

Planning Design Statement for the Conversion of Carport at Gore Green Farm

Address: Gore Green Farm (East of Gore Green Road), Gore Green Road, Higham, Rochester, Kent, ME3 7LT

Application Reference No.: 20180381

Applicant:

To:

Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Date: 29.03.2025

Conversion of Existing Carport to Internal Floor Space at Gore Green Farm, Gore Green Road, Higham, ME3 7LT

Dear Sir/Madam,

We are submitting this planning application for the proposed conversion of an existing carport into internal floor space at Gore Green Farm. The carport is currently under-utilised as a parking area due to the disproportionately large front driveway, which more than accommodates all necessary vehicle parking needs. The proposal seeks to repurpose the carport to provide additional internal space for the property, which we believe would better serve the functional requirements of the building.

Proposed Development Details

The conversion would be designed to match the materials and aesthetics of the existing development on-site, ensuring full visual coherence. This includes matching all external materials, such as bricks, roof Slates, window and door profiles, and maintaining the existing architectural style. As such, the visual change to the street scene would be minimal and sympathetic to the surrounding area.

Key considerations for this proposal are as follows:

- **Design and Aesthetic Consistency:** The conversion will blend seamlessly with the existing structure, maintaining the character of the property and using materials identical to those already in place.
- **Minimal Visual Impact:** The conversion will not significantly alter the appearance of the property when viewed from Gore Green Road. The elevation changes will be subtle, ensuring the overall visual impact remains minimal.
- **No Impact on Privacy or Amenity of Neighbours:** The proposal does not introduce new windows or alter the current layout in a manner that would affect the privacy of neighbouring properties. There will be no overshadowing, overbearing, or overlooking impacts.
- **No Loss of Parking Provision:** Given the ample space on the front driveway, the loss of the carport will not result in any detrimental impact on parking provision on the site.

Pre-application advice has been received by the Local planning authority, which was supportive in principal.

Relevant Local Planning Policy Considerations

In line with the **Gravesham Local Plan Core Strategy (2014)**, we believe the following policies are particularly relevant to this proposal:

- **Policy CS19 (Development and Design Principles):** This policy emphasises the importance of design in enhancing the quality of the built environment. The proposed development complies with this policy by ensuring that the conversion respects the character of the existing building and has minimal impact on the visual amenity of the surrounding area.
- **Policy CS02 (Scale and Distribution of Development):** While the property is situated in a rural area, the proposed change to the carport represents a minor alteration that will not affect the wider spatial development strategy for Higham or the countryside.
- **Policy CS12 (Green Belt):** Although Gore Green Farm is located within a rural context, the proposed development is entirely within the curtilage of the existing property, and no additional footprint or encroachment into undeveloped land will occur.

We have also considered the **Higham Village Design Statement**, which highlights the importance of maintaining the traditional and rural character of buildings. The proposed conversion aligns with this by preserving the historical aesthetic of the property while utilising existing infrastructure.