
Appeal Decision

Site visit made on 24 April 2025

by **C Hall BSc MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 May 2025

Appeal Ref: APP/T2215/W/24/3357990

13 Mounts Road, Greenhithe, Kent DA9 9LY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Obydenkov against the decision of Dartford Borough Council.
 - The application ref. is DA/24/00933/FUL.
 - The development proposed is for the demolition of existing garage and construction of a new attached two storey, two bedroom dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the for the demolition of existing garage and construction of a new attached two storey, two bedroom dwelling at 13 Mounts Road, Greenhithe, Kent DA9 9LY in accordance with the terms of the application Ref. DA/24/00933/FUL, subject to the following conditions:

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: M493a/P01, M530a/P02, M530a/P03, M530a/P04, M530a/P05.

3) Prior to the first occupation of the new dwelling, a scheme of hard and soft landscaping to include proposed boundary treatments, shall submitted to and approved in writing by the local planning authority.

The approved scheme shall be implemented prior to the occupation of the development and maintained thereafter. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

4) The dwelling hereby approved shall be designed such that internal water usage shall not exceed 110 litres per person per day.

Main Issue

2. The main issue in the determination of this appeal is the effect of the development having regard to parking provision in the area.

Reasons

3. The appeal site is a two-storey, end-terrace house on Mounts Road with off-street parking on a driveway to the side, in a largely residential neighbourhood. Other properties in the street scene generally comprise terraces and semi-detached residences.
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4. The appeal proposal would result in the loss of two off-street parking spaces. I observed that the area is a domestic environment with on-street parking evident to a large extent. Nevertheless, during my visit on a Thursday morning, on-street spaces were available close to the appeal site on Mounts Road and Kemsley Close. Whilst I accept this is only a snap shot in time, it is an indication that on-street parking is not difficult to achieve at certain times of day. I also note that there are no restrictions by way of permits, time limits or a pay and display regime.
5. Based upon the evidence before me and my observations, I do not consider that the area suffers from undue parking stress and the scheme would be acceptable in this respect. I note the Council's concerns however the arguments raised are not reflective of my observations. To my mind there is sufficient on-street parking capacity to accommodate the demand arising from the development, without significantly worsening the existing parking situation close to the site and in surrounding streets. I also note that whilst not in a highly accessible location, the site is nonetheless in close proximity to some public services and transport modes.
6. I therefore conclude that there would be no undue detriment with regard to parking provision. The scheme would meet policy M16 of the Dartford Local Plan April 2024 in respect of the relevant standards and general environmental protection.

Conditions

7. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. Landscaping works and boundary treatments would ensure visual enhancements to the development. A condition to limit water consumption rates for the dwelling would be necessary to protect the environment and ensure the efficient use of resources.

Conclusion

8. Having regard to the above and all other issues, the appeal is successful.

C Hall

INSPECTOR