

THE RURAL PLANNING PRACTICE



Planning Statement

In Support of an Application for a Replacement Garage in Substitution of a Partially Implemented Permission 1986 0862

ADDRESS Gardeners Cottage Brewers Road Shorne Gravesend
DA12 3LB.

ON BEHALF OF Karen Mercer and Liezel McCord

PREPARED BY The Rural Planning Practice

DATE April 2023 **ISSUE** FINAL

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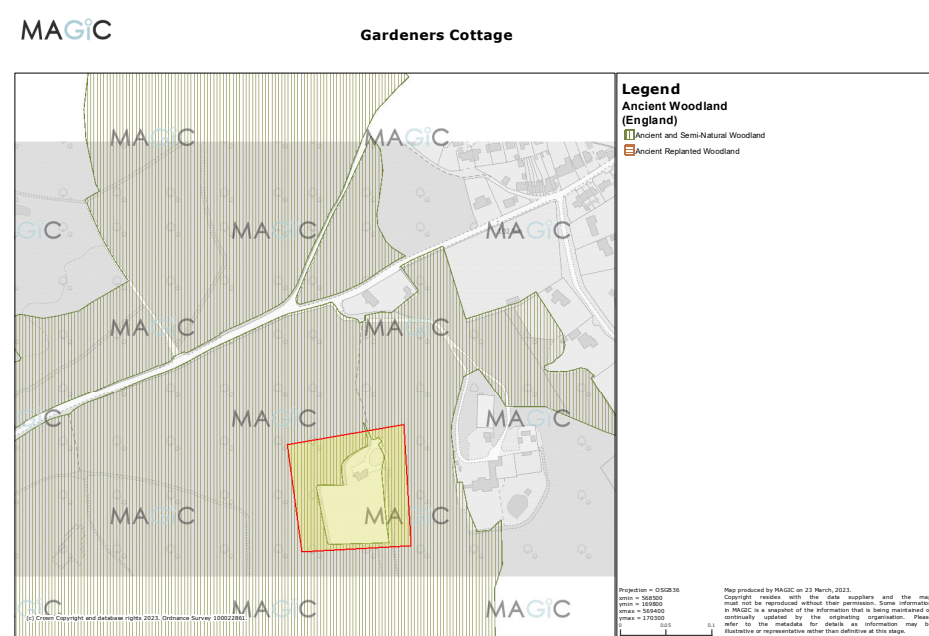
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1. Introduction

- 1.1. This application is made on behalf of Karen Mercer and Liezel Mc Cord who live at Gardeners Cottage near Shorne. They wish to substitute the extant permission for a garage granted by reference 1986 0862 which also granted permission for changes to the house that were partly implemented. The garage, other than its base, was never built.
- 1.2. The approved garage is located within the ancient woodland that surrounds the property. It was granted before the significance of the designation was acknowledged in the National Planning Policy Framework 2012. This is shown below:



- 1.3. Gardeners Cottage was originally just that and started life as a pair of cottages for staff at Puckle Hill House, a large Arts and Crafts house in the woodland nearby that was constructed in 1923.
- 1.4. The original cottages show on the 1933 County Series map. The access track to Gardeners Cottage originally served a brickworks to the south, and then on to a Roman road which is now the route of the railway.
- 1.5. From 1949 and 1952 the main house was used as a horticultural training College for people with cerebral palsy.
- 1.6. The historic maps show a clear path from the big house to the staff cottage.
- 1.7. The path no longer shows on the 1960 map which is probably about the time when Gardeners Cottage was separated from Puckle Hill House.
- 1.8. The house has undergone various improvements, a recent approval granted by reference 2021 0663 is being planned.



2. Submission

2.1. The application is submitted with drawings:

717-16 A Proposed floor plans 717-17 A Proposed East and North Elevations
717-18 A Proposed West and South Elevations 717-19 A Existing site plan
717-22 A Location and proposed site plan

3. Constraints

Metropolitan Green Belt

Ancient Woodland

Landscape Character Area: Shorne Woodland

Article 4 Direction removing permitted development for telecom apparatus

Area of Outstanding Natural Beauty

Biodiversity Opportunity Area, adjacent to the Shorne and Ashenbank Woods SSSI.

Ramsar Buffer Zone

4. Planning History

Demolition of the existing two storey extension on the north (front) elevation, formation of new entrance, two dormer windows within the roof slope and a two storey extension to the eastern end. New single storey extension to the west elevation and alterations to the fenestration on the south (rear) elevation and roof. Lean-to storage shed on east elevation.

Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB

Ref. No: 20210663 | Received: Mon 24 May 2021 | Validated: Wed 02 Jun 2021 | Status: Application Permitted

Application for a Lawful Development Certificate in respect of the retention of a first floor steel frame platform and glazed balustrade including alteration of the first floor window to double doors.

Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB

Ref. No: 20190489 | Received: Tue 14 May 2019 | Validated: Tue 14 May 2019 | Status: Certificate Granted

Ref. No: 20041023 | Received: Mon 15 Nov 2004 | Validated: Mon 15 Nov 2004 | Status: Application Permitted

****AMENDED DESCRIPTION**** *Erection of single storey extension on the west elevation to form enlarged kitchen/breakfast room, bedroom, shower room and cupboard.*

Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB

Ref. No: 20010236 | Received: Tue 27 Mar 2001 | Validated: Tue 27 Mar 2001 | Status: Application Refused

Erection of single storey extension on the western elevation to form enlarged kitchen, bedroom with ensuite shower room/wc, utility room and a raised decking area with railings.

Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB

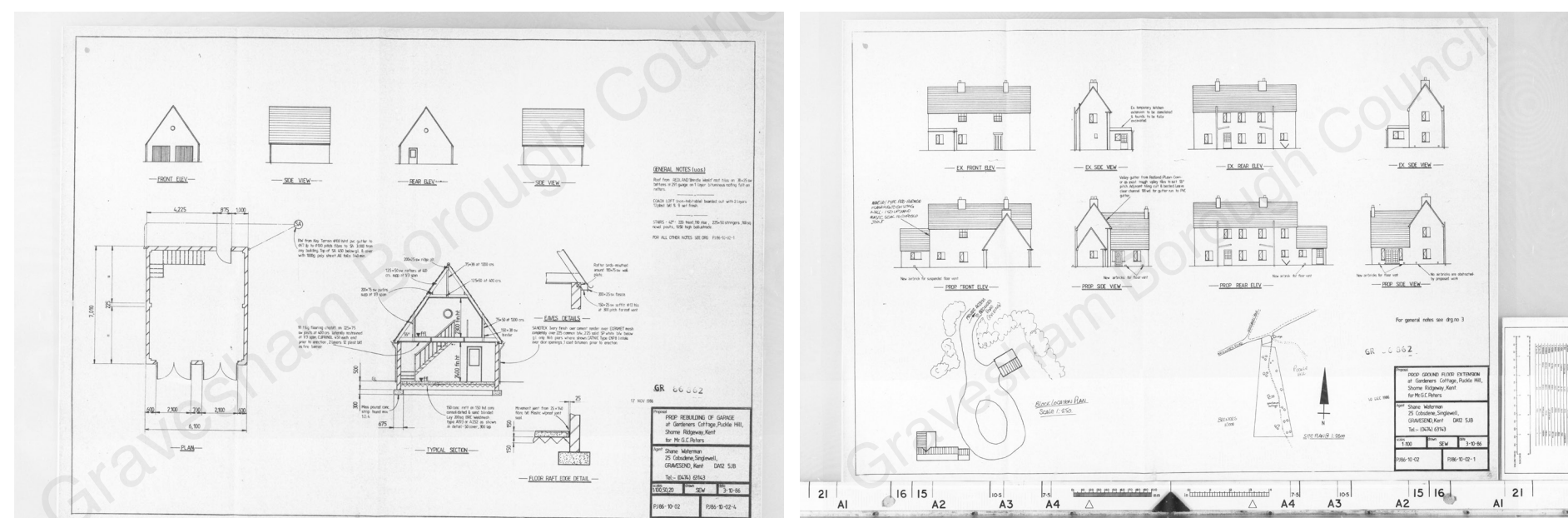
Ref. No: 20000633 | Received: Tue 29 Aug 2000 | Validated: Tue 29 Aug 2000 | Status: Application Refused

Erection of a single storey front extension to form utility room porch
Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB
Ref. No: 19870509 | Status: Application Permitted and Implemented

Erection of single storey front extension to form lounge and entrance lobby single storey side extension to form kitchen and detached double garage with storage over
Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB
Ref. No: 19860862 | Status: Application Permitted and Partly Implemented

5. The Approved Garage

- 5.1. The image above right shows changes to the House and location of the original garage approved by 1986 0862



- 5.2. The 'lounge' extension was built following this approval.

- 5.3. The approved double garage shown on the plans above left, has two storeys with a pitched tiled roof. The external dimensions are 6.1 metres by 7.010 metres. There are two sets of garage doors with a personnel door. An internal staircase gives access to the first floor. The elevations are rendered brickwork.



6. The Proposed Garage

- 6.1. The proposed garage is relocated to be outside the ancient woodland. Locations outside the buffer zone are limited because of the site layout but this location is the most optimal.
- 6.2. The bike store of 5.64 square metres approved as part of the application 20/0663 has been subsumed into the proposed garage which has been enlarged so it is 6.9m wide and 7.0m deep. The bike store was not an attractive feature of the previous scheme. The revised proposal improves the design. There is also a small reduction in the footprint of 0.101 square metres. The height is the same as the original garage that was granted permission.
- 6.3. The location of the garage is next to the house where the land has been much more disturbed in recent times and is a more logical and convenient location. It also means disturbance relating to domestic activity is on one area of the site.
- 6.4. The constructed base will be removed and the land restored.



- 6.5. The drawings show two ledged and braced garage doors and an internal staircase. Four small rooflights are shown in the east elevation. The external elevations are rendered with a plain clay tiled roof.

7. Biodiversity

- 7.1. The planning application for improvements to the house granted by application 2021 0663 included condition 1 which required a statement on biodiversity enhancement to include the recommendations of the PEA. In accordance with this the building includes a bat and swift box to provide additional habitat with a lighting scheme to prevent light pollution or interruption of bat corridors.



8. Policy

- 8.1. The site is within an Area of Outstanding Natural Beauty which is given statutory protection by section 85 of the Countryside and Rights of way Act 2000. Planning proposals should serve to conserve and enhance the AONB. It is felt grouping the garage with the existing development is visually much better, and removes a building which has an extant planning permission from the ancient woodland.
- 8.2. The ground on which the proposed garage will sit has been disturbed historically because it is close to the house. It is the least damaging location in which to site the garage.
- 8.3. Ancient woodland is not protected by statute but its protection is given considerable weight in the National Planning Policy Framework 2021 at paragraph 180 (c). The policy refers to 'development resulting in the loss or deterioration of irreplaceable habitat... should be refused...'
- 8.4. In this case the proposals are far less damaging to the ancient woodland, provide a visual gain to the AONB and a far better layout than the garage in its original location.
- 8.5. The openness of the Green belt is a very important consideration but the garage is a more or less like for like substitution and does not offend Green Belt policy where the NPPF at paragraph 138 sets out the aims of the policy include to 'assist the countryside from encroachment'. It is felt this change of location achieves just that.
- 8.6. At paragraph 149 Appropriate Development at paragraph (d) supports '*the replacement of a building where the new building is in the same use and is not significantly larger than the one it replaces*'.
- 8.7. Section 12 endorses good design. It is felt the relocation of the garage improves the appearance of the site with the buildings being grouped rather than more scattered.
- 8.8. The proposal clearly meets national planning policy.

Gravesham Local Plan 1994

- 8.9. Policy C13 relates to extension of dwellings and is now very old. The proposed garage is not bigger than the original approved garage. Together with the bike storage it is 0.101 square metres smaller.
- 8.10. Policy C13 includes:

Extensions to dwellings will be considered on their merits but the Borough Council will expect the following criteria to be satisfied:-

- (i) The existing dwelling must be an "original dwelling"* in permanent use as a dwelling.*
- (ii) There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.*
- (iii) Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted.*
- (iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.*



(v) *The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.*

(vi) *The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.*

(vii) *Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.*

8.11. The change of location does not facilitate subdivision in the future. It is our view the revised siting is far better and remains subservient to the main dwelling.

Gravesham Local Plan Core Strategy 2014

8.12. The garage already has planning permission for a different location within the curtilage of the house.

8.13. Policy CS 19 requires good design, and that ‘*Car parking will be well related to the development it serves;*’ This aspiration is achieved by the re-siting of the garage.

9. Conclusion

9.1. The garage has an extant planning permission. The proposed re-siting brings with it clear benefits because it is outside the ancient woodland, and serves to group the buildings and the domestic activity in one area to the benefit of the AONB. The new siting is on land already disturbed historically.

9.2. The Authority is respectfully asked to grant planning permission.