

Planning Department
 Gravesham Borough Council

6 May 2022

Dear Sir/Madam

**RETENTION OF REPLACEMENT ROOF AND RECLADDING OF ELEVATIONS OF EXISTING OUTBUILDING
 MEADOW COTTAGE SCHOOL LANE, HIGHAM, KENT ME3 7JG
 PLANNING PORTAL REFERENCE PP- 11080010**

The submitted planning application seeks the retention of a replacement roof and recladding of elevations of an existing outbuilding at Meadow Cottage, School Lane, Higham ME3 7JG.

Background and Planning History

Gravesham Borough Council's online planning search facility identifies the following planning history for the overall site:

Reference	Proposal	Decision
20140906	Change of use of Meadow Cottage to a two bedroom dwelling with home office	Granted 27/11/14
20141170	Re-submission/revision of application 20140906 to include: the addition of a chimney flue, rotary clothes dryer, sky dish and television aerial; removal of greenhouse and replacement with shed. Rewording of condition 9 and condition 6 and the removal of conditions 10 and 11	Granted 23/03/15
2015115	Removal of condition 10 of planning permission 20141170 to remove the restriction of permitted development rights on the land south of the driveway for outbuildings, fencing, domestic paraphernalia etc.	Appeal allowed 26/01/17
20180043	Erection of single storey side and rear extensions	Granted 05/03/18
20191222	Erection of 3 no. self-build houses with associated garages and landscaping	Appeal allowed 18/05/21

The current application relates to the outbuilding at Meadow Cottage. In relation to this building, condition 6 of planning application 20140906 states the following:

The outbuilding hereby permitted as garaging to the use of the dwelling hereby permitted shall not subsequently be altered internally or externally or otherwise enlarged or extended unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason In order that any enlargement or alteration of the buildings may be the subject of a separate planning application which the Local Planning Authority would wish to consider on its merits having regard to adopted planning policy and guidance.

Planning application 20141170 was a revision to application 20140906 and specifically sought the rewording of condition 6 (above) as the applicant planned to make changes to the outbuilding. In this regard, the accompanying application letter dated 10/12/14 stated:

‘Condition 6 of planning permission 20140906 removed permitted development rights for internal or external alterations to the outbuilding permitted as garaging. I am proposing to repair the garage to improve its appearance and make it water tight, with a new roof, boarding and doors. Consequently, it is requested that condition 6 is reworded to allow for alterations which amount to the repair of the structure’.

The Officer’s delegated report notes the following in respect to the proposed rewording of condition 6:

‘it is requested that condition 6 is reworded to allow for alterations which amount to the repair of the structure. In terms of the wording of this condition the right to repair or replace the building (like for like) has not been affected, therefore the rewording of this condition to allow the applicant to repair the roof, boarding and doors is not required.’

The decision to application 20141170 thereby retained condition 6 above.

The Application Proposal

It was made explicit within application 20141170 that the applicant intended to put a new roof, boarding and doors on the existing outbuilding. The Planning Officer confirmed in the delegated report that this would not amount to development, as it would constitute a repair to the building. The applicant has put replacement cladding on the building, new doors and a new roof, as was the stated intention.

Whilst the recladding and new doors on the building amount to repair of the existing structure and planning permission is not expressly required for these elements, for completeness, this has been included within this application. It is acknowledged that the roof is not a like for like replacement – the previous roof being sloping and the new/existing roof being pitched (as shown on figures 1 and 2 below).

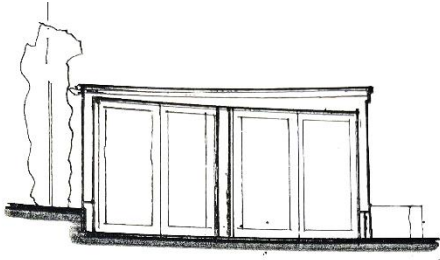


Figure 1: Previous roof and doors – front elevation

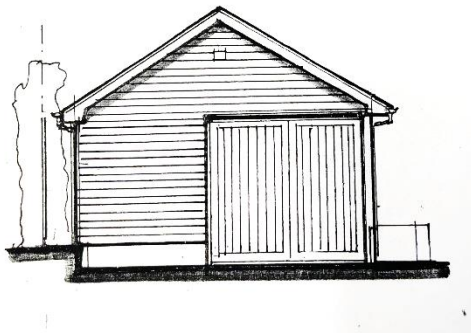


Figure 2: Existing roof – front elevation

Planning Considerations

Appearance

The appearance of the building has greatly improved as a result of the new roof and re-cladding, with the previous roof being corrugated metal sheeting (see figure 3) and the old weatherboarding being run down and in need of replacement.



Figure 3: Previous metal sheet roofing

The recladding and new doors on the building have been undertaken in a sympathetic manner and they match the materials used at Meadow Cottage (wooden painted weatherboarding and timber windows and doors). The roofing material (natural slate) also matches that used at Meadow Cottage (see figure 4). The appearance of the recladding, doors and new roof are therefore in character with other buildings on the site and are of a high quality. The proposal therefore accords with Local Plan Core Strategy policy CS19 and national design guidance.



Figure 4: Matching materials of the outbuilding to Meadow Cottage

Scale

In terms of the scale of the new roof, this is small scale and in keeping with the scale of roofs within the vicinity of the site, including that of an outbuilding at Home Farm Cottage to the west, which can be seen in the left-hand side of figure 5 below. The pitched roof form is not an unexpected feature, given the other pitched roofs in close proximity of the building.

The land level slopes downwards from the south of the site to the north, such that the outbuilding is located at the bottom of a slope and is therefore within a dip in the landscape in this location (see figure 5). The localised land levels are shown on the submitted plan which demonstrates that the outbuilding lies at a lower land level than the shed adjacent to the south. The outbuilding is only 0.75m taller than the adjacent shed.



Figure 5: Outbuilding within its setting

Character of the Countryside

The outbuilding is set far back from School Lane and is not visible from any public vantage points. The outbuilding is surrounded by other buildings, including Home Farm Cottage and its outbuildings to the west, Meadow Cottage to the north. To the south is a shed building and on the land to the south-west of this, planning permission exists for three houses. To the east is the railway station car park (this site has planning permission for six light industrial units – application reference 20111108). The roof form

of the outbuilding will not appear out of character in the countryside in the context of the surrounding built development.

The Green Belt

The replacement pitched roof constitutes 'appropriate' development within the Green Belt, being a proportionate addition to the existing building. The proposal is thus in compliance with the NPPF and Local Plan policy in relation to the Green Belt. The proposal protects the NPPF's stated purposes of the Green Belt.

Conclusion

This application seeks the retention of a replacement roof and recladding of elevations of an existing outbuilding at Meadow Cottage, School Lane, Higham ME3 7JG.

The proposals have been demonstrated to be of an appropriate appearance and scale and they will protect the amenities of the countryside.

The proposal accords with national planning policy as well as Local Plan policies. It is therefore respectfully requested that planning permission is granted.

Should you require further information, please do not hesitate to contact me.

Yours sincerely



Klaire Lander

BSc (Hons), (MA), MRTPI