



Delegated Report

Planning Application

Planning Application No: 20221291

Location: The Old Parsonage, Butchers Hill, Shorne, Gravesend DA12 3EB

Description: Application for variation of condition 4 attached to planning permission reference no. 20200307 for Construction of a garage and drive from Butchers Hill with demolition of an existing timber store building; to enable the timber store to remain until the new garage is constructed so it can be used for building material storage during the works.

Applicant: Mr D South

Site Visit Date: Various

Submitted Documents/Plans

Application form
Drawing no. 19/235/01 rev B (block plan).

Relevant Planning History

20200307	Construction of a garage and drive from Butchers Hill with demolition of an existing timber store building.	Permitted	19.05.2020
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

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.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:

- A Condition should be attached requiring that the timber store building should be demolished and the site fully cleared prior to first occupation of the new garage building.

Dickens' Country Protection Society

The Society notes that the Old Parsonage is a Grade II Listed Building in the Shorne Conservation area. The Society further notes the proposal could impact on land form and the setting of the Listed Building.

If consent is to be granted the Society would suggest that conditions are imposed controlling any change of use of the structure, and requiring a landscaping scheme to be submitted with a view to introducing trees to mask the structure.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to three neighbouring properties.

No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for variation of condition 4 attached to planning permission reference no. 20200307 for Construction of a garage and drive from Butchers Hill with demolition of an existing timber store building; to enable the timber store to remain until the new garage is constructed so it can be used for building material storage during the works.

Condition 4 states:

Prior to the commencement of development the existing timber workshop/shed shall be demolished in its

entirety and all materials arising from the demolition removed from the site.

Reason: In order to reduce the built form on site and to safeguard the character of the Shorne Conservation Area and protect the openness of the Green Belt, in accordance with Policy TC3 of the Gravesham Local Plan First Review 1994 and Policy CS12 of the Gravesham Local Plan Core Strategy September 2014.

The applicant wishes to vary the condition to allow him to retain the current timber store whilst the new garage is being constructed. The reason for this change is to allow for the old timber store to be used for storage of materials while construction proceeds.

The applicant has stated that once the building is close to completion the old store will be in the way and will need to be demolished and removed and is happy for a condition requiring removal and site clearance completely before the garage can be used.

Design, Character and Appearance

The acceptability of the building has already been established and this application simply deals with the retention of the existing timber store whilst building work is completed. In terms of appearance there will be more built form on the site however this will be for a limited time if the condition is varied to allow the timber store to remain until completion of the garage.

The proposed temporary retention of the timber store is considered to have no significant detrimental impact on the landscape character, street scene or surrounding Conservation Area and therefore accords with the objectives of Policies CS12, CS19, CS20 and paragraphs 130 and 197 of the National Planning Policy Framework 2021.

Amenity

The proposal is a sufficient distance from any neighbouring property that there will be no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight.

The proposed garage and temporary retention of the timber store therefore complies with the objectives of Policy CS19 of the Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.

Trees

A condition was imposed on the planning decision to ensure works are carried out in strict accordance with the recommendations and requirements set out in the submitted Arboricultural Impact Assessment and Method Statement CAS/2019/219. This condition is still required.

Parking and Highways

No objection was raised with regards to parking and highway safety and the temporary retention of the timber store will not impact on this.

Conclusion

The proposal to retain the timber store to keep building materials protected whilst building works are being undertaken will have no detrimental impact on the appearance of the landscape character area, Conservation Area or street scene in general, the neighbouring amenities, parking or highway safety and therefore accords with the above mentioned Policies and is recommended for approval. Condition 4 is therefore recommended to be changed to:

The existing timber workshop/shed shown on plan no. 19/235/01 rev B shall be demolished in its entirety

and all materials arising from the demolition removed from the site prior to the bringing into use of the new garage building herein approved.

Reason: In order to reduce the built form on site and to safeguard the character of the Shorne Conservation Area and protect the openness of the Green Belt, in accordance with Policy TC3 of the Gravesham Local Plan First Review 1994 and Policy CS12 of the Gravesham Local Plan Core Strategy September 2014.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 January 2023	Dated:	25th January 2023