling Castle Farmhouse and opposite Saint James's Church Main Road
Cooling ME3 8DQ
Proposal: Construction of a detached 3-bedroom dwelling with associated parking (Re-submission of MC/20/1126)
Applicant OSG Architecture Ltd
Mr Darren Reavell
Agent OSG Architecture Ltd
Mr Dan Town Wyseplan Building
Occupation Road
Wye
TN25 5EN
Ward: Peninsula Ward
Case Officer: Amanda Barnes
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 13 January 2021.

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 20/0912-05 Rev C, 20/0912-06 Rev D, 20/0912-07 Rev D, 20/0912-08 Rev D, 20/0912-09 and 20/0912-10 Rev A received 8 October 2020.

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

- 3 No development shall take place above slab level until details and samples of all materials to be used externally including roof tiles, cladding, bricks, doors, windows, roof lights and rainwater goods have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out 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 BNE18 of the Medway Local Plan 2003.

- 4 Notwithstanding the submitted details, no development above slab level shall take place until a scheme of hard and soft landscaping together with details of boundary treatment that takes account of the measures required by condition 5 and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and any trees or plants which, within 5 years of planting are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: Pursuant to condition 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 5 No development shall take place above slab level until details of how the development will incorporate the biodiversity enhancement measures as set out in section 11 of the Ecological Appraisal reference 0510_R01 (dated 1st May 2020) and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that the development enhances the biodiversity on and around the site, in accordance with Policy BNE35 of the Medway Local Plan 2003.

- 6 All precautionary mitigation measures for reptiles as set out section 10.7 of the Ecological Appraisal reference 0510_R01 (dated 1st May 2020) shall be implemented prior to site clearance works and shall remain throughout the duration construction works.

Reason: To ensure that the development protects reptiles that may be present on the site, in accordance with Policy BNE35 of the Medway Local Plan 2003.

- 7 Prior to the installation of any external lighting on the site, details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include height, position, external appearance, any shielding, light intensity, colour, spillage (such as light contour or lux level plans showing the existing and proposed levels) and hours of use together with a report to demonstrate its effect on the rural landscape, the setting of the Grade I St James Church to the east, bats (including reference to the recommendations of the Bat Conservation Trust)] and of how this effect has been minimised. Any external lighting shall be implemented in accordance with the approved details.

Reason: In order to limit the impact of the lighting on the listed building, the surrounding landscape and wildlife and with regard to Policies BNE1, BNE18, BNE35 and BNE39 of the Medway Local Plan 2003.

- 8 No development shall take place including site clearance works until details of tree protection measures in relation to tree labelled T1 as shown on the tree constraints drawing number 20_5837_08_20 rev 1 and details of the location of any underground services have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall be implemented in accordance with the approved details before any site clearance or development works takes place and shall be retained throughout the duration of the construction phase including the installation of any underground services and until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written approval of the Local Planning Authority.

Reason: Required prior to commencement of development to ensure no irreversible harm to the tree and to protect the appearance and character of the site and locality, in accordance with Policy BNE43 of the Medway Local Plan 2003.

- 9 The 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.

- 10 No development shall take place above ground floor slab level until details of the provision of 1 electric vehicle charging point (1 per new dwelling) has 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 in working order.

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

- 11 No obstruction of sight, including any boundary treatment, of more than 1m above carriageway level shall be permitted adjacent to Cooling Road.

Reason: To ensure that the development permitted does not prejudice conditions of highway safety or efficiency in accordance with Policy T1 of the Medway Local Plan 2003.

- 12 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) no development shall be carried out within Schedule 2, Part 1, Classes A, AA, B, D, E and F, and Part 2, Class A of that Order, to the dwellinghouse hereby approved, 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.

- 13 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) all dwellinghouse herein approved shall remain in use as a dwellinghouse falling within Class C3 only 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.

- 14 No development including any demolition, shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, noise, dust, lighting and the effect on wildlife and habitats arising from the construction phase of the development and site contact details in case of complaints 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, the countryside, wildlife and habitat and with regard to Policies BNE2 and BNE39 of the Medway Local Plan 2003.

- 15 No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. The archaeological works shall thereafter be carried out in accordance with the approved specification.

Reason: Required prior to commencement to ensure that features of archaeological interest are properly examined and recorded in accordance with Policy BNE21 of the Medway Local Plan 2003.

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 full planning permission for the construction of a detached 3-bedroom dwelling with associated parking (Re-submission of MC/20/1126).

The dwelling is to be sited to the north of the site with a large kitchen/living/dining area and two bedrooms on the ground floor (one en-suite) and a master bedroom with dressing area and en-suite in the roof space.

The dwelling would measure approx. 15m in length, approx. 9m in width and approx. 5.6m in height to the top of the table-top roof.

The garden area wraps around the property with private amenity space set to the north enclosed by the dwelling and car port with its associated storage space.

The open sided table-top roof carport would measure approx. 10m in length (at the longest point), approx. 8m in width and approx. 4m in height to the top.

Relevant Planning History

MC/20/1126 Construction of a two-storey detached dwelling with associated parking
Withdrawn 23 June 2020

Representations

The application has been advertised on site, in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties. Cooling Parish Council, KCC Archaeology, KCC Biodiversity, Natural England, RSPB, EDF Energy, Southern Gas Networks, Southern Water and Historic England, have also been consulted.

Five letters have been received relating to:-

- No change of use application submitted for the land;
- Outside of the Cooling village envelope;
- Highway safety issue related to the access point
- Adverse impact on the heritage asset, St James Church.
- No public transport to the village
- No mains water or electricity
- Pedestrian safety as no footpath
- Impact on the historical Saxon Shore
- Architectural design is not the Kent vernacular.

The Dickens Country Protection Society has written with the following objection:

The proposed development would adversely affect the setting of St James Church which is a Grade 1 Listed Building. Historically the church has been set against open farm land and currently still is to the south, west and north. In the case of St James, the graveyard with its Dickens associations are particularly important and the open aspect should be maintained.

Historic England have written with the following advice:

- A planning application (MC/20/1126) for a house in this location was submitted earlier this year, in which we raised concerns regarding the design of the building and lack of heritage statement.
- We then provided pre-application advice on a revised scheme in September 2020. In this we stated that the revised design, which takes on board comments made by the local authority and ourselves, was an improvement as it takes reference from local agricultural buildings.
- This application is a submission of the design seen in September 2020, including a heritage statement as requested in our letter for the withdrawn application. The heritage statement concludes that the proposal would cause a low degree of harm to St James' Church, as it would erode some of its rural setting.
- Constructing a dwelling in this location does cause a low level of less than substantial harm to the significance of the Grade I church due to changes to its setting. Constructing a dwelling in this location would cause some erosion of the rural setting, which is characterised by fields and wider marshland.
- The harm has been minimised by setting the house back to the north of the plot and reducing its height as much as possible. The proposal would not intrude on views between the castle and the church and would minimise the impact on the church's wider setting.
- The agricultural references in the design and use of materials such as weatherboarding, tiles and agricultural fencing that are common to north Kent also help to minimise the harm to the listed church, by creating a building which responds to its surroundings.

- The success of this building will lie in its execution and the use of high-quality materials. Good detailing, including but not limited to, the timber cladding, windows as well as the materials will be key in delivering an effective design. A condition is recommended requiring detailed plans at a suitable scale, as well as details of materials to be submitted prior to construction.
- Historic England has no objection to the application on heritage grounds.

KCC Archaeology have written providing details of the archaeological and historical background to the area. The Heritage Statement provides little consideration of the sites below ground archaeological interest, but the site has clear potential to contain archaeological remains on multiple periods including medieval and subsequent development of the settlement of Cooling as well as the potential for earlier, prehistoric, Roman-British or early medieval remains. A condition is recommended for a programme of archaeological works.

The Churches Conservation Trust have advised that they own St. James' Church in Cooling, and its west elevation faces the land where the proposed construction is to take place. They object to the proposal in the current form for the following reasons:

- Highway safety concerns and reduced parking.
- Loss of the open view and setting when approached from the west.
- To restrict and reduce the area and vista of the church and the minor road around its perimeter could lessen its appeal for visitors to the church.
- Any materials used for the construction should be more in keeping with the area, with choices of traditional construction and roof materials.

UK Power Networks sent copies of their records which show the electrical lines and/or electrical plant

SGN sent mains records showing the low/medium/intermediate pressure gas main near your site and advised that there should be no, mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m, of an intermediate pressure system and where required the position of the gas mains should be confirmed using hand dug trial holes.

Southern Water have sent an extract showing the approximate position of their water main within the development site and advise that the application must determine the exact position of the public assets on site. A website link is provided for guidance on stand off distances.

Natural England have written advising of the need to ensure mitigation against potential recreational impact of the development on the SPAs and RAMSAR sites.

KCC Biodiversity have written noting the potential roosting habitat for bats and that it is to be retained but highlight the potential for them to be impact by any external lighting. A condition is recommended in this regard. The site boundary also contains suitable reptile

habitat and precautionary mitigation measures for the construction phase are recommended to be secured by condition. Further conditions are suggested with regard to any work to vegetation that may provide suitable habitat for breeding birds and securing ecological enhancements as set out in the ecology report accompanying the application.

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 (the NPPF) and are considered to conform.

Planning Appraisal

Background

An application for the erection of a proposed residential dwelling was withdrawn in June 2020 due to concern with regard to the design of the development, the impact on the setting of the Grade I Listed St James' Church and the lack of Heritage Statement that describes the significance of the church and the contribution made by its setting.

Since the previous application (MC/20/1126) the applicants and their agents engaged in pre-application discussions with both the Council and Historic England to identify means of successfully developing the site. The outcome of the meeting and discussions was encouraging which has resulted in the current proposal.

Principle

Paragraph 78 of the NPPF supports sustainable development in rural areas, stating that housing should be located where it will enhance or maintain the vitality of rural communities. Policy H11 of the Local Plan provides further support allowing for minor development within the confines of the village. The application site sits to the east of Cooling Castle and to the west of St James' Church, within the rural settlement of Cooling and as such is covered by Policy H11 of the Local Plan. This application is for one property and is considered to be in accordance with Policy H11 of the Local Plan and paragraph 78 of the NPPF.

Design and Impact on the Historic Environment

Cooling is a small linear settlement with the medieval core including the castle and church which are focussed to the west and the 20th century phase situated to the east of the church. The whole is set within the wide, open marshland of the Hoo peninsula. The settlement is most notable for its medieval castle and church which sit on Cooling Road. The church is listed at Grade I and dates to the 13th century with later alterations in the 19th century. Constructed of ragstone, flint and chalk, it is characteristic of churches in

north Kent and is a good example of a medieval parish church in a remote and rural location. It is renowned today for its connection with Charles Dickens, who lived in nearby Higham. It is thought that the opening of *Great Expectations* is set in the churchyard; and the row of children's graves is often referred to as 'Pip's graves'.

The application site is located on a corner plot directly to the west of St James' Church on the opposite side of Cooling Road. The proposal is for a two storey, detached dwelling and car port. The dwelling would appear as a bungalow with the first floor level being located in the roofspace and the rooms at this level are to be served by rooflights and a north facing balcony area. The associated parking area is in the form of carport, which for the most part, is open sided.

The application is accompanied by a Heritage Statement which concludes that the proposal would cause a low degree of harm to St James' Church, as it would erode some of its rural setting.

It is agreed that constructing a dwelling in this location would cause some erosion of the rural setting, which is characterised by fields and wider marshland. However, through pre-application discussions and in line with paragraph 190 of the NPPF, the harm has been minimised by setting the dwelling and car port back to the north of the plot and reducing the heights as much as possible. This means that the proposal would not intrude on views between the castle and the church and would minimise the impact on the church's wider setting.

Remaining harm caused by a development proposal should have a clear and convincing justification as required by paragraph 194 of the NPPF. In weighing the remaining harm against the public benefits as set out in paragraph 196 of the NPPF great weight should be given to the conservation of designated heritage assets (and the more important the asset the greater the weight should be). The impact of the development on the historic environment is also protected under Policy BNE18 of the Local Plan which seeks to protect the setting of listed buildings.

The proposed development takes account of the rural situation and responds with a small-scale, sympathetic buildings, taking the form of traditional agricultural buildings through their appearance, mass, layout and use of materials. The positioning of the buildings has resulted from a balance of site constraints, including neighbour amenity and retaining as much of the open feel as possible around the grade I listed church and across the marshes. The application site sits at a slightly lower level than that of the churchyard and through the proposed use of traditional, low and open boundary treatment around the site, the openness of the setting of the church is maintained.

As a result of the careful positioning of the buildings (and thus preserving the key panoramic views from the church north across the fields and marsh towards the Thames), the agricultural references in the design and the use of traditional materials, the application demonstrates that harm to the setting of the Grade I Listed church has been reduced to a minimal level satisfying the requirements of paragraph 190 of the NPPF.

The success of this building will lie in its execution and the use of high quality materials. Good detailing, including but not limited to, the timber cladding, windows as well as the materials will be key in delivering an effective design. These details have not been provided as part of this application, although materials have been specified. It is recommended that should planning permission be forthcoming, a condition be included that requires the submission of detailed plans at a suitable scale, as well as details of materials to be submitted prior to construction.

Whilst it is acknowledged that the proposed development would likely cause some erosion of the rural setting of the listed church, which is characterised by fields and wider marshland, in terms of the wider benefits, the proposed development for a residential dwelling within the village envelope will contribute to meeting the 5-year housing land supply. In terms of the local economy, the proposal would offer some employment in the sort terms whilst the dwelling is being constructed and the introduction of a further household within the village would also allow for more spending within the village of Cooling, as well as other nearby villages. The rural village location also offers a positive impact on the well-being of future occupiers given the open and green surroundings.

In concluding this section, it is considered that the impact on the grade I listed church amounts to less than substantial harm which balanced against the wider benefits is considered acceptable having regard to, and in accordance with Policies BNE1 and BNE18 of the Local Plan and paragraphs 124, 127, 190, 194 and 196 of the NPPF.

Archaeology

The village of Cooling lies on the southern edge of an extensive tract of low-lying marshland pasture that fronts the Thames. There is good evidence for early salt-working in the area, with salt production as early as the Bronze Age recorded in Cooling Parish and continuing through the Romano-British period and into the medieval period. There is also good evidence for Romano-British pottery manufacturing in the vicinity of Cooling, part of an extensive pottery manufacturing industry focussed on the Hoo Peninsula and North Kent Marshes.

The earliest references to Cooling date to the ninth and tenth centuries, with construction of Cooling Castle probably commencing in 1381. The castle survives, albeit in a now reduced form, and is designated as a scheduled monument, being located approx. 75m to the west of the application site. Historic mapping shows that the site in question was once part of the lands belonging to Cooling Castle.

The Heritage Statement provides little consideration of the site's below ground archaeological interest. However, the application site has the clear potential to contain archaeological remains of multiple periods. It is therefore recommended that any forthcoming planning permission include a condition for a programme of archaeological works.

With the inclusion of the suggested condition, it is considered that proposal is in accordance with paragraph 192 of the NPPF and Policy BNE21 of the Local Plan.

Amenity

There are two main amenity considerations, firstly the impact of the proposed building on neighbours and secondly the living conditions which would be created for potential occupants of the development itself. Paragraph 127f of the NPPF and Policy BNE2 of the Local Plan relate to the protection of these amenities.

Neighbours Amenity

The closest neighbour is that at Cooling Castle Farmhouse. The dwelling is set approx. 13.2m to the east of the farmhouse. Due to the siting and height of the proposed dwelling and taking account of the location of habitable room windows at Cooling Castle Farmhouse, it is considered there would be no detrimental impact with regard to loss of outlook, daylight or sunlight. The rear of the proposed dwelling (eastern flank) has been designed with no windows and as such there would be no new issue with regard to loss of privacy to the neighbour.

Future Occupiers

The proposed dwelling has been considered against the Technical housing standards - nationally described space standard dated March 2015 (the national standard). The dwelling (150sqm) would exceed the minimum standards.

All bedrooms meet the national standards area and width requirements and all habitable rooms would be provided with suitable outlook. Sufficient external private amenity space is also proposed.

Notwithstanding the acceptability of the development on amenity grounds, to ensure that the character of the area in terms of design and the amenity of neighbouring and nearby residents are protected, it is recommended that permitted development rights for enlargement under Classes A, AA, B, E and F of Part 1 of the GDPO and Part 2 Class A of the same order be removed.

Given the size of the unit, it is also possible that the dwelling could be changed at a later date from a C3 dwellinghouse to a C4 small HMO. Should this change of use occur, there could be a harmful impact on residential amenity for neighbouring residents as a result of increased comings and goings and intensification of the use of private amenity space. It is therefore recommended that permitted development rights also be removed in this regard by way of condition.

Subject to the recommended conditions, it is considered that the proposal would be in accordance with Policy BNE2 of the Local Plan and paragraph 127(f) of the NPPF.

Trees

There is a large sycamore tree in the neighbouring garden. The Tree Report accompanying the application demonstrates that the tree will not be impacted by the proposed development. To ensure this, a condition is recommended requiring tree protection measures. With the inclusion of the suggested condition the development is considered to be in accordance with paragraph 170 of the NPPF and Policy BNE43 of the Local Plan.

Ecology

The only suitable bat roosting habitat is within the ivy covering on the southern boundary trees. As these will be retained within the current proposals, no further action is required regarding roosting bats. However, bats are likely to forage and commute over and around the site and, therefore, could be impacted by any external lighting. To mitigate against potential adverse effects on bats, and in accordance with paragraph 180 of the NPPF, a condition is recommended with regard to the use of external lighting.

The development site's boundary vegetation contains suitable reptile habitat. As all species of reptile are protected, the submitted ecology report has recommended precautionary mitigation measures for the construction phase of the proposed development. This includes habitat manipulation, appropriate timings of works and the installation of protective fencing, a condition is therefore recommended in this regard.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation that may provide suitable nesting habitats should be carried out outside of the bird breeding season (March to August) to avoid destroying or damaging bird nests in use or being built. If vegetation needs to be removed during the breeding season, mitigation measures need to be implemented during construction in order to protect breeding birds.

In alignment with paragraph 175 of the NPPF, the implementation of enhancements for biodiversity should be encouraged. The ecology report recommends suitable enhancements, including native species planting and the provision of bird/bat boxes. As such, a suitably worded condition is recommended.

Subject to the recommended conditions the proposal is considered to comply with the objectives of paragraphs 175 and 180 of the NPPF and Policies BNE37 and BNE39 of the Local Plan.

Highways

In terms of impact to the highways, given that this application is only for one dwelling, no objection is raised. Regarding parking, the adopted Interim Residential Parking Standards require the provision of a minimum of 2 parking spaces for a three+ bedroom property,

the site plan indicates at least two parking spaces for each property, which is considered sufficient.

Regarding the access, the application would create a new access onto Cooling Road, whilst the siting of the location is not ideal, it is not considered to result in a severe impact, as long as boundary treatments facing Cooling Road are no higher than 1m (as indicated on the block plan), a condition is recommended in this regard and as such, it is not considered that the new crossover would cause a significant or severe impact to highway network and therefore is acceptable.

It should be noted that the NPPF has put sustainable development as a central core and Paragraph 110E outlines that development should provide electric charging facilities, therefore a condition is recommended to fulfil this objective.

The application is considered to be acceptable in respect of the transport and parking Policies T1, T2 and T13 of the Local Plan and paragraphs 109 and 110E of 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) 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 on the previously withdrawn application and as such are not required to pay it again. The application therefore complies with Policies S6 and BNE35 of the Local Plan and paragraphs 175 and 176 of the NPPF.

Conclusions and Reasons for Approval

It is considered that the details of the proposal are acceptable as there would be no detrimental impact on the character and appearance of the existing streetscene, amenities of future occupiers, neighbouring residential amenities, trees, ecology or highways. There would be some erosion of the setting of the Grade I Listed Church, however, the impact is considered less than substantial harm which is outweighed by the benefit of the proposal as outlined above. The application is in accordance with Policies H11, BNE1, BNE2, BNE18, BNE21, BNE37, BNE39, BNE43, T1, T2 and T13 of the Local Plan and paragraphs 78, 109, 110E, 124, 127, 170, 175, 176, 180, 190, 192, 194 and 196 of the NPPF.

This application would normally fall to be determined under officers' delegated powers but is being reported for Members' consideration following the number of letters received expressing views contrary to officers' recommendation.

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 <https://publicaccess1.medway.gov.uk/online-applications/>