



Drawing list

Nos	Drawing Name	Drawing Ref
1	PL01_RA_Existing Location and Site Plan	PL-01
2	PL02_RA_Existing Plans	PL-02
3	PL03_RA_Existing Elevations	PL-03
4	PL04_RA_Proposed Location and Site Plan	PL-04
5	PL05_RA_Proposed Plans	PL-05
6	PL06_RA_Proposed Elevations	PL-06
7	PL07_RA_Proposed Roof Plan and Sections	PL-07
8	PL08_RA_Proposed 3D Render	PL-08

DISTARTI, 48 RHODODENDRON AVENUE, MEOPHAM, GRAVESEND, DA13 0TT

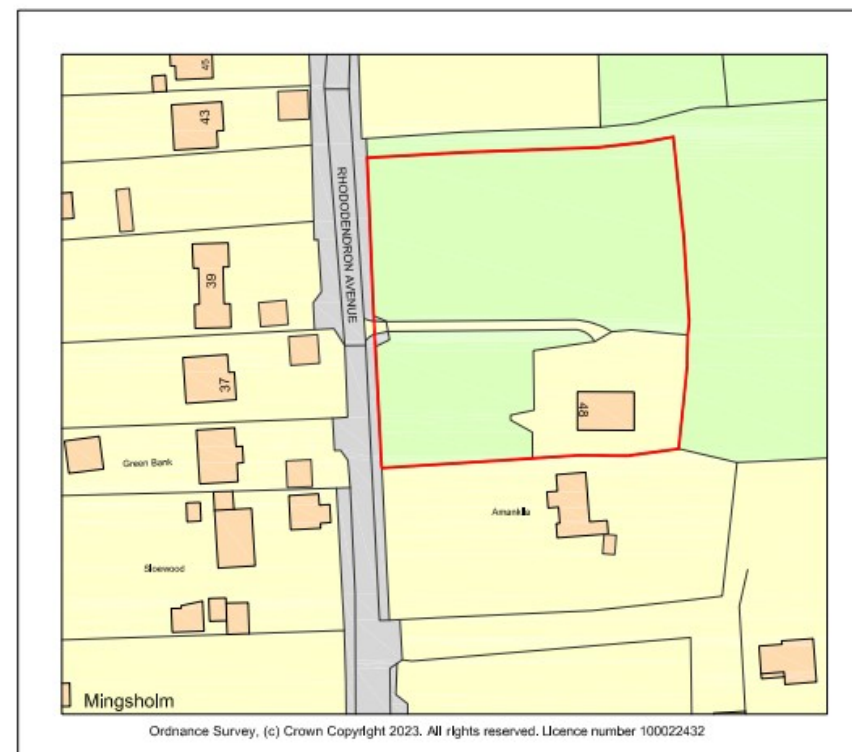
**PLANNING REPORT – REPLACEMENT DWELLING
CG-284
DECEMBER 2023
CADGUYS**



Aerial Photo



Site Map



DETAILS

Location DISTARTI, 48 RHODODENDRON AVENUE, MEOPHAM, GRAVESEND, DA13 OTT
 LPA GRAVESHAM BOROUGH COUNCIL
 Site Area 4000 Sqm

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PHOTOGRAPHS OF SITE



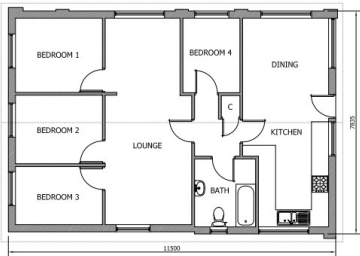
DISTARTI, 48 RHODODENDRON AVENUE, MEOPHAM, GRAVESEND, DA13 0TT

1.0 INTRODUCTION

This pre-application requests planning permission for a replacement dwelling at **Distarti, No.48 Rhododendron Avenue**. The following document is designed to provide Gravesham Borough Council with all the information we believe to be relevant and important to hold during the planning process.

This planning report will be broken down onto 2 main sections. The first is journey through the council's literature on policies in relation to replacement dwellings. This has been carried for our own personal understanding of the councils planning procedure, and to be explicit in what we know the council has stated in the literature through captions and referencing.

The second part of the planning report sets out the applicants planning history, and the planning history of 3 immediate properties.



EXISTING GROUND FLOOR PLAN
scale 1:100
GIA:80.2m²



EXISTING ROOF PLAN
scale 1:100



EXISTING FRONT (NORTH) ELEVATION
scale 1:100



EXISTING SIDE (WEST) ELEVATION
scale 1:100



EXISTING REAR (SOUTH) ELEVATION
scale 1:100



EXISTING SIDE (EAST) ELEVATION
scale 1:100

PHOTOGRAPHS TO SITE



As you can see in the photos taken this August 2023, the site is accessed via a gate and relatively steep driveway. Once at the top of the hill, the access drive then curves around to the South as you approach the existing chalet. The entire site is heavily screened from the public road/footpath with no plans to remove any trees. You can see (bottom left) that there are moments where the trees allow for a reveal but will likely be fully screened once the shrubs grow back.

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2.0 PLANNING POLICY

GRAVESHAM LOCAL PLAN FIRST REVIEW

SAVED AND DELETED POLICIES VERSION

Culverstone Valley Area

- 9.36 The Green Belt in Gravesham contains a unique area of chalets and caravans occupying some 250 acres of land at Culverstone which was originally divided up and sold off to individuals in the 1930's.
- 9.37 This has resulted in an assortment of caravans, chalets and shacks being erected or brought onto the plots, originally for weekend and holiday use. From the outset, much of the development pre-dated planning controls but successive planning regimes have failed to stem the drift towards permanent occupancy of what is now a growing majority of the plots.

Gravesham Local Plan First Review Adopted November 1994
Saved and Deleted Policies Version from September 2014

- 9.38 The area has poor access and generally lacks metalled roads, proper drainage and individual water supplies. It is included within an area where Green Belt and Special Landscape Area policies apply.
- 9.39 In controlling development within this unique area, the Borough Council has the following objectives:-
- (a) To maintain a general policy of restraint on new development consistent with the Green Belt and Special Landscape status of the area.
 - (b) To improve the overall environment to a level commensurate with the permanent residential occupancy of existing authorised development.
 - (c) To improve existing authorised chalets and caravans in appropriate locations to a standard appropriate for permanent occupancy.
 - (d) To retain the dominance of the landscape over the built environment.
 - (e) To retain, protect and enhance the wooded character of the area.

As shown in the policies map above and clearly pointed out with the red arrow, 48 Rhododendron Avenue is situated within the Green Belt (CS02) and should be assessed as such and against all policies relevant to the Green Belt.

Policy C14

~~In addition to the Green Belt, Landscape and Countryside policies contained in this Written Statement, the following additional requirements will also therefore be applied in the Culverstone Valley Area, as defined on the Proposals Map:-~~

- ~~(i) New weekend and holiday chalets and caravans will not be permitted.~~
- ~~(ii) Proposals for the replacement of existing authorised chalets and caravans*, or the extension of existing authorised chalets*, on occupied plots will be considered on their individual merits but the Borough Council will expect the following criteria to be satisfied:-~~
 - ~~(A) The existing caravan or chalet must be "authorised"* and must be neither derelict or abandoned at the time of the application nor have been so for a substantial period prior to the receipt of the pending planning application.~~
 - ~~(B) The chalet or caravan to be replaced must be demolished or removed from the site before any replacement structure is first occupied.~~
 - ~~(C) Replacement accommodation will be for permanent occupation but will be limited to bungalows of not more than 1,000 sq. feet (92.9 sq. metres) of gross area (measured externally) and of a design appropriate to a rural area.~~
 - ~~(D) That not more than one unit of accommodation will be allowed on each plot.**~~
- ~~(iii) Redevelopment will be limited to plots in appropriate areas. In particular, redevelopment will not be permitted on plots which are inaccessible to the normal range of service or emergency vehicles nor on plots where the existing water supply or means of soil and waste disposal are unsatisfactory. Bulk gas storage tanks will be permitted only where the Kent Fire Brigade raise no objection.~~
- ~~(iv) Controls will be placed on the construction of new and additional outbuildings and related structures to ensure that their number, size and design, do not conflict with the open rural qualities of the area.~~

* "Existing authorised caravans and chalets" for the purpose of this policy means those existing with the benefit of a valid planning permission or known to have existed 10 years prior to the pending application for planning permission, but which were not derelict/abandoned and have not become so since.

** For the purpose of this policy, a plot means one which is known to have existed 10 years prior to the pending application for planning permission or as subsequently formed by the amalgamation of more than one plot.

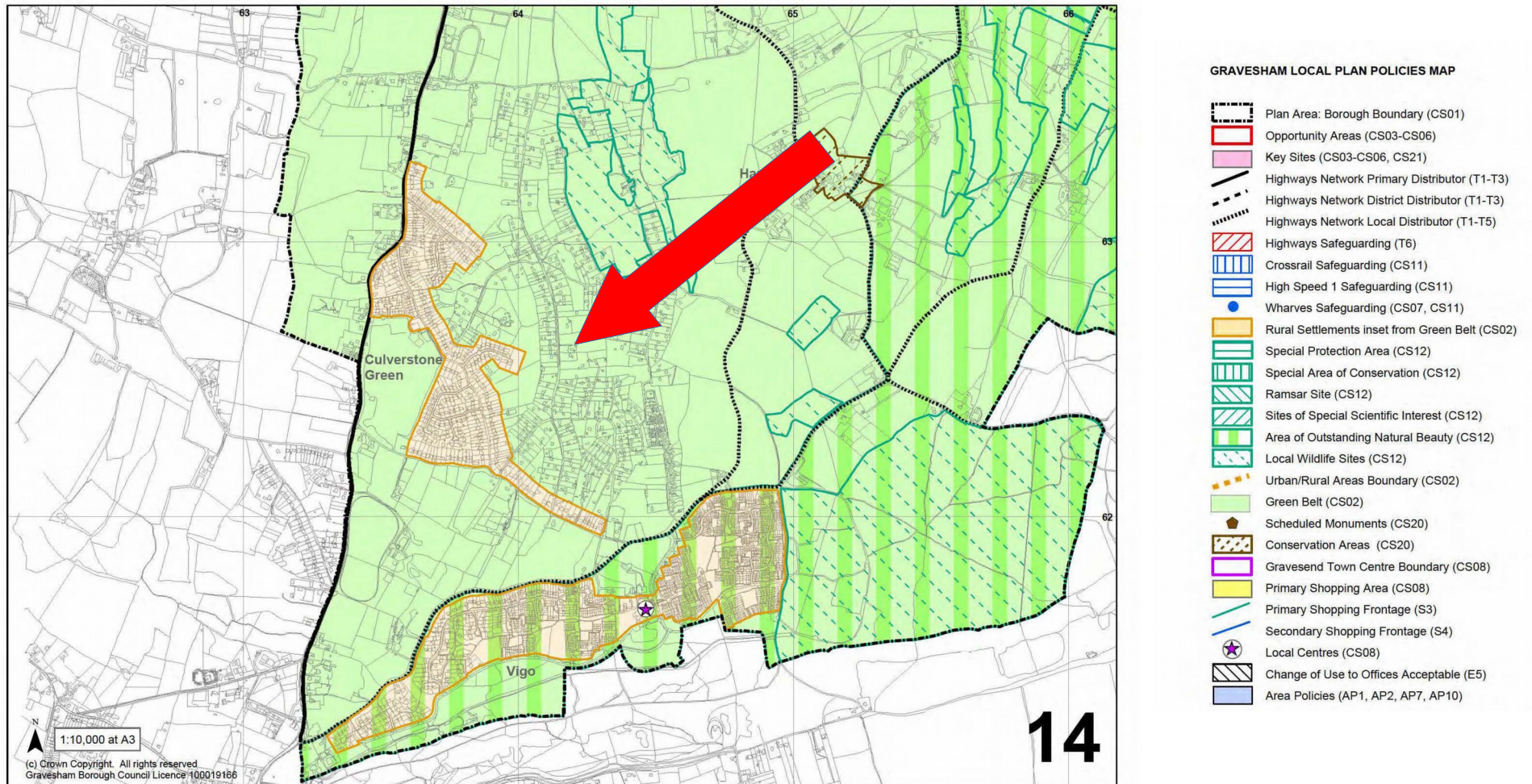
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2.1 PLANNING POLICY

GRAVESHAM LOCAL PLAN CORE STRATEGY – POLICIES MAP



As shown in the policies map above and clearly pointed out with the red arrow, 48 Rhododendron Avenue is situated within the Green Belt (CS02) and should be assessed as such and against all policies relevant to the Green Belt.

2.2 PLANNING POLICY

GRAVESHAM LOCAL PLAN CORE STRATEGY

As presented on the councils website, the new Gravesham Local Plan Core Strategy has superseded previous policies. There is mention of the Green Belt and direction to which policy now dictates the planning guidance in relation to the green belt. As you'll see below, GB1 and GB2 from the Gravesham Local Plan First Review are replaced by CS02 – Scale and Distribution of Development, Replacement Dwellings (C12), state 'continue to save, review as part of the site allocations and development management policies (DPD)'. The information and guidance in relation to the Culverstone Valley area (C14), has been 'Deleted'. I will reference the policies and guidance from the Gravesham Local Plan First Review as although it has been superceded, parts of document have only been 'partially' superseded.

Appendix 1 – Saved Policies of the adopted Gravesham Local Plan First Review 1994 (wholly or partially) superseded by the Gravesham Local Plan Core Strategy

1.1 The Gravesham Local Plan First Review was adopted in 1994. Many of its policies have been saved by the Secretary of State in a Direction letter issued in September 2007. Some of these saved policies have been replaced in whole or in part by policies in the Gravesham Local Plan Core Strategy.

1.2 Saved policies which are wholly replaced or deleted as they are no longer relevant are now cancelled and will no longer form part of the Development Plan.

1.3 Saved policies which are replaced in part remain part of the Development Plan. In these cases, both old and new policies remain part of the Development Plan. Where there is a difference, greater weight should be given to the Core Strategy policy.

1.4 The remaining saved policies from the Local Plan First Review will continue to apply.

The Green Belt	
GB1 - Green Belt Definition	Replaced by: CS02 - Scale and Distribution of Development
GB2 - Development in the Green Belt	Replaced by: CS02 - Scale and Distribution of Development
Villages	

C12 - Replacement Dwellings	Continue to save. Review as part of the Site Allocations and Development Management Policies DPD
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C14 - Culverstone Valley Area	Deleted
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2.3 PLANNING POLICY

CS02 – SCALE AND DISTRIBUTION OF DEVELOPMENT

Policy CS02: Scale and Distribution of Development

4.2.24 The development strategy for the Borough is to retain and improve the existing stock of housing and suitable employment land and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least 325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025 – 2027/2028, and at least 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) during the plan period.

4.2.25 Development will be distributed throughout the Borough as follows: around 3,890 new dwellings and around 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) will be provided in the Opportunity Areas at Northfleet Embankment and Swanscombe Peninsula East; Gravesend Riverside East and North East Gravesend; Ebbsfleet (Gravesham) and Gravesend Town Centre and on land at the Coldharbour Road Key Site; around 2,280 new dwellings will be provided on other sites in the urban area and rural settlements inset from the Green Belt.

4.2.26 The strategy prioritises development in the urban area as a sustainable location for development. This will be achieved by:

- Promoting regeneration by prioritising the redevelopment and recycling of underused, derelict and previously developed land in the urban area. This will be principally through redevelopment of former industrial sites in the Opportunity Areas of Northfleet Embankment and Swanscombe Peninsula East, and Gravesend Riverside East and North East Gravesend to create new residential neighbourhoods and employment areas;
- The continued development of a new sustainable mixed use community in the Ebbsfleet (Gravesham) Opportunity Area, which will include the provision of high quality employment floorspace;
- Revitalising the Gravesend Town Centre Opportunity Area as a focal point for retail, leisure, cultural and tourism facilities and small scale office provision to serve the needs of the Borough whilst preserving and enhancing its character as a riverside heritage town; and
- Bringing forward a range of suitable sites in other parts of the urban area for residential and employment
- development, including Land at Coldharbour Road Key Site.

4.2.27 In the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map. Development outside those settlements, including affordable housing and proposals to maintain and diversify the rural economy, will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan. The extent of the Green Belt is defined on the Policies Map. A strategic Green Belt boundary review will be undertaken to identify additional land to meet the housing needs up to 2028 and to safeguard areas of land to meet development needs beyond the plan period, while maintaining the national and local planning purposes of the Green Belt.

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2.4 PLANNING POLICY

CS02 – SCALE AND DISTRIBUTION OF DEVELOPMENT

Policy CS02 is where Gravesham Council have directed those in need of information relating to the Green Belt. Below are extracts of relevant information from this area of the document that would contribute to the discussion and decision of the proposal. References to the national policies on the Green Belt will be discussed and analysed using the NPPF.

4.2.3 The distribution of development set out in this Core Strategy has been developed in line with sustainable development principles. It is consistent with national planning policy and the current and previous regional and sub-regional policy approach to the wider Thames Gateway and Gravesham⁸. It seeks to make the most efficient use of previously developed land, focus development in the most sustainable locations, and preserve the openness and maintain the national and local planning purposes of the Green Belt, protecting it from inappropriate development. It also reflects local priorities to secure regeneration through the creation of new residential neighbourhoods and employment areas along the riverfront and at Ebbsfleet, and revitalising Gravesend Town Centre.

First Tier Settlements:	Gravesend/Northfleet/Ebbsfleet, i.e. the urban area
Second Tier Settlements:	Istead Rise, Hook Green Meopham, Higham
Third Tier Settlements:	Culverstone Green, Meopham Green, Vigo
Fourth Tier Settlements:	Cobham, Shorne, Sole Street
Other Settlements:	Harvel, Lower Higham, Luddesdown, Lower Shorne, Shorne Ridgeway, Three Crutches

Source: Settlement Hierarchy Technical Paper December 2009

4.2.7 The national aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The extent of the Green Belt in Gravesham is defined on the Policies Map. Its local planning purposes are:

- to maintain the break in development between the eastern edge of Gravesend and the Medway Towns which is one of the few barriers preventing the further eastward
- sprawl of London and the merging of towns along the southern part of the Thames Estuary;
- to assist in safeguarding the countryside by minimising the expansion of the Borough's rural settlements; and
- to assist in concentrating development on underused, derelict and previously developed land in the urban area of Gravesend and Northfleet.

4.2.8 The Core Strategy acknowledges that as development opportunities within the existing urban area and settlements inset from the Green Belt become more limited, some development may be required on land in the rural area before the end of the plan period to meet the Borough's housing needs and sustain rural communities. The Green Belt has therefore been identified as a broad location for future growth and its boundaries will be subject to a review.

4.2.12 The figures show that more than half of the future supply (58%) is either already built, with planning permission or with a resolution to grant planning permission subject to a legal agreement. The remaining supply is made up of Key Sites without planning permission, large and small windfall sites and sites that will be allocated through the Site Allocations and Development Management Policies DPD.

4.2.15 The Green Belt boundary review will identify land that is unnecessary to keep permanently open, to provide land for development. It will also identify land for safeguarding to meet development needs beyond the plan period. The national and local purposes of including land in the Green Belt, the potential for adding land to and removing land from the Green Belt and consideration of wider sustainability principles will all be taken into account in the review process. Any changes to the Green Belt boundary will be included in the Site Allocations and Development Management Policies DPD and shown on the Policies Map.

2.5 PLANNING POLICY

GRAVESHAM LOCAL PLAN REGULATION 18 STAGE 1 CONSULTATION PART 2: DEVELOPMENT MANAGEMENT POLICIES DOCUMENT

Gravesham Development Management Policies (DPD) as referred to in Section CS02 (Scale and Distribution of development) of the Gravesham Local Plan Core Strategy should assist in showing how the council view the proposal site in context of the Green Belt.

2.1.1. The extent of the Green Belt is shown on the Policies Map. We have a number of existing saved policies from the Gravesham Local Plan First Review which do not fully reflect the policies in the National Planning Policy Framework. These are:

- C11 Change of Use of Redundant Buildings in the Countryside
- C12 Replacement Dwellings in the Countryside
- C13 Extensions to Dwellings in the Countryside
- C17 Horse-riding and Stables

2.1.2. It is proposed to replace these saved policies (C11, C12, C13 and C17) with the supporting text and policies set out below.

2.1.5. The Council is committed to preserving the openness of the Green Belt and will only support development where it is compatible with national policies for protecting the Green Belt (see Core Strategy Policy CS02). Inappropriate development in the Green Belt will not be approved unless the applicant can demonstrate the existence of 'very special circumstances' that clearly outweigh harm to the Green Belt and any other harm. When considering planning applications, the Council will give substantial weight to any harm which may be caused to the Green Belt.

Construction of new buildings (NPPF paragraph 89)

2.1.6. The NPPF lists a number of exceptions including the construction of new buildings that are not considered to be inappropriate development in the Green Belt. These are listed below.

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

2.1.9. NPPF paragraph 55 allows the development of new isolated homes in the countryside where justified by special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

2.7.3. There are occasions when residents and businesses wish to replace an existing building with a new one. National planning policy allows such development providing the new building is in the same use and not materially larger than the one it replaces. In assessing whether a replacement building is materially larger than the existing one and otherwise acceptable in Green Belt terms, the Council will compare their relative sizes, changes in built form and location on the site.

2.7.5. In considering whether an extension is proportionate, or a replacement building is materially larger, the Council will have regard to the total size of the development including the basement and habitable loft space. Where this results in a proposal being considered inappropriate development in the Green Belt, it will be for the applicant to demonstrate very special circumstances that clearly outweigh harm to the Green Belt and any other harm.

2.7.6. When submitting an application for an extension to an existing building or a replacement building, the applicant will need to provide an assessment comparing the existing and proposed development in terms of footprint, floorspace, volume, height and any other changes in built form including the proportion of the site that is developed/undeveloped and the distribution of development/ hardstanding and open space across the site.

2.6 PLANNING POLICY

GRAVESHAM LOCAL PLAN REGULATION 18 STAGE 1 CONSULTATION PART 2: DEVELOPMENT MANAGEMENT POLICIES DOCUMENT

2.7.9. In determining whether a proposal is acceptable in terms of Green Belt policy, the Council will have regard to the need for the building, its function, size, and location on the site and whether any existing buildings could be used which negate the need for a new one. This will be weighed against any impact on the openness of the Green Belt and any conflict with the purposes of including land in it.

Replacement Buildings

2.7.14. Proposals for the replacement of an existing building¹¹ in the Green Belt will only be allowed where the new building is in the same use and will not result in a materially larger building unless justified by very special circumstances that clearly outweigh harm to the Green Belt and any other harm. The following will be taken into account in determining whether the proposal is materially larger:

- a. its footprint, floorspace, ¹²volume and height compared to the existing building; and
- b. its scale and mass compared to the existing building.

2.7.15. In addition to the above, Core Strategy Policy CS19 will apply in determining whether the design of any proposed replacement building is appropriate, having regard to the presence of existing development on the site, prominence, visual impact, and whether the building could be relocated within the site to have less impact on the Green Belt.

Gravesham Development Management Policies (DPD) shows that the policies around replacement dwellings have evolved. Original policies in the Local Plan First Review state that 'Replacement accommodation will be for permanent occupation but will be limited to bungalows of not more than 1,000 sq. feet (92.9 sq. metres) of gross area (measured externally) and of a design appropriate to a rural area'. It seems now that replacement dwellings will only be allowed if they are not 'materially larger' than the original dwelling. If the proposal is found to be materially larger, we must fall back to having to demonstrate very special circumstances that clearly outweigh harm to the Green Belt and any other harm. Given all the information presented and analysed, we are confident we can demonstrate the very special circumstances alongside immediate approved precedent.

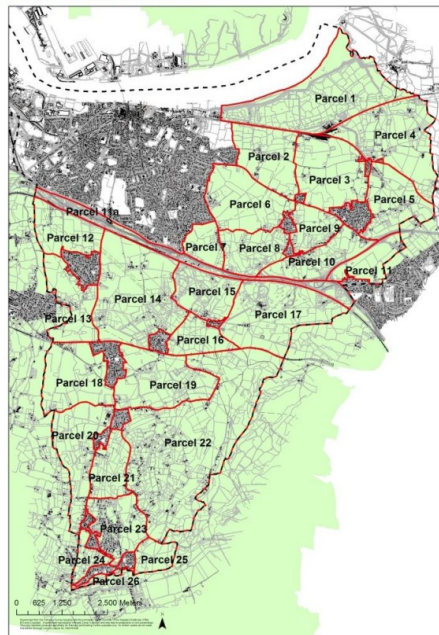
2.7 PLANNING POLICY

GRAVESHAM GREEN BELT STUDY – APRIL 2018

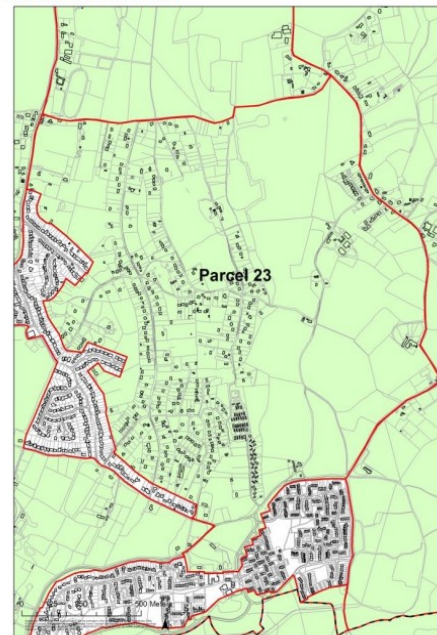
Gravesham Green Belt Study as referred to in Section CS02 (Scale and Distribution of development) of the Gravesham Local Plan Core Strategy should assist in showing how the council view the proposal site in context of the Green Belt.

Parcel 23 Culverstone Valley..... 82

Figure 2: Green Belt Parcel Boundaries



Parcel 23 Culverstone Valley



The parcel is situated between Heron Hill Lane to the north and the edge of built development to Vigo to the south. The western boundary is formed by Wrotham Road and the edge of built development to Culverstone Green. The eastern boundary is delineated by David Street, Harvel Street and White Horse Lane. In the south, the parcel is bisected by Harvel Road. Various unmade tracks run north-south through the area.

The western part of the parcel is largely wooded and much of it comprises the Culverstone Valley Area. This is an area of plots and there has been residential redevelopment of a large number of these. To the south east of this area are the park homes at Southfield Shaw. The eastern part of the parcel comprises arable and grazing land. There is some residential development concentrated at the settlement of Harvel which is located in the north eastern part of the area.

The Culverstone Valley Area comprises a wooded valley. The landform rises further west towards Culverstone Green and Wrotham Road. It also rises to the east where Harvel sits on a plateau. The eastern part of the parcel comprises more open farmland.

Parcel Name	1	2	2a	3
1. Shorne and Higham Marshes	Red	Green	Green	Red
2. Filborough Marshes and Land East of Chalk	Red	Red	Green	Red
3. North and West of Higham	Red	Red	Green	Red
4. Higham Church Street and North of Lower Higham	Red	Red	Green	Red
5. East of Higham	Red	Red	Yellow	Red
6. East of Gravesend	Red	Red	Green	Red
7. South East of Gravesend	Red	Red	Green	Red
8. Shorne Woods	Red	Red	Green	Red
9. East of Shorne	Red	Red	Green	Red
10. South of Shorne	Red	Red	Green	Red
11. North West of Strood	Red	Red	Green	Red
11a. A2 and High Speed Railway Corridor	Red	Red	Green	Red
12. Northfleet Green and North of Istead Rise	Red	Red	Green	Red
13. Istead Rise and New Barn Gap	Red	Red	Green	Red
14. West and North of Sole Street	Red	Red	Green	Red
15. Jeskyn's and Ashenbank Woods	Red	Red	Green	Red
16. South of Cobham	Red	Red	Green	Red
17. Cobham Park	Red	Red	Green	Red
18. West of Hook Green	Red	Red	Green	Red
19. East of Hook Green	Red	Red	Green	Red
20. West of Meopham Green and Culverstone	Red	Red	Green	Red
21. South East of Meopham Green	Red	Red	Green	Red
22. South West of Culverstone	Red	Red	Green	Red
23. Culverstone Valley	Red	Red	Green	Red
24. South West of Culverstone	Red	Red	Green	Red
25. East of Vigo	Red	Red	Green	Red
26. South of Vigo	Red	Red	Green	Red

- 1 to check the unrestricted sprawl of large built up areas ■ Significant Contribution
- 2 to prevent neighbouring towns merging ■ Contribution
- 2a to prevent other settlements in the Green Belt from merging ■ Minimal/No Contribution
- 3 to safeguard the countryside from encroachment

Purpose 1 – to check the unrestricted sprawl of large built up areas

The area does not abut either Gravesend or Strood so it does not directly check the unrestricted sprawl of large built up areas.

■ Minimal/No Contribution

Purpose 2 – to prevent neighbouring towns merging

The parcel does not lie directly between Gravesend and Strood. Therefore it does not play a role in preventing neighbouring towns from merging into one another or maintaining the break in built development between them.

■ Minimal/No Contribution

Purpose 2a – to prevent other settlements in the Green Belt from merging

The western part of the parcel is located between Meopham Green and Culverstone Green and the southern part of the parcel is located between Culverstone Green and Vigo, all of which are settlements inset from the Green Belt. The gap between Culverstone Green and Vigo is narrow. It mainly comprises woodland and a recreation ground though there are some dwellings. The gap between Meopham Green and Vigo is wider. There is some development in the gap along Wrotham Road though this is interspersed with open tracts of land. It is considered that the parcel plays a role in maintaining the separation between settlements and preventing them from merging, particularly in the case of Culverstone Green and Vigo.

■ Contribution



2.7 PLANNING POLICY

GRAVESHAM GREEN BELT STUDY – APRIL 2018

Purpose 3 – to safeguard the countryside from encroachment

Part of the western boundary is strong as it follows a main road (A227). The northern and eastern boundaries are distinct but weaker as they are delineated by rural lanes. The parts of the western and southern boundaries along Culverstone Green and Vigo are relatively weak as they follow residential curtilages.

Whilst the parcel comprises woodland as well as arable and grazing land, it also contains a significant amount of development. This is due to the development of plots in Culverstone Valley Area, the presence of Southfield Shaw and, to a lesser extent, the built development at Harvel village. Whilst it appears that the development at Harvel and Southfield Shaw predates the Green Belt designation, there has been a significant amount of development in the Culverstone Valley Area which postdates the designation. This relates to the number and size of dwellings together with associated outbuildings, walls, driveways and other residential paraphernalia.

The eastern part of the parcel has a more open aspect than the more contained wooded valley further west. The result is that the recent development in Culverstone Valley Area is largely out of sight from surrounding areas. Whilst the parcel has not safeguarded the countryside from encroachment in respect of this development, the fact that this development is set within a wooded valley means that the parcel still contributes towards this purpose.

Contribution

Summary

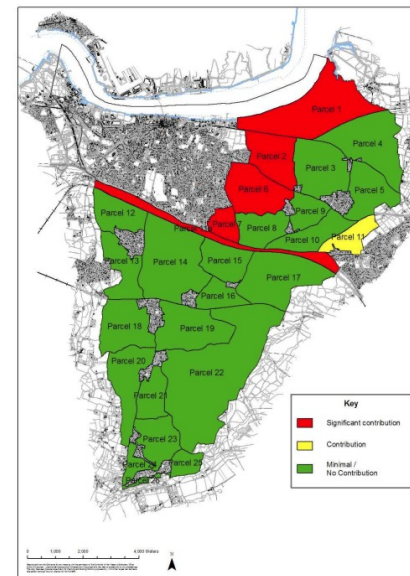
The parcel contributes towards preventing the merging of settlements, in particular Culverstone Green and Vigo. It also contributes towards safeguarding the countryside from encroachment though this has been somewhat undermined by the amount of development which has taken place in Culverstone Valley Area.

As a result of the level of development which has already taken place in Culverstone Valley Area, there are further opportunities for infilling in this location without creating significant further encroachment if this is done in such a way that wooded character of the area is retained. There are no opportunities for strengthening the strategic Green Belt boundaries. More locally, a stronger boundary could be formed to the north of Vigo by using Erskine Road and Harvel Road instead of residential curtilages.

Gravesham Green Belt Study has been helpful in defining the how harmful the proposal would be in context to the Green Belt and the 3 key purposes of the Green Belt. Culverstone Valley has one of the lowest risk ratings in the Borough and has only 2 moderate contributions to purposes 2A and 3 which prevent other settlements in the Green Belt from merging and to safeguard the countryside from encroachment.

Gravesham Green Belt Study April 2018

Figure 5: Purpose 1 Results – To check the unrestricted sprawl of large built up areas



Gravesham Green Belt Study April 2018

Figure 7: Purpose 2a Results – To prevent other settlements in the Green Belt from merging

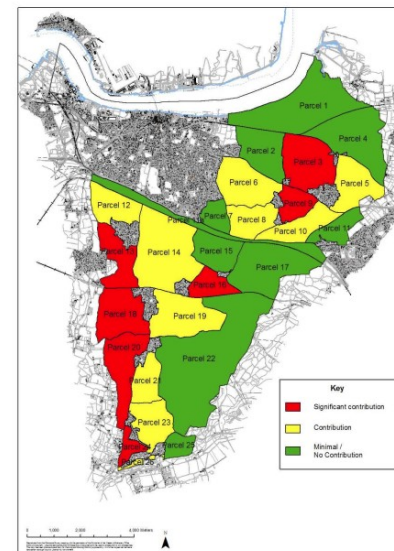


Figure 6: Purpose 2 Results – To prevent neighbouring towns merging

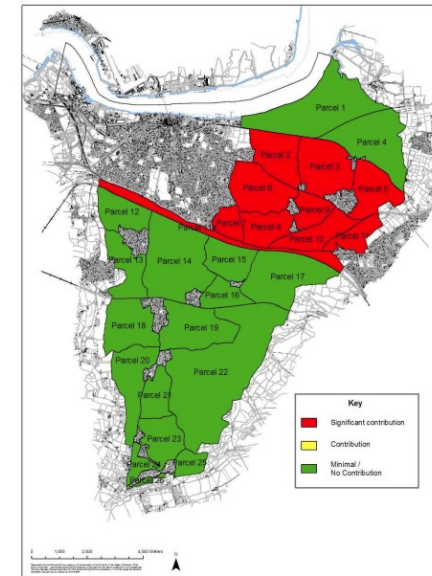
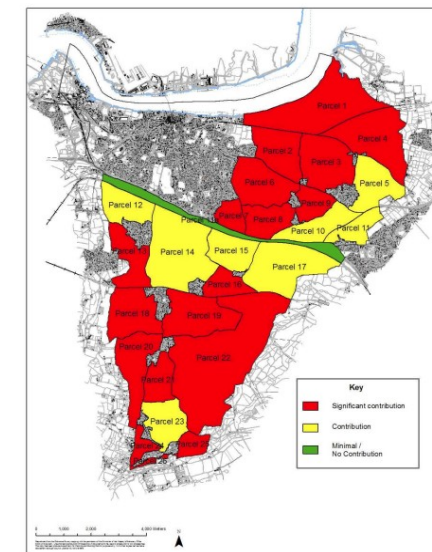


Figure 8: Purpose 3 Results – To safeguard the countryside from encroachment



2.8 PLANNING POLICY

GRAVESHAM STAGE 2 GREEN BELT STUDY – FINAL REPORT

Table ES - 1: Assessment of harm to the Green Belt purposes resulting from release of land.

Settlement	Parcel Harm Rating									
Cobham	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8		
Culverstone Green	CG1	CG2	CG3	CG4	CG5	CG6	CG7	CG8		
Gravesend	GR1	GR2	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GR10
Gravesend (with the Lower Thames Crossing)	GR6a	GR7a	GR10a							
Higham Upshire	HU1	HU2	HU3	HU4	HU5	HU6	HU7	HU8	HU9	HU10
Hook Green	HG1	HG2	HG3	HG4	HG5	HG6	HG7	HG8	HG9	HG11
Istead Rise	IR1	IR2	IR3	IR4	IR5	IR6	IR7	IR8	IR9	IR10
Longfield Hill	LF1									
Lower Higham	LH1	LH2	LH3	LH4	LH5	LH6	LH7	LH8	LH9	
Lower Shorne	LS1	LS2	LS3	LS4	LS5					
Meopham Green	MG1	MG2	MG3	MG4	MG5	MG6	MG7	MG8	MG9	MG10
Shorne Ridgeway	SR1	SR2	SR3	SR4	SR5	SR6	SR7			
Shorne Village	SV1	SV2	SV3	SV4	SV5	SV6	SV7	SV8	SV9	SV10
Sole Street	SS1	SS2	SS3	SS4	SS5	SS6				
Three Crutches	TC1	TC2	TC3	TC4	TC5					
Vigo	VI1	VI2	VI3	VI4	VI5	VI6	VI7	VI8		

Key: High Moderate-High Moderate Low-Moderate Low

2.7 Paragraph 143 and 144 state that “**inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.**”

2.8 New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in two closed lists. The first is in paragraph 145 which sets out the following exceptions:

- “buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;

2.11 The guidance also elaborates on Paragraph 138 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity or recreational need evidence to identify appropriate compensatory improvements, including:

- “new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision.”

The purposes of Green Belt

- To check the unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.50 In light of changed housing need circumstances and the experience of other Green Belt authorities, the Council commissioned this Green Belt study to build on the earlier Green Belt work and to ensure it has robust and up-to-date evidence in relation to Green Belt land to inform and support its position on alternative development options at Examination.

2.51 In particular, the Council wants to test the impact of releasing Green Belt land on the integrity of the wider Green Belt, should it be required to meet development needs up to 2036, taking account of the Council's strategy which:

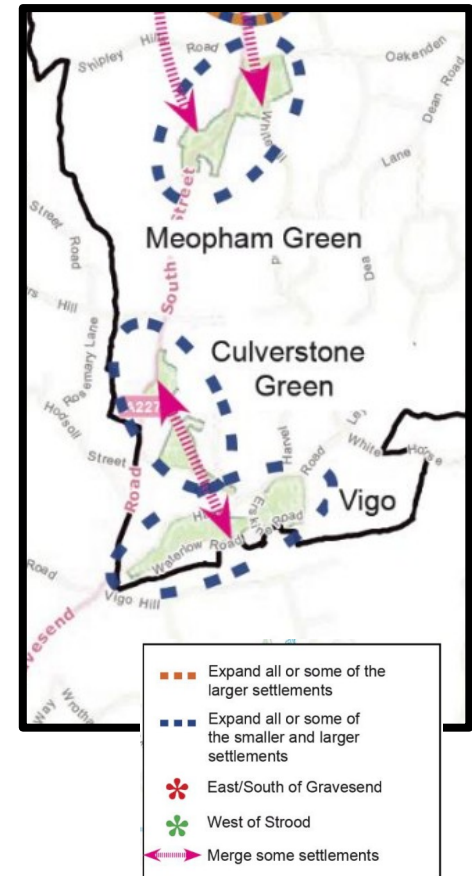
- will make as much use as possible of suitable brownfield sites and underutilised land;
- will optimise the density of development; and
- will be informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for residential development.

2.53 The Regulation 18 Site Allocations Issues and Options Document looked at options for accommodating housing and employment needs taking account of the revised estimates of housing and employment need. The document identified six potential Development Options (see Figure 2.1):

- Option 1: Urban Intensification.
- Option 2: Urban expansion (south/east of Gravesend and west of Strood).
- Option 3: Expansion of 2nd tier settlements.
- Option 4: Expansion of 2nd, 3rd, and 4th tier settlements.
- Option 5: The creation of a single new settlement through the merger of existing settlements.

2.56 With regards to Option 5, the settlements that will be considered for potential merging will be those defined within the 2018 Site Allocations: Issues and Options Document. These include:

- Higham with Lower Higham;
- Hook Green with Meopham Green and/or Sole Street; and
- Culverstone with Vigo.



Gravesham Stage 2 Green Belt Final Report shows site allocations around the Culverstone Green/Valley area. More importantly the diagram shows to ‘expand all or some of the smaller and larger settlements’ and suggests to merge Culverstone Green with Vigo. This site allocation almost definitely suggests that development in the Culverstone Valley area would be seen as appropriate and would actually assist in the goals set out in the Regulation 18 Site Allocations Issues and Options Document.

2.9 PLANNING POLICY

GRAVESHAM STAGE 2 GREEN BELT STUDY – FINAL REPORT

4.1 This chapter sets out the methodology used to undertake an assessment of the variations in harm to the Green Belt purposes that would result from the release of Green Belt land at inset settlement edges, encompassing the potential development options identified in the Regulation 18 Site Allocations: Issues and Options Document. As noted in paragraph 2.53, the Stage 2 study examines options 2-5:

- Option 2: Urban expansion (south/east of Gravesend and west of Strood).
- Option 3: Expansion of 2nd tier settlements.
- Option 4: Expansion of 2nd, 3rd, and 4th tier settlements.
- Option 5: The creation of a single new settlement through the merger of existing settlements (Higham with Lower Higham; Hook Green with Meopham Green and/or Sole Street; or Culverstone with Vigo).

4.9 In addition, in agreement with the Council, the study has:

- taken into account the proposed route of the Lower Thames Crossing, as proposed in the 2018 Highways England consultation. The harm to the purposes of the Green Belt associated with the release of land in proximity to the proposed route of the Lower Thames Crossing has been assessed in two ways: firstly assuming that the crossing is constructed, and secondly assuming that it does not come forward.
- assessed the potential harm of removing land at Longfield Hill (Longfield Road) within Gravesham from the Green Belt.
- assessed the potential harm of removing all or part of the Culverstone Valley Area from the Green Belt. Two approaches have been taken, firstly assessing the release of the Culverstone Valley Area to create a new settlement detached from the existing inset settlement of Culverstone Green. Secondly, assessing the expansion of Culverstone Green into the Culverstone Valley Area.

	CG1	High
	CG2	Moderate-High
	CG3	Moderate
	CG4	Moderate-High
Culverstone Green	CG5	Moderate
	CG6	High
	CG7	High
	CG8	Moderate-High
	GR1	Low-Moderate

Gravesham Stage 2 Green Belt Final Report shows the same information as the 2018 report in that the site is of moderate risk. Due to the siting at the top of a hill and away from the public road, the harm to the green belt is arguably even lower than those on the road and in plain site.

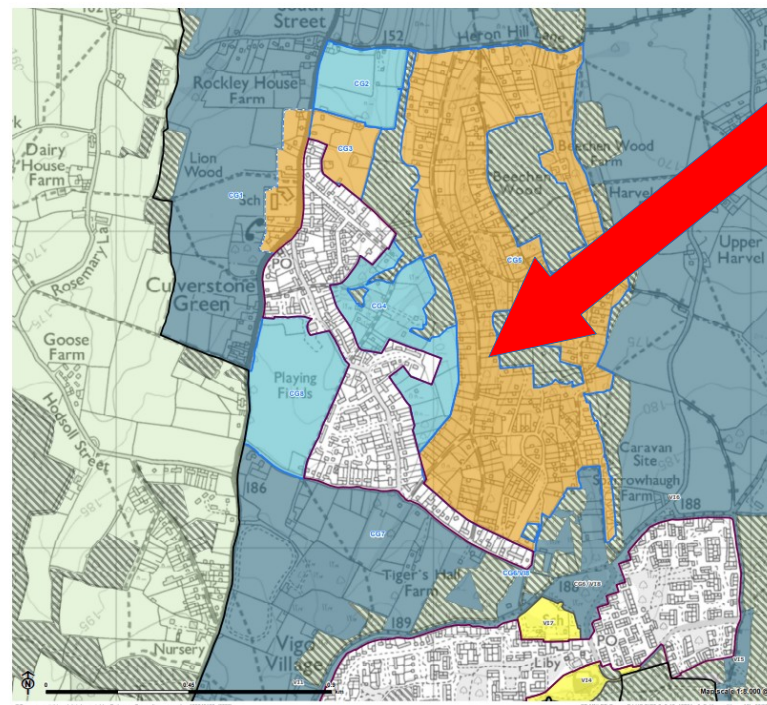
Extent of Assessment Area

General Extent

4.7 The focus of this study is to assess the harm to the Green Belt purposes of expanding existing settlements. To achieve this all of the land adjacent to the urban area and inset rural settlement boundaries within the Borough has been assessed.

4.8 The assessment area therefore encompasses land adjacent to the following settlements inset from the Green Belt (this reflects the Development Options set out in the 2018 Site Allocations: Issues and Options Document):

- | | | |
|----------------------------|----------------------|---------------------|
| ■ Gravesend/
Northfleet | ■ Hook Green | ■ Shorne
Village |
| ■ Cobham | ■ Lower
Higham | ■ Sole Street |
| ■ Culverstone
Green | ■ Lower
Shorne | ■ Three
Crutches |
| ■ Higham
Upshire | ■ Meopham
Green | ■ Vigo |
| ■ Istead Rise | ■ Shorne
Ridgeway | |



Gravesham Stage 2 Green Belt Study
for Gravesham Borough Council



Figure 5.3: Harm Assessment - Culverstone Green

- Gravesham Borough Council boundary
 - Settlement boundary
 - Green Belt
 - Green Belt parcel
 - Green Belt sub-parcel
 - Other Green Belt parcel
 - Absolute constraint
- Harm Rating**
- High
 - Moderate High
 - Moderate
 - Low Moderate
 - Low

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3.0 PLANNING HISTORY

No.48 Rhododendron Avenue - 'Distarti'

- **Erection of chalet**
Ref. No: 19520150 | Status: Application Permitted
- **Erection of dwellinghouse**
Ref. No: 19550280 | Status: Application Refused
- **Retention of single storey extension to form kitchen at rear**
Ref. No: 19790429 | Status: Application Refused
- **Demolition of existing chalet bungalow and erection of a replacement 3 bed bungalow.**
Ref. No: 20210319 | Status: Application Permitted
- **Application for a Lawful Development Certificate in respect of the proposed erection of a single storey side extension and a detached outbuilding**
Ref. No: 20221357 | Status: Certificate Refused
- **Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.20 metres.**
Ref. No: 20221358 | Status: Prior Approval Is Required and Refused
- **Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys under Schedule 2, Part 1, Class AA.**
Ref. No: 20221359 | Status: Prior Approval Is Required and Refused
- **Prior approval application for a single storey rear extension with a depth of 7.90 metres, maximum height of 4.00 metres and eaves height of 2.20 metres.**
Ref. No: 20230260 | Status: Prior Approval Not Required
- **Application for a Lawful Development Certificate in respect of the proposed erection of a detached outbuilding**
Ref. No: 20230262 | Status: Certificate Granted

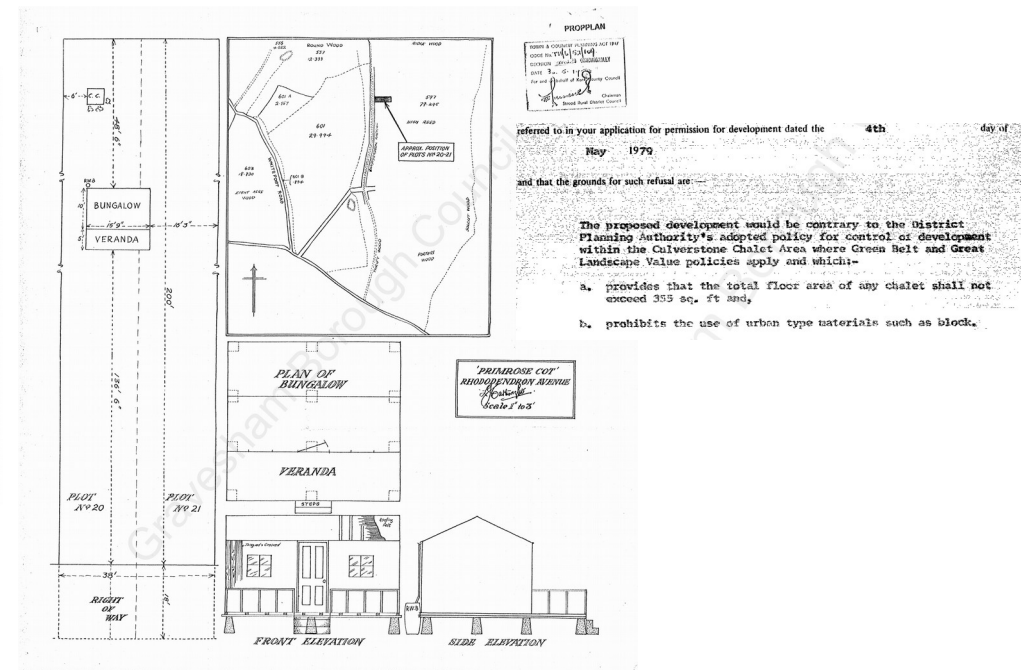
Above is a chronological list of all the planning applications in relation to the above address. The purpose of this study is to highlight specific aspects of the planning history that will help to inform the appropriateness of the proposal, whilst addressing certain contradictions in order to bring clarity to this proposal.

Initially we can see that the site benefited like most from a holiday type chalet approved in 1952 (see image). A few years later, an application for a new dwelling is refused, and what seems to be a retrospective application to retain an extension is also refused in 1979 for exceeding the 355sq/f (see caption). In 2021, the council permits the demolition of the existing chalet and erection of a replacement 3 bed bungalow (GEA: 92.7m2).

Following on from this, we have a series of permitted development applications that seem to be attempts to extend via PD, but were largely refused minus the approved part-retrospective application for a rear extension, and approval for outbuilding. My concerns in this area of the planning history is where we have refusals based on the chalet not existing as it's original size, and so extensions to extensions would not be permitted, see ref: 20221358 and delegated report. This is of concern as the app was refused on the basis of an extension built on or before 1979.

Shortly after this refusal, application 20221359 for request of additional floor via prior approval was refused on the conflict of GPDO AA.2(3)(a)(ii)(aa) of Part 1. This decision supports the existing footprint as original and refuses the application on appearance (see caption).

In summary it seems that the council have issued contradictory information in relation to the permitted development rights of the applicant, but permitted replacement dwelling under very special circumstances as this was issued post 2018 and not based on Policy C14.



- Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.
- (3) The conditions in this sub-paragraph are as follows—
- before beginning the development, the developer must apply to the local planning authority for prior approval as to—
 - impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
 - the external appearance of the dwellinghouse, including the design and architectural features of—
 - the principal elevation of the dwellinghouse; and
 - any side elevation of the dwellinghouse that fronts a highway;
 - air traffic and defence asset impacts of the development; and
 - whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State;



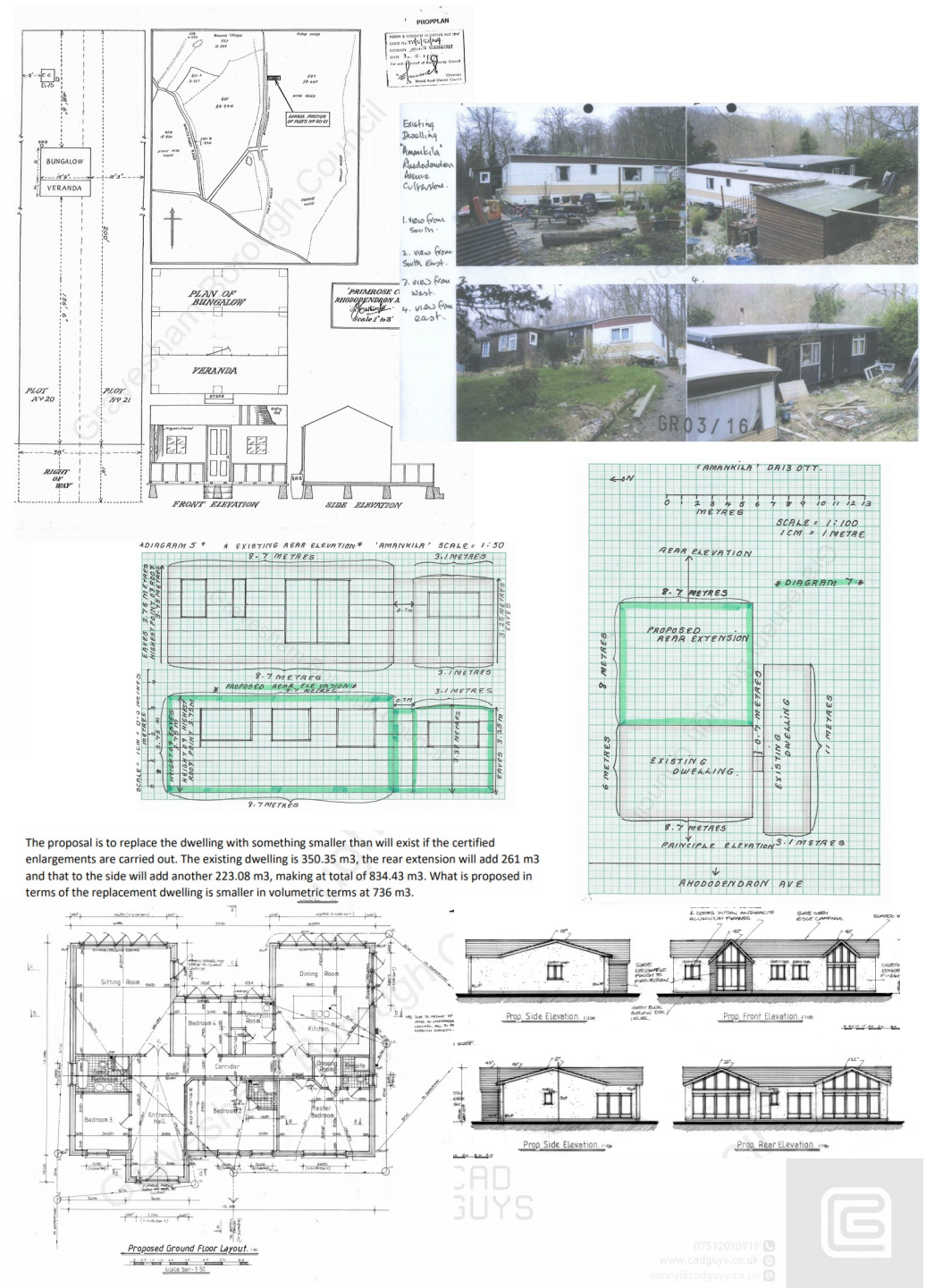
3.2 PLANNING PRECEDENT 1 No.50 Rhododendron Avenue - 'Amankila'

- **Erection of chalet**
Ref. No: 19520150 | Status: Application Permitted
- **Erection of a replacement dwelling with habitable rooms in the roof space and a detached double garage at the front.**
Ref. No: 20030164 | Status: Application Permitted
- **Application for renewal of planning permission reference number 20030164 for erection of replacement dwelling with habitable rooms in the roof space and a detached garage at the front.**
Ref. No: 20080318 | Status: Application Permitted
- **Erection of a replacement four bedroom dwelling and a detached garage.**
Ref. No: 20180486 | Status: Application Refused
- ****REVISED APPLICATION EXISTING PLANS** Erection of a replacement three bedroom bungalow.**
Ref. No: 20190693 | Status: Application Refused
- **Single storey rear extension with a depth of 8 metres, maximum height of 3 metres and eaves height of 2.5 metres.**
Ref. No: 20200056 | Status: Prior Approval Is Required and Refused
- **Application for Lawful Development in respect of proposed side extension**
Ref. No: 20200177 | Status: Certificate Granted
- **Single storey rear extension with a depth of 8 metres, a maximum height of 3.75 metres and eaves height of 3.75 metres**
Ref. No: 20200239 | Status: Prior Approval Is Required and Refused
- **A single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 3.75 metres**
Ref. No: 20200507 | Status: Prior Approval Not Required
- **Application for a Lawful Development Certificate in respect of the proposed extension of a new vehicle access.**
Ref. No: 20200521 | Status: Certificate Refused
- **Application for Lawful Development Certificate for the proposed erection of a single storey rear extension.**
Ref. No: 20200730 | Status: Certificate Granted
- **Demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling.**
Ref. No: 20210115 | Status: Application Permitted
- **Application for the variation of condition 2 attached to planning permission reference no. 20210115 for the demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling; to allow amendment to the internal floor layout and elevational treatment.**
Ref. No: 20220235 | Status: Application Permitted

It is important to study the planning history of the immediate neighbour in order to understand the council's position on developing the land at this specific site. This site is especially important for comparison as the site shares almost the exact same conditions and has been recently decided and approved.

Much like the applicant site and surrounding area, Amankila shares it's origins of having permission to build a chalet bungalow in 1952. In 2003, the council approve replacement dwelling (92.88m²) with habitable roof space and garage under policy C14 ref: 20030164. It should be stated that the council considered a caravan and associated extensions to be considered 'existing'. After a few subsequent PD refusals, the applicant receives permission for a side extension, arguably not to the existing footprint, and then continues to accumulate extensions under PD in order to trade-off with the council (see caption). It is concerning that issues surrounding the existing footprint (a chalet identical to the one built at Distarti), were not addressed and that the property at Amankila went on to benefit from the PD rights.

Finally, the Amankila residence has permission for a 200m², single storey, 4 bedroom replacement dwelling. It does seem unjust that given Amankila and Distarti had the same chalet originally, that one site benefited from the PD rights, whilst the other did not. The applicant for Distarti will be seeking a replacement dwelling of a similar footprint.



3.3 PLANNING PRECEDENT 2

Westwood, 38 Rhododendron Avenue

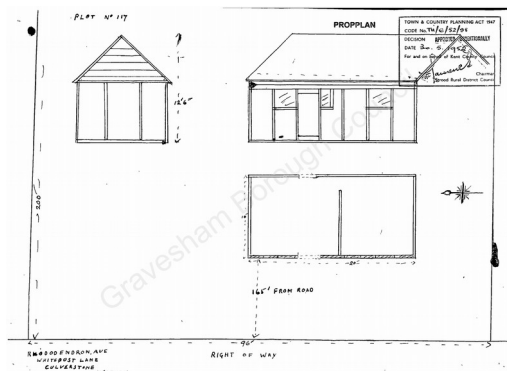
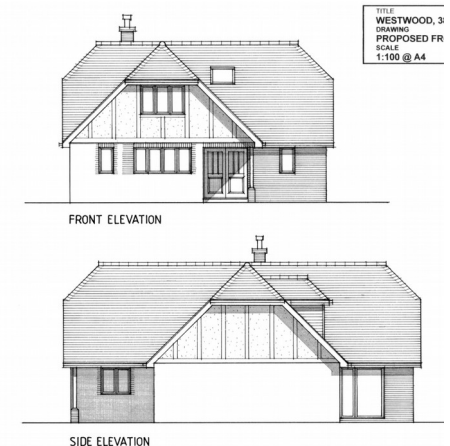
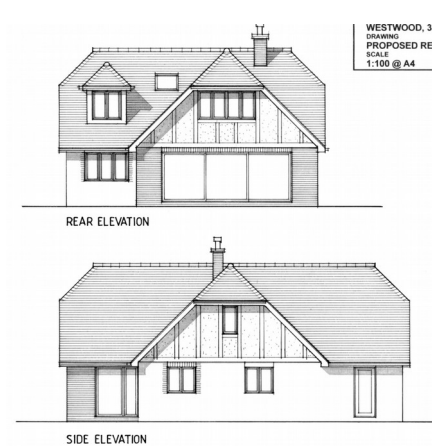
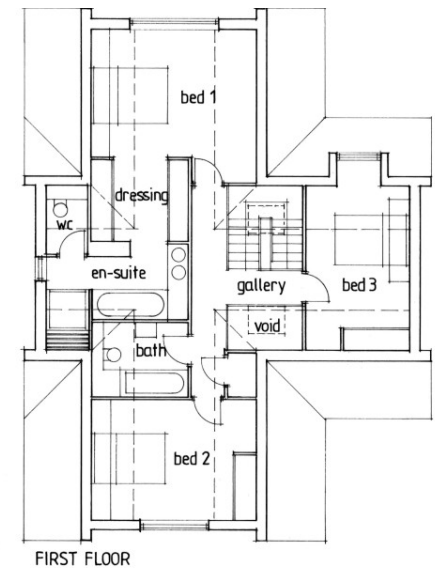
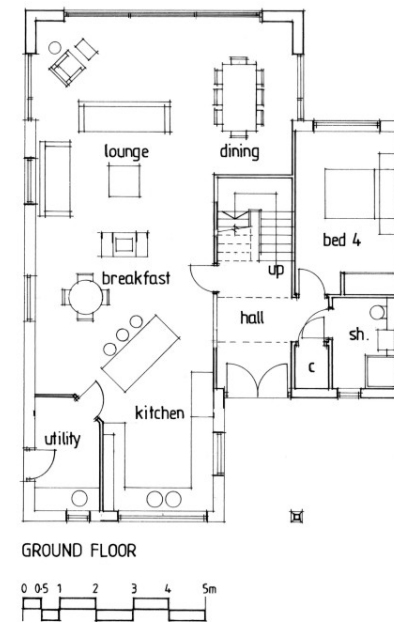
- **Erection of chalet**
Ref. No: 19520116 | Status: Application Permitted
- **Erection of replacement chalet for weekend and holiday use and installation of cesspool**
Ref. No: 19870189 | Status: Application Permitted
- **Erection of a bungalow.**
Ref. No: 19910023 | Status: Application Permitted
- **Erection of first floor extensions on all elevations to provide three bedrooms and bathroom/w.c. in the roof space and erection of a detached double garage at the rear with storage area in the roof space.**
Ref. No: 20030531 | Status: Application Withdrawn
- **Erection of a detached double garage at the rear and construction of new roof to provide three bedrooms and bathroom in proposed roof space.**
Ref. No: 20040726 | Status: Application Permitted
- **Erection of rear extension, construction of a first floor level incorporating dormer extensions in the proposed first floor front and rear roof slopes at first floor level and erection of an open front porch.**
Ref. No: 20190247 | Status: Application Refused
- **Erection of rear and front extensions, dormer extension in the rear roof slope, installation of rooflights in the front and rear roof slopes, roof alterations and conversion of the roof space to form habitable rooms.**
Ref. No: 20220070 | Status: Application Refused
- **Demolition of existing dwelling and erection of replacement dwelling.**
Ref. No: 20230225 | Status: Application Permitted

Planning Appeals (1)

- **Erection of rear and front extensions, dormer extension in the rear roof slope, installation of rooflights in the front and rear roof slopes, roof alterations and conversion of the roof space to form habitable rooms.**
Ref. No: 2022/00030/REF | Status: Appeal Allowed

Again, much like the surrounding area of Culverstone Valley, the planning history starts with the Chalet erected in 1952. In 1987, the council permits a replacement chalet (45.6m²). 3 years later in '91, approval for the erection of a bungalow (87.5m²). In 2003, approval for a dwelling of the same footprint, as well as habitable roof space and detached double garage, very typical for this area. Then in 2019 & 2022, refusals for extensions to the dwelling, one overturned by appeal.

In 2023, permission for a replacement dwelling of around 120m² GEA and habitable roof space is approved. As the council are now working under the new policies of the various literature discussed previous, it can be assumed that No.38 Rhododendron Avenue (Westwood) has been considered to have very special circumstances and has not been permitted under the superseded policy C14.



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3.4 PLANNING PRECEDENT 3

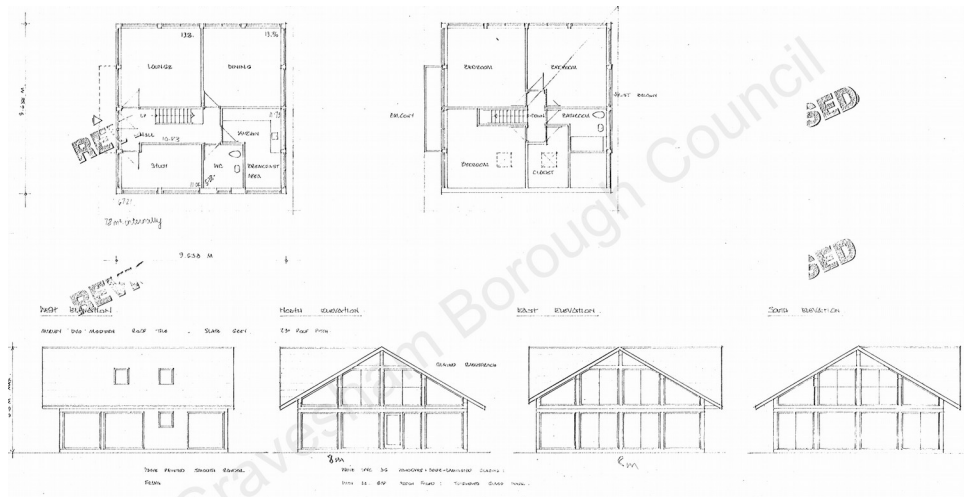
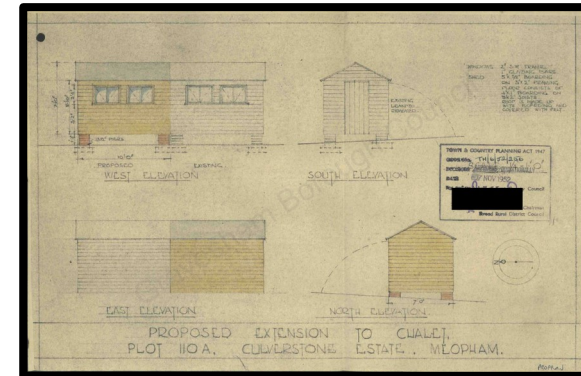
Chestnuts, Rhododendron Avenue

- **Extension of chalet**
Ref. No: 19520293 | Status: Application Permitted
- **Erection of a detached three bedroom chalet bungalow with detached garage.**
Ref. No: 20041111 | Status: Application Permitted
- **Erection of a detached replacement dwelling with rooms in the roof space and a detached double garage.**
Ref. No: 20060499 | Status: Application Permitted

If we look at the planning history in relation to 'Chestnuts' a property immediately east of the applicant at Distarti, we have the same original chalet, albeit slightly different, maybe smaller.

The following applications are permitted most likely under Policy C14 as the policy was at the time still used and relevant. The reason for using this property as a precedent is to show the quality of design, and to state that the applicant for Distarti and myself as the agent propose a replacement dwelling of a similar architectural style and appearance.

The siting of this property is very similar to Distarti in that it is up on a hill and tucked away from the public road. It is also secluded below the trees and has a view out across the site which we would hope to achieve. Although we will not be building within the roof nor would be be using as much glazing, the timber frame would be a key part of the high quality design.



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3.5 PLANNING PRECEDENT

Rhododendron Avenue Study



**NO.43 -
COPES HILL**



NO.39 -



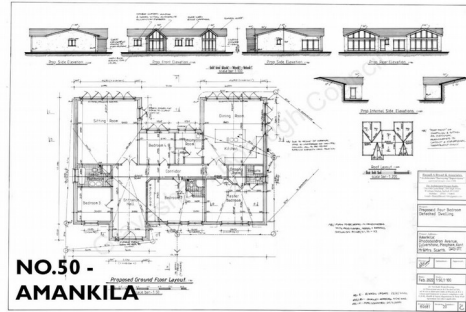
NO.37 -



**NO.35 -
GREEN BANK**



**NO.33 -
SLOEWOOD**



**NO.50 -
AMANKILA**



NO.45 -



NO.51 -



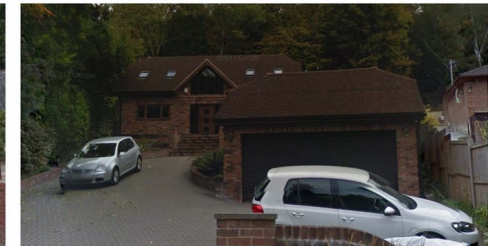
**NO.53 -
VALLEYSIDE**



**NO.55 -
FERNDALE**



**NO.60 -
SKIPPERS REST**



NO.62 -



**NO.57 -
KRISTINA**



**NO.59 -
HAZEL LODGE**



**NO. -
ROSEWOOD**

If we look at the surrounding area of Rhododendron Avenue, there have been many recent developments and most had an original chalet built in 1952.



3.6 PLANNING SUMMARY

In conclusion to this report, this initial research into the planning policies that relate to replacement dwellings, the evidence shows a replacement dwelling under very special circumstances to be favourable to Distarti.

There are many areas of the literature that point to a positive outcome for the proposal at Distarti, with some more important than others. It is clear that most of the guidance surrounding Policy C14 for replacement dwellings has been superseded by Gravesham Local Plan Core Strategy. Gravesham directed us to the new policies of CS02, the DPD (Development Management Policies), and Green Belt studies. As we worked through the information it was clear that the council had taken a new position on replacement dwellings, stating that the footprint should not exceed the existing, or the proposal should demonstrate appropriateness and very special circumstances. We believe to have exhibited these qualities in various ways.

The greenbelt studies show that the Culverstone area is of moderate risk to the purposes of the green belt, and that through the regulation 18 Site Allocations Issue and Options Document, the area is actually selected for development and expansion towards Vigo. This in itself would seem to be enough to create special circumstances.

Moving on to the precedent that has been set in the area, the council has approved various replacement dwellings under very special circumstances the use of new policy and post policy C14. Approval of the replacement dwelling REF: 20210319 at Distarti has already confirmed that the site must have been considered very special circumstances due to the date of decision and would not have been decided under policy C14.

We have shown through the planning history that the neighbour at No.50 Amankila, benefited from permitted development applications which were used to trade-off for a replacement dwelling. During this process the original footprint was not questioned. When the applicant for Distarti attempted to extend through permitted development, the original footprint was used as means of refusal. The council then contradicted itself and refused the additional floor (prior approval) application for appearance related matters, and did not question the original footprint.

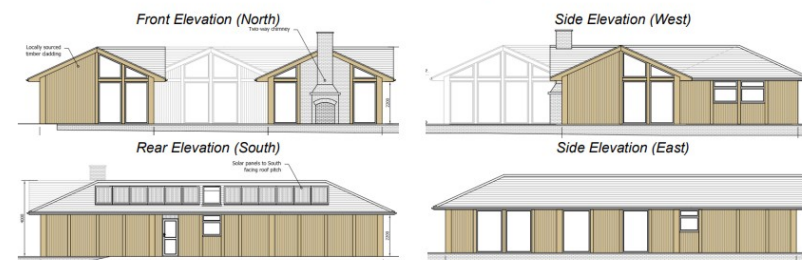
The applicant and myself as the agent would like to avoid various attempts at achieving planning permission as this process is time consuming and costly. Together the client and I have designed a well thought out and considered proposal. The timber frame, low impact design is up on a hill, far from the public road and well secluded. In addition, the single storey aspect keeps the height to a minimum meaning low visual impact and overshadowing. The footprint will move North and the neighbour at Amankila, already benefits from being located to the South and will not suffer from loss of light.

We are open to discussed with this proposal and welcome any topic that has been discussed in this report or outside of the report.

3.7 PRE-PLANNING SUMMARY – REF: PRE20230235

This section has been added to document the formal feedback from the pre-planning application ref above, and to provide a summary of the guidance provided by Mr Ethan Bonthron.

Design submitted for pre-application PRE20230235



Pre-app feedback summary

'The Local Planning Authority are concerned with the overall increase in built form, over and above the existing/approved dwelling, which is inappropriate development and harmful to the openness of the Green Belt. Nevertheless, the principle of creating a larger more suitable property is acceptable, but some reductions and compromises should be made to reduce the scale to accord with local and national policies seeking to preserve the Green Belt. It is understood from conversations that the intention may be to move the dwelling away from the neighbour, more central to the site, and to create a chalet style property with rooms in the loft space. Although the single storey design of this proposal is considered to be a positive, the prevailing character of Rhododendron Avenue is of modest chalet style properties. Therefore, the Local Planning Authority do not object to this suggestion, but cannot provide any comment without viewing plans or a proposal'.

It is important to note that given the feedback, the proposal was then developed further to reduce the footprint of the scheme, and to allocate further habitable space in the roof.

	Existing (Approved) Dwelling	Proposed Dwelling	% increase
Footprint (m²)	111.8m²	216m²	93%

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3.7 PRE-PLANNING SUMMARY – REF: PRE20230235

Revised design submitted for informal feedback dated 10/11/23

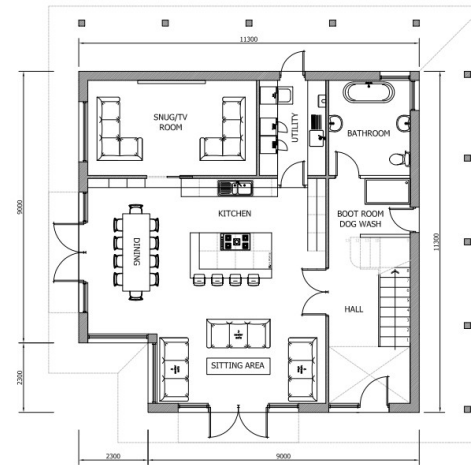
'I have had a chance to briefly review the plans and feel that the scheme is moving in the right direction, but there are still improvements to be made.

The reduced footprint is positive, however, the bulk and massing of the property would be disproportionate and out of character with the area. The Valley area is characterised by chalet style bungalows and although some elements of the dwelling would reflect a chalet style, other elevations appear as a two storey dwelling. Therefore, it is considered that a reduced scale can be achieved, and the overall bulk of the building would be reduced as a result to be more proportionate development, which would result in less harm on the Green Belt. For instance:

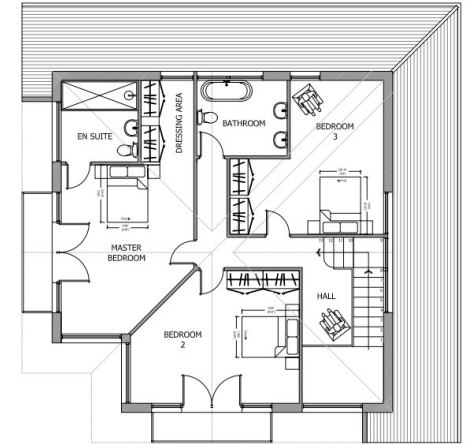
- the eave height could be dropped on some elevations to reduce the perceived bulk
- some roof forms could be dropped in height to appear more subservient and reduce bulk
- some gable ends could be hipped back to reduce bulk.

I would also draw your attention back to the indulgent comments made in the pre-application response, as some rooms are large in terms of footprint and the bedrooms, specifically, show the beds to be swamped/lost in the rooms. It is considered that good sized rooms can be achieved within a scaled back property.

In terms of materials, some of the glazing could be removed on the first floor/the extent of full-length windows reduced (similar to the image below), which would be more in-keeping with the wider vernacular and may also pre-empt some of the issues that building regs raise after the planning process is wrapped up'.



PROPOSED GROUND
FLOOR PLAN
scale 1:100
GEA:122m²



PROPOSED FIRST
FLOOR PLAN
scale 1:100



PROPOSED SIDE (WEST) ELEVATION
scale 1:100



PROPOSED FRONT (SOUTH) ELEVATION
scale 1:100



PROPOSED SIDE (WEST) ELEVATION
scale 1:100

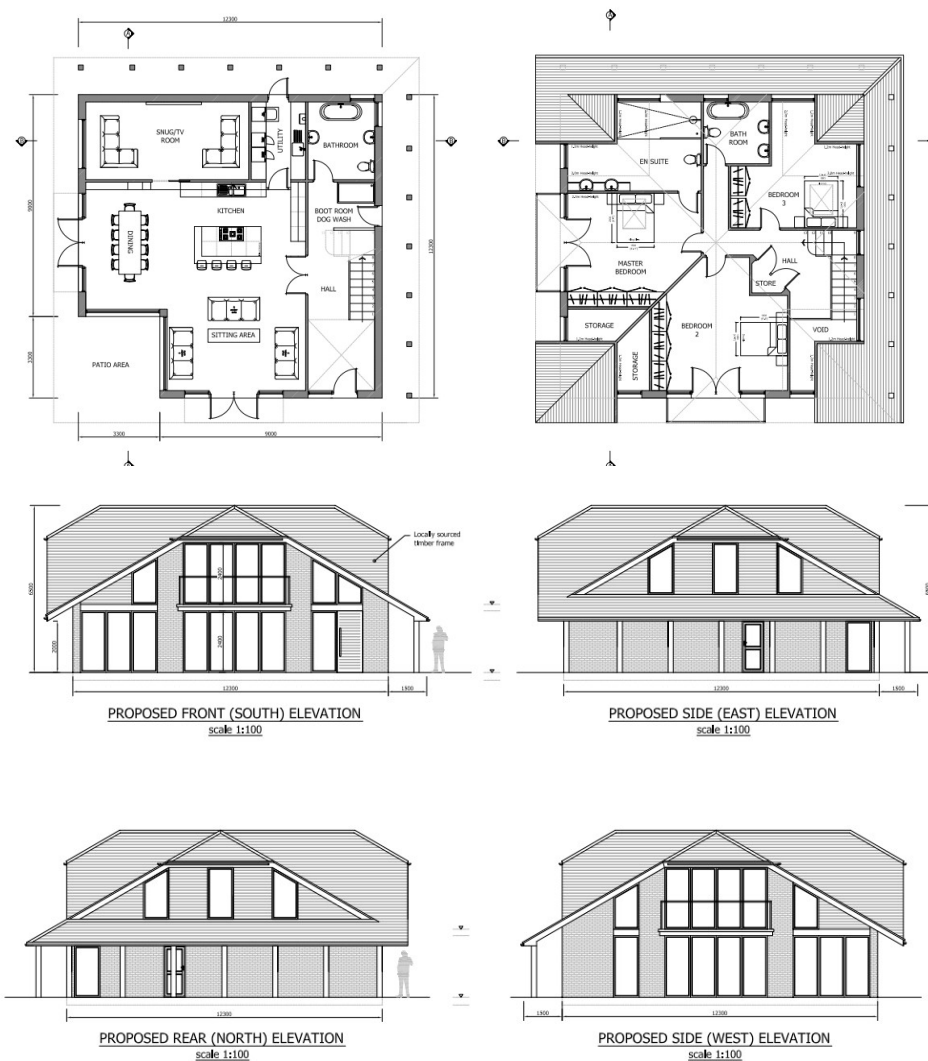


PROPOSED SIDE (WEST) ELEVATION
scale 1:100

3.7 PRE-PLANNING SUMMARY – REF: PRE20230235

Revised design submitted for informal feedback dated 27/11/23

'The changes are considered to be an improvement and would be more in-line with the wider characteristic of chalet style bungalows on Rhododendron Avenue. As such, you are invited to submit an application. In the submission it is encouraged that full details of materials are provided, this will ensure that the materiality is in-keeping with the rural character and Harvel Wooded Downs Landscape Area'.



Sonny Medcalf

Architectural Practitioner BA(Hons) MA.

CADGUYS

Date: 24TH DECEMBER 2023