

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH
Telephone: 01474 816690
e-mail: apenfold448@btinternet.com

HERITAGE AND PLANNING STATEMENT

ROSEBANK, VALLEY LANE, MEOPHAM, KENT, DA13 0DG

ERECTION OF DETACHED GARAGE WITH STORAGE IN ROOF SPACE OVER

Introduction

This application is submitted for the provision of a garage with storage in roof space above.

The proposals are required to provide garaging for the family vehicles and storage

An application for similar development, albeit for the Demolition of a shed and erection of an outbuilding to accommodate and office was granted at Double Oaks, Ridge Lane, Meopham, Gravesend, Kent, DA13 0DP Ref no 20220909 in June 2020.

The Delegated Report is therefore utilised as a template for this Heritage/Planning Statement

Family Background

Mrs & Mrs Stokes moved into Rosebank in November 2014 have four young daughters. The family has settled in the area with their children attending a local school and Mr Stokes having established his own roofing company.

Consent was granted in 2020 to extend the property including the use of the roof space as habitable rooms.

This has been implemented and has provided an excellent family home for Mr & Mrs Stokes.

However, the utilisation of available space for habitable rooms has provided limited storage space for the everyday items associated with rural family life, including toys, Christmas decorations, equestrian equipment, etc

Nor do they have any protected parking space for the family vehicles.

The provision of a garage with storage above will resolve this issue

Submitted Documents/Plans

The application comprises the following documents and plans:-

Householder Application Form including Certificate A
Drawing No. 03 - Site Location - A4
Drawing No. 101 - Block Plan As Existing - A2
Drawing No. 102 - Block Plan As Proposed - A2
Drawing No. 103 - Detached Garage - Plans Elevations and Section As Proposed - A2
Planning Statement

Relevant Planning History

Erection of a bungalow with detached garage.
Ref. No: 19910218 | Status: Application Permitted

Construction of a new roof to bungalow involving an increase in its height to provide habitable rooms in the roof space and erection of a detached double garage at the front.
Ref. No: 20040205 | Status: Application Permitted - Case Officer Mr Iain Warner

Erection of a side and front extension to form larger lounge and entrance porch, removal of the existing hipped roofs for the construction of enlarged barn hip roofs and insertion of dormer window in to rear roof slope to allow loft space to be used as habitable rooms
Ref No 20200226 | Status: Application Permitted - Case Officer Mr Richard Hart

Continued use of land as domestic garden ancillary to the main dwelling and retention of single storey detached summer house, rendered block retaining walls, brick, rendered boundary walls and decorative gates
Ref No 20200189 | Status: Application Permitted - Case Officer Mr Kouame Gnamien/Mr Richard Hart

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Design & Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 - Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted

Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- Technical Housing Standards - Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Gravesham Landscape Character Assessment (2009)

Analysis

Proposal

This application proposes the erection of a detached garage with storage space over.

The erection of an outbuilding requires planning permission due to its location

The proposals would probably be acceptable under Permitted Development; however, the garage will be situated *on land forward of a wall forming the principal elevation of the original dwelling house*.

Erection of an Outbuilding

The principal consideration of this part of the application is that the property falls within the Green Belt which is subject to strict policy constraints. Unfortunately, there are no specific development plan policies on the provision of outbuildings in the green belt. However, adopted Core Strategy policy CS02 requires development to be compatible with national policies for protecting the Green Belt.

It is noted that while saved Policy C13 (vii) of the Local Plan First Review sets out that the Council's approach to assessing proposals for outbuildings in the countryside and makes clear that they will be considered on their individual merits, it is out of step with the National Planning Policy Framework (NPPF). Therefore, it should be attributed minimal weight for the following reasons;

National Green Belt planning policies are detailed under Section 13 of the NPPF "Protecting Green Belt land". Paragraph 149 states that the construction of new buildings in the Green Belt is inappropriate development. It goes on to list six exceptions to this,

however ancillary residential outbuildings do not form one of the exceptions specifically listed.

Paragraph 149(c) has some relevance, stating that the construction of new buildings (paragraph 149) is considered to be 'inappropriate' development in the Green Belt except where this involves (amongst other things) the:

- 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.

However, it is clear that domestic outbuildings, including garages, do not specifically fall within this list and as such they are considered to be inappropriate development per se.

In line with paragraph 147, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 sets out that substantial weight should be given to that harm and that 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.

In relation to saved policy C13 (vii) of the Gravesham Local Plan First Review, paragraph 219 of the NPPF sets out that 'Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). Core Strategy policy CS01 also sets out in paragraph 4.1.8;

Where there are no policies relevant to the application for relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

This second bullet point is in line with paragraph 11 of the NPPF. Examples of the policies that indicate that development should be restricted are set out in a footnote in the NPPF and include land designated as Green Belt.

In addition, when considering proposals in the rural area, Policy CS02 gives further support to the policy approach set out in the NPPF stating that 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.

On the basis of the above, it is considered that only minimal weight can be given to this part of policy C13.

Very Special Circumstances

Given the above determination, the national Green Belt policies contained in the NPPF

are the presiding policy in determining a proposal for ancillary residential outbuildings in the Green Belt. It is considered that proposals for a detached outbuilding would constitute inappropriate development in the Green Belt that is harmful to the Green Belt and should not be approved except in very special circumstances. Moreover, substantial weight should be given to that harm and that 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.

An assessment of the harm to the openness of the Green Belt is provided below.

The effect of the proposal on the openness of the Green Belt

Paragraph 137 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The proposed outbuilding will not harm the openness of the Green Belt as it will be sited away from the main dwelling and therefore will not have any impact on its permanence or open character.

Reference back to paragraphs 147 and 148 of the NPPF informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered

The effect on the character and appearance of the area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Section 12 (Achieving well-designed places) of the NPPF sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Gravesham's Householder Design Guidance SPD (2021) discusses outbuildings and states that their use should be incidental to the enjoyment of the dwellinghouse, should not occupy a significant amount of the garden, be subordinate to the main dwelling and should not be prominent or impact on the street scene.

The proposed new garage will be incidental to the enjoyment of the dwellinghouse as it will provide vehicular parking and storage space for the occupants.

The main dwelling of Rosebank is situated in a large plot and the proposed new garage will therefore will not occupy a significant amount of the garden.

The new outbuilding will be constructed using materials to match the main dwelling throughout with Calderdale Edge Dark Grey (or similar) roof tiles and painted render walls.
Other matters

Amenity of Future Occupiers

The development is not considered to have any detrimental impact on the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring

The development will not impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, overshadowing, outlook or sense of enclosure. As such, the development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highways issues related to this proposal. The property benefits from access from Valley Lane with ample parking provision provided by the new garage.

Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Harvel Wooded Downs landscape character area. This area is characterised by varied topography, ancient wood and haphazard mosaic resident plots and small holdings.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed outbuilding is not considered to impact on the Harvel Wooded Downs Landscape Character Area.

The location of the proposed new garage within the site has been selected to cause the minimum impact on the existing horse chestnut trees.

Conclusion

In summary this proposal will not be harmful to the landscape, amenity of surrounding dwellings, and no adverse impact on the highway network.

It will make a positive contribution to the street scene.

It will make a positive contribution to the architectural attributes of the dwelling within a rural setting.

I therefore conclude that this application should be granted consent.