

Planning Statement
(Including an assessment of Heritage Assets)

Erection of a two-storey dwellinghouse adjoining south side of existing terrace
at

Land adjoining 3 Park Cottages, Tanyard Hill, Shorne, Gravesend, Kent DA12 3LF

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1. Introduction

- 1.1 This Planning Statement accompanies a full planning application submitted to Gravesham Borough Council as Local Planning Authority [LPA], for the erection of a two-storey dwellinghouse adjoining the south side elevation of 3 Park Cottages, Tanyard Hill, Shorne, Gravesend ['the Site']. The application is made on behalf of the Applicant, and owner of the property, Mr M Northover and in association with Anthony Swaine Architecture Ltd.
- 1.2 The application comprises:
- The relevant application form and fee
 - This Planning Statement (including assessment of Heritage Assets);
 - Drawing No. PCS3/20/01A - Existing plans, Elevations & Section
 - Drawing No. PCS3/20/02 - Existing Street Elevation, Section B-B, Site Plan & Site Location Plan
 - Drawing No. PCS3/20/06 - Proposed Plans, Elevations & Section
 - Drawing No. PCS3/20/07 - Proposed Street Elevation, Site Plan and Roof Plan
- 1.3 **Section 2** of this statement provides a description of the site and its context including relevant policy designations and other site-specific factors – together with consideration of the Site's heritage significance and setting.
- 1.4 At **Section 3** we set out details of the planning history of the Site and neighbouring land.
- 1.5 At **Section 4** we provide details of the application proposal.
- 1.6 **Section 5** provides a summary of the main planning policy considerations relevant to the scheme.
- 1.7 **Section 6** identifies the main planning issues and considers the principle of the development when tested against the policies of the Framework, as a whole.
- 1.8 We address technical considerations at **Section 7** and **Section 8** provides a summary conclusion relative to the three dimensions of sustainable development.

2. Site Location and Heritage Context

- 2.1 The Application Site is located on the west side of Tanyard Hill forming part of Shorne Ridgeway which is identified by the Local Plan Policy Map as a 'rural settlement inset from the Green Belt' – Policy CS02, see **Section 5** below. In this regard, the Green Belt Designation surrounds, but does not apply to, the Site or to the settlement. The Site is located within the Chestnut Green Conservation Area
- 2.2 The settlement broadly follows a north-south axis along Tanyard Hill between Gravesend Road to the north and The Ridgeway to the south. The settlement benefits from a good range of local services and amenities as set out below.
- 2.3 The site is contained to the north, south and west by existing residential development and consists of the dwelling and surrounding residential curtilage of 3 Park Cottages. This one-bedroom property is at the southern end of a characterful terrace of three dwellinghouses that are set back from the road by intervening gardens, behind substantial hedge screening. The total site area is c.535sqm.

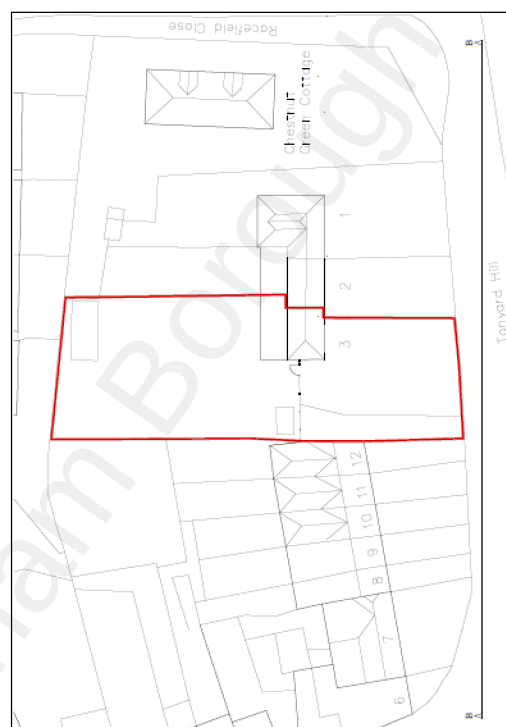


Figure 1: Application Site (outlined red)

- 2.4 The collective terrace of Park Cottages is architecturally distinctive with uniform ridge and eaves line to the front elevation, red stock brick work with yellow stock detailing – including a diamond pattern at first floor level. The peg-tile roof follows a simple single pitched ridge line which is hipped at either end. The fenestration to the front elevation is characterised by lattice windows which project at first floor level.
- 2.5 Number 1 Park Cottage at the northern end of the terrace has been extended on its northern side (see **Section 3** 'planning history' below) with a two-storey side extension, effectively providing a double frontage to this unit – see **Figure 4**. The extension mirrors the appearance of the terrace's main façade but has increased the roof volume when viewed from the north side elevation of the terrace as the extension projects to the rear with a double pitch, hipped roof – see **Figure 5**. It is relevant to note that

the Applicant has commissioned the same architectural designer, Anthony Swaine Architecture, that designed the extension to number 1 Park Cottage.

- 2.6 The terrace of Park Cottages is located to the north of Homewood Cottages which are Grade II Listed Buildings (consisting of four separate entries on the statutory register – discussed further below). Number 12 Homewood Cottage shares a common boundary with the application site – see **Figure 2**.
- 2.7 To the north of Park Cottages is a detached dwellinghouse called Chestnut Green Cottage which was built further to planning permission granted in 2014 – see **Section 3** ‘planning history’ below. This property fronts Racefield Close and is visible within the context of Park Cottages – see **Figure 5**. Racefield Close is a cul-de-sac of open plan bungalows arranged as terraces around a central green open space. Development to the north, on the west side of Tanyard Hill predominantly comprises semi-detached two-storey dwellinghouses. Land to the east of Tanyard Hill is open and largely undeveloped with a tree/hedge line fronting the highway.



Figure 2: Front Elevation of 3 Park Cottages (on right of image); 12 Homewood Cottages (on left of image)



Figure 3: Homewood Cottages -taken from Tanyard Hill. Driveway and Front Hedge Boundary to Application Site on right side of image.



Figure 4: Front elevation of 1 Park Cottages (extended)



Figure 5: View of Chestnut Green Cottage (foreground) and Side Elevation of 1 Park Cottage (background) with Homewood Cottages beyond. Photograph taken from Racefield Close.

Access

- 2.8 Access to the public transport network is relatively good with bus services 311, 416 and 417 providing direct access to Meopham Secondary School, Northfleet School for Girls and to Gravesend and Cliffe 6 days a week. The mainline railway station at Strood is located, approximately, 4.5kn from Shorne.
- 2.9 Access to the urban areas of Gravesend and Strood for pedestrians is excellent with a number of Public Rights of Way in close proximity to the site linking Shorne with both the urban areas to the east and west and rural areas to the north and south. Shorne Woods Country Park lies, approximately, 300m from the site.

2.10 The following services, facilities and amenities all lie in close proximity:

Schools

- Shorne Church of England Primary School – approximately 1.2km;
- Meopham Secondary School and Northfleet Girls School accessible by school bus;
- Strood Academy, Rochester, Thamesview Secondary School, Gravesend and Gravesend Grammar School (boys) all within a 10-minute drive.

Services and Amenities

- The Sea Ho pub, Shorne – approximately 200m;
- The Rose & Crown, Shorne – approximately 750m;
- St Peter and Pauls Church, Shorne – approximately 800m;
- Shorne Village Surgery – approximately 1.1km;
- Shorne Village Convenience Store – approximately 850m;
- The Village Hall, Shorne – approximately 850m.

Assessment of Heritage Assets

2.11 As noted above, the Site is located within the Chestnut Green Conservation Area. Conservation areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). LPAs are required by the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them.

2.12 Chestnut Green Conservation Area was designed in 1976 and in 1999 the LPA adopted a Conservation Area Appraisal (CAA) for the Chestnut Green Conservation Area as a Supplementary Planning Document (SPD). This was updated in 2017. The current CAA identifies and defines the special architectural and historic interest for which the Conservation Area merits designation.

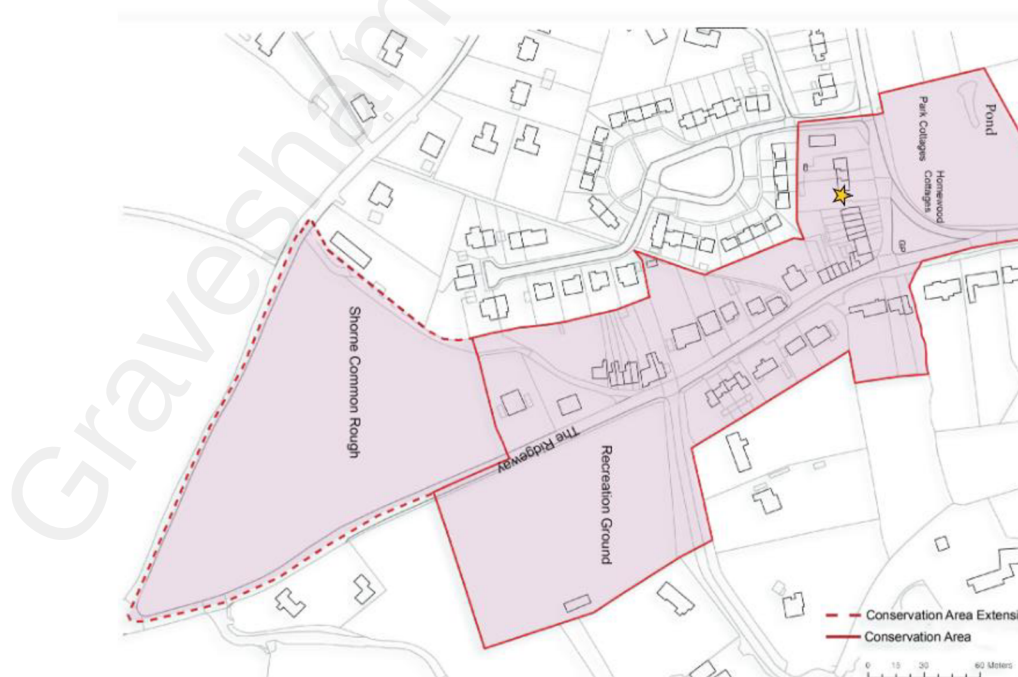


Figure 6: Chestnut Green Conservation Area (shaded pink) | Application Site (starred)

Source: Gravesham BC Rural Conservation Area Appraisal SPD 2017

2.13 The Conservation Area broadly aligns with the The Ridgeway to the south from Shorne Common in the west to the green at the east. The designation extends along the southern section of Tanyard Hill to Racefield Close, including Park Cottages (the application site).

2.14 The CAA sets out the Council's 'Statement of Special Interest of the Conservation Area (Section 1) which is as follows:

Chestnut Green, to the south-east of Gravesend, is a very small and relatively recent settlement, partly within an area of still heavily wooded land. It stands on a former ancient ridgeway (The Ridgeway), now a road between the M2 motorway and the modern village of Higham. Positioned with two sides more or less embedded into the edge of the woods, the conservation area is enclosed on its other sides by hedged fields and modern development. Trees, hedges, and other mature planting form an essential part of the conservation area's character, both locally and in contextual terms.

Chestnut Green's special interest also lies in its three discrete areas of historic development. These are, at the east end of the village, its green with its surroundings (including the buildings facing onto it and onto adjoining Tanyard Hill), the central section of the conservation area to each side of The Ridgeway, and its west end to each side of The Ridgeway (including the recreation ground).

2.15 The CAA (Section 5) describes the historic layout of the village as 'very simple' with development around the T-junction of The Ridgeway and Tanyard Hill (see **Figure 7**) – the latter 'leading away northward, downhill to Shorne'. It describes the 'original nucleus of two-storey 18th and 19th century buildings stands on the north-west and south sides of the junction with some later 19th century buildings further west along The Ridgeway'. At the T-junction is a small triangular green with a number of mature Sweet Chestnut trees and Grade II Listed K6 red telephone box. The CAA describes the green as 'the most important space in the conservation area' (Paragraph 5.2).

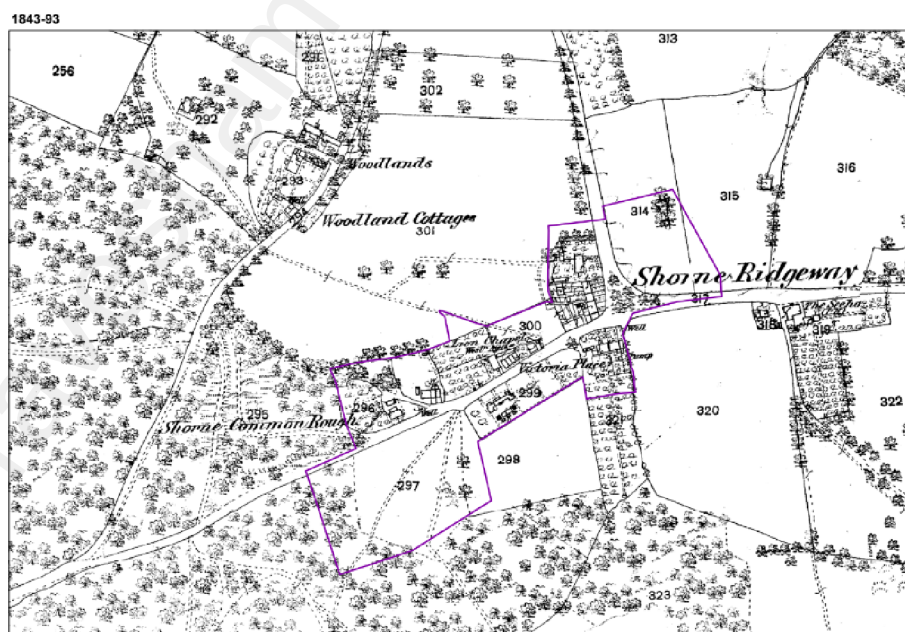


Figure 7: 1843-93 Epoch Map | Source: Chestnut Green CAA (Appendix 2)

- 2.16 The application site is located c.30m to the north-west of the triangular green at the T-junction of The Ridgeway and Tanyard Hill. Within this area, the historic built form is typified by terraces of dwellings aligned parallel to the roadways. The CAA comments that most are set back from the road with gardens in front including those of Park Cottages. It makes the distinction that newer development, although set back from the highway, *'invariably takes the form of detached houses or bungalows'* (Paragraph 5.1). The CAA describes the basic form of earlier buildings within the conservation area as *'terraced in one way or another, many have quite narrow frontages. All are two-storey and all are of brick. One at least has a double pitch roof. Most have simple pitched roofs and hips, but half hips and full gables can also be seen'* (Paragraph 6.2).
- 2.17 The CAA notes that the *'great majority of buildings in the conservation area are dwellings, the majority small and built in recent historical times for agricultural or other land workers'* (Paragraph 6.1). Homewood Cottages and Park Cottages are noted in this regard. Park Cottages are considered to originate as agricultural workers dwellings built around early to mid-19th century.
- 2.18 The character of development within the conservation area is typically Kentish with building materials characteristically red brick with plain clay tiles or natural slate. The CAA comments that there is *'no building or use of material that can be held to have a character unique to Chestnut Green'* (Paragraph 6.6).
- 2.19 The Chestnut Green conservation area has been divided into three 'character areas' within the CAA document. Park Cottages, and the application site are described in zone 1 'the east end of the village' wherein it is described as: *'Approaching from the north up Tanyard Hill the green starts to come into view on the left with the well-grown hedge in front of Park Cottages prominent on the right. Right again from this, the front façade of Homewood Cottages is seen in diminishing perspective. To the south, up the hill in the distance, are Ivy Cottage and Old Pump Cottage. These face the south side of the green from across The Ridgeway and close the view there. A little further south up the road all the focus is towards the space of the triangular green and its great trees with their almost surreal character. As this comes into full view, the Homewood Cottages row on the right gives strong enclosure to the west side of the green. (This terrace continues around the corner, west along The Ridgeway for a short way)'* – Paragraph 7.2.
- 2.20 In seeking to capture the character and attributes of the conservation area, the CAA identifies a number of 'landmark buildings' and 'important views' – these are illustrated by **Figure 8** below. A key view is identified from the junction of Racefield Close, looking southwards along Tanyard Hill. In this view, the side elevation of number 1 Park Cottages is seen, and an oblique view of the Park Cottages terrace and Homewood Cottages (the latter (only) identified 'landmark buildings') frame one side of this view up towards the green. The application site would not be overtly apparent in this view as it is in line with and at the far end of the terrace.
- 2.21 Park Cottages are not identified as landmark buildings. However, the CAA identifies the terrace (together with Homewood Cottages and others along The Ridgeway) as providing a positive contribution to the character of the conservation area. Park Cottages as described (CAA Appendix 1) as follows:

This is a terrace of three two-storey cottages in red brick with yellow brick dressings, with grey headers and some diaper patterning also in grey headers. It has a hip-ended, peg-tiled roof with two brick chimney stacks, one on the ridge and the other close to the ridge at right angles to it. All three cottages have very attractive cast iron diamond pattern casement windows. Those on the first floor cantilever out probably from around floor level to form little splay sided projecting bays with single lights to each side and a pair to the front. They have tiny, probably leaded, almost flat roofs fitted up tight under the eaves. Those at

ground floor are three-light under low brick arches below the bays. Front doors are set to one side of the windows of each dwelling with a diaper pattern in the walling above. The doors themselves appear modern. On the face of it Park Cottages could date from the first half of the 19th century but a slight unevenness in the roof line could be taken to suggest that inside there is something older. (Internal inspection has since confirmed remains of a substantial timber frame of much earlier date than the brick exterior, suggesting the building originated as a single residence of some status.)

- 2.22 Park Cottages are noted within the appeal decision for application 20040381 for 1 Park Cottage (see **Section 3** 'Planning History') as being 'included in the Council's list of locally important buildings'. However, on review of more recent documents produced by the Council¹, it is understood that the Council does not maintain a list of locally important buildings. Reference to Park Cottages within the CAA does, however, suggest that the terrace would be regarded as a Non-Designated Heritage Asset owing to its contribution to the character and appearance of the Conservation Area.
- 2.23 Homewood Cottages located to the south of the application site are Grade II Listed Buildings. The terrace of seven listed buildings are subject to four separate listings (nos 10-12, nos 8 & 9, no.7 and no.6). A copy of the listing descriptions are appended to this statement (**Appendix 1**). Number 7 Homewood Cottages is considered to date from the 17th century, with number 6 from the 18th century and the remainder of the terrace (nos 8-12) dating from the 19th century. These cottages provide a continuous terrace of two-storey dwellings along the west side of Tanyard Hill with a roof ridge that steps down towards the application site. Although numbers 6 and 7 are identified for their individual heritage value, the listing descriptions indicate that the historic significance of the remaining cottages is derived from their 'group value'.

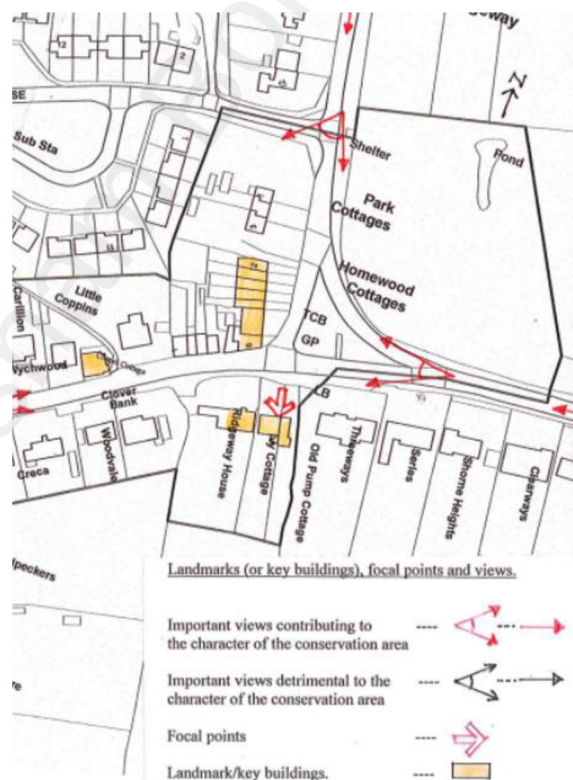


Figure 8: Important Views and Landmark Buildings | Source: Figure 13, Chestnut Green CAA

¹ Including the Rural conservation Areas Appraisals Management Plan SPD (2016); Chestnut Green CAA (2017); and the Regulation 18 Stage 2 Consultation Gravesham Heritage and Character Background Paper (2020).

- 2.24 Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’ (NPPF definitions, annex 2). Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.
- 2.25 Further to the above evaluation of heritage context, it is asserted that the heritage significance of Park Cottages is primarily derived from the group value of the terrace which, together with Homewood Cottages contributes to the characteristic terracing and street enclosure along the west side of Tanyard Hill on approach to the central green and junction with The Ridgeway. Park Cottages are, collectively, of architectural interest in terms of the distinctive diamond brickwork patterns and fenestration form and detail – and in broader terms are typical of the broader Kentish vernacular of red facing bricks, clay peg tiled pitched and hipped roofs.
- 2.26 The archaeological potential of the site is unknown. Given the proximity to the historic centre of the settlement, it is anticipated that any potential can be safeguarded through the attachment of a suitably worded condition.

3. Planning History

3.1 There is no planning history directly relating to the application site, however there are planning decisions relating to 1 Park Cottages and land adjoining. This is summarised below.

Land adjacent to 1 Park Cottages [now Chestnut Green Cottage]

- Erection of a detached two storey dwellinghouse | 20040381 | Refused | Dismissed at appeal²
- Erection of a detached single storey, two-bedroom detached dwellinghouse | 20070461 | Granted
- Erection of a detached three-bedroom bungalow fronting Racefield Close with two dormer windows in the front roof slope and rooms in the roof space | 20140809 | Granted – see **Figure 9** below.

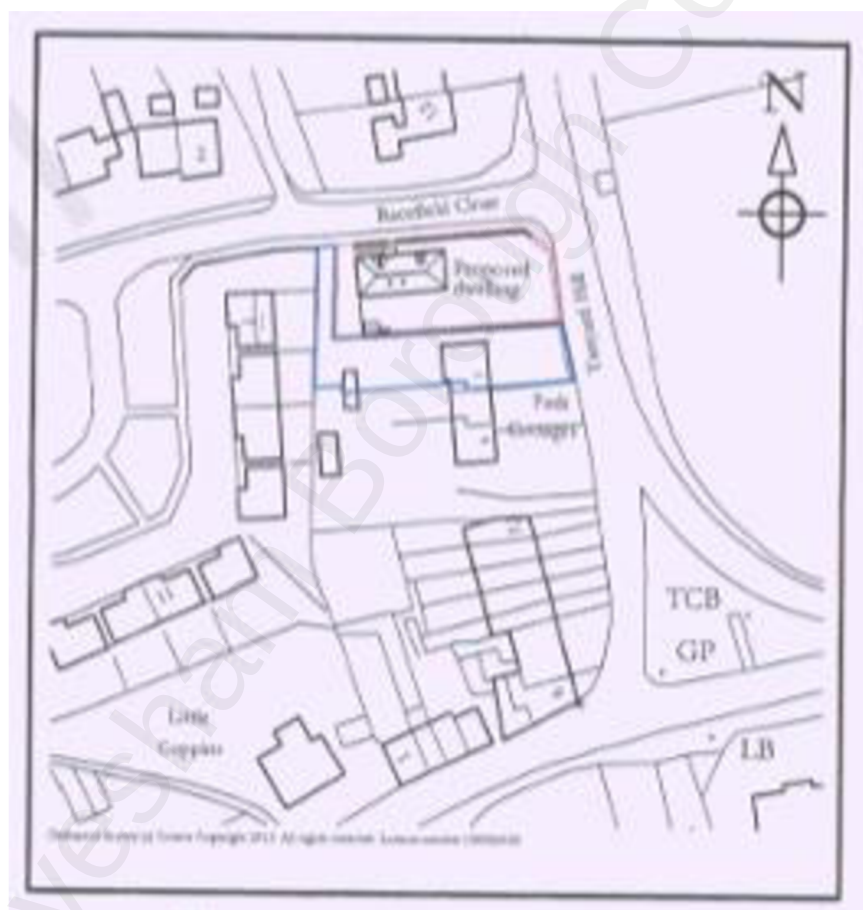
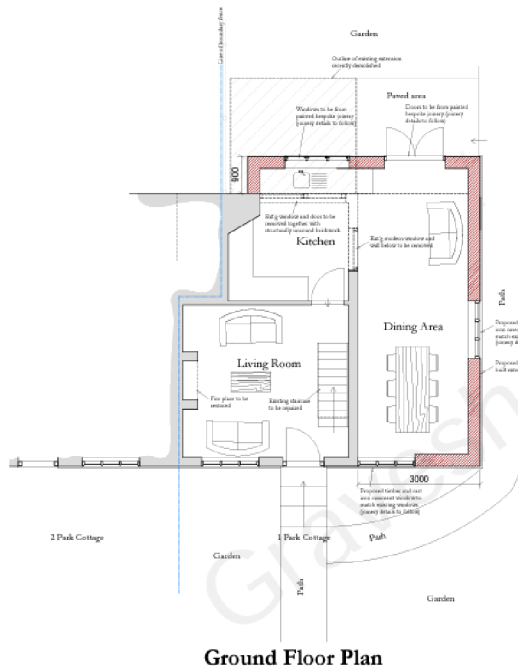


Figure 9: Block Plan for Dwelling on Land Adjacent to 1 Park Cottages, Granted Planning Permission Under Reference 20140809

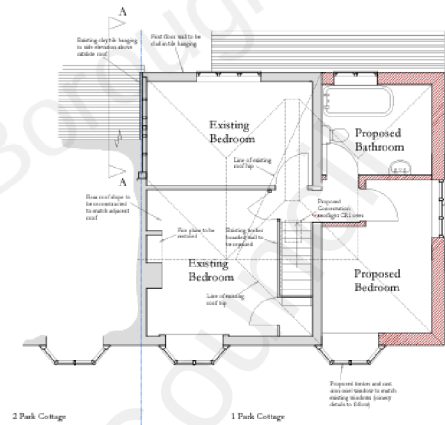
No.1 Park Cottages

- Erection of a two-storey side and single storey rear extension to form dining area and enlarged kitchen at ground floor level with bedroom and bathroom/wc at first floor level | 20130679 | Granted. See **Figure 10** below. The development has been completed as shown by **Figure 4** above.

² APP/K/2230/A/04/1161683, determined 09.10.2006



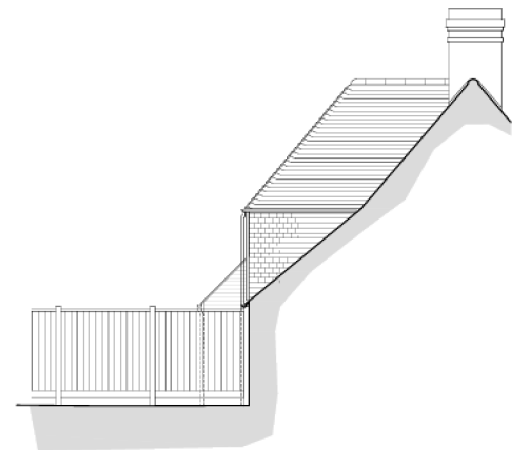
Ground Floor Plan



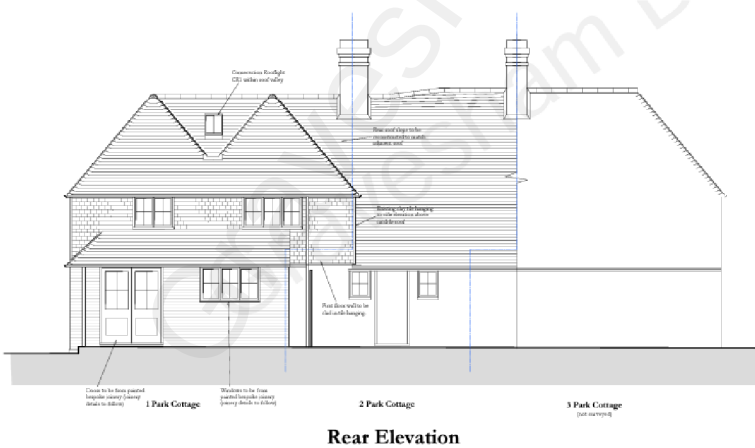
First Floor Plan



Front Elevation



Sectional Elevation A-A



Rear Elevation

**Figure 10: 'Proposed' Floor Plans and Elevations of Two Storey Side Extension to 1 Park Cottages
Granted Planning Permission Under Reference 20130679**

4. The Application Proposals

- 4.1 The proposal is for the erection of a two-storey addition to the south side elevation of 3 Park Cottages to extend the existing cottage and provide an adjoining two-bedroom dwellinghouse. The proposed development seeks to comprehensively replicate the character of the existing terrace and the design of the new build has been driven by the objective of providing a seamless continuation of the form, scale, materiality, and architectural detailing of the adjoining cottages, particularly when viewed from Tanyard Hill.

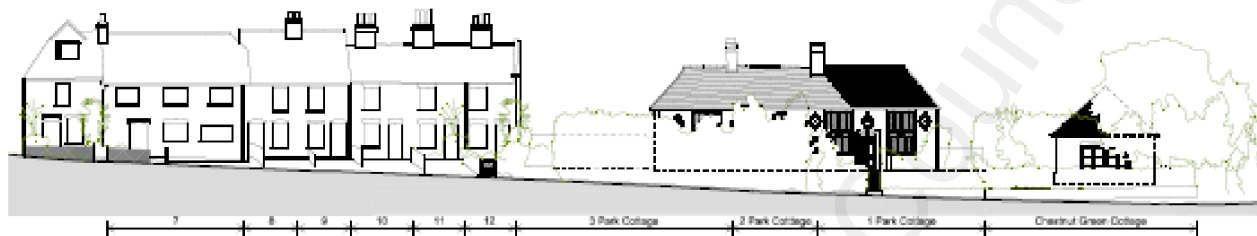


Figure 11: Existing Street Elevation



Figure 12: Proposed Street Elevation

- 4.2 To the rear, the proposed built form provides a modest step outward in the rear building line, effectively 'book-ending' the other end of the terrace (with the extension of number 1 Park Cottages). Similarly, the proposed extension of the terrace is provided with a double pitch hipped roof to the rear, with cat-slide to the north side over a newly created back door to number 3 Park Cottages. The rear elevation has a lowered eaves level with tile hanging applied to the first-floor level. The exterior of the ground floor is to be finished in red stock brick.
- 4.3 Windows to the front elevation are to reflect the lattice detail of the existing terrace with timber and cast-iron casement windows to match. Doors and windows to the side and rear are to be bespoke joinery with a painted finish. It is anticipated that joinery details to be secured by way of condition.
- 4.4 The proposed addition to the side of number 3 Park Cottages enables the first floor of the existing cottage to be reconfigured and converts the one-bedroom cottage with ensuite to a two-bedroom cottage with separate bathroom. The existing kitchen and living/dining room are to be enlarged – making it more consistent with modern living space requirements.

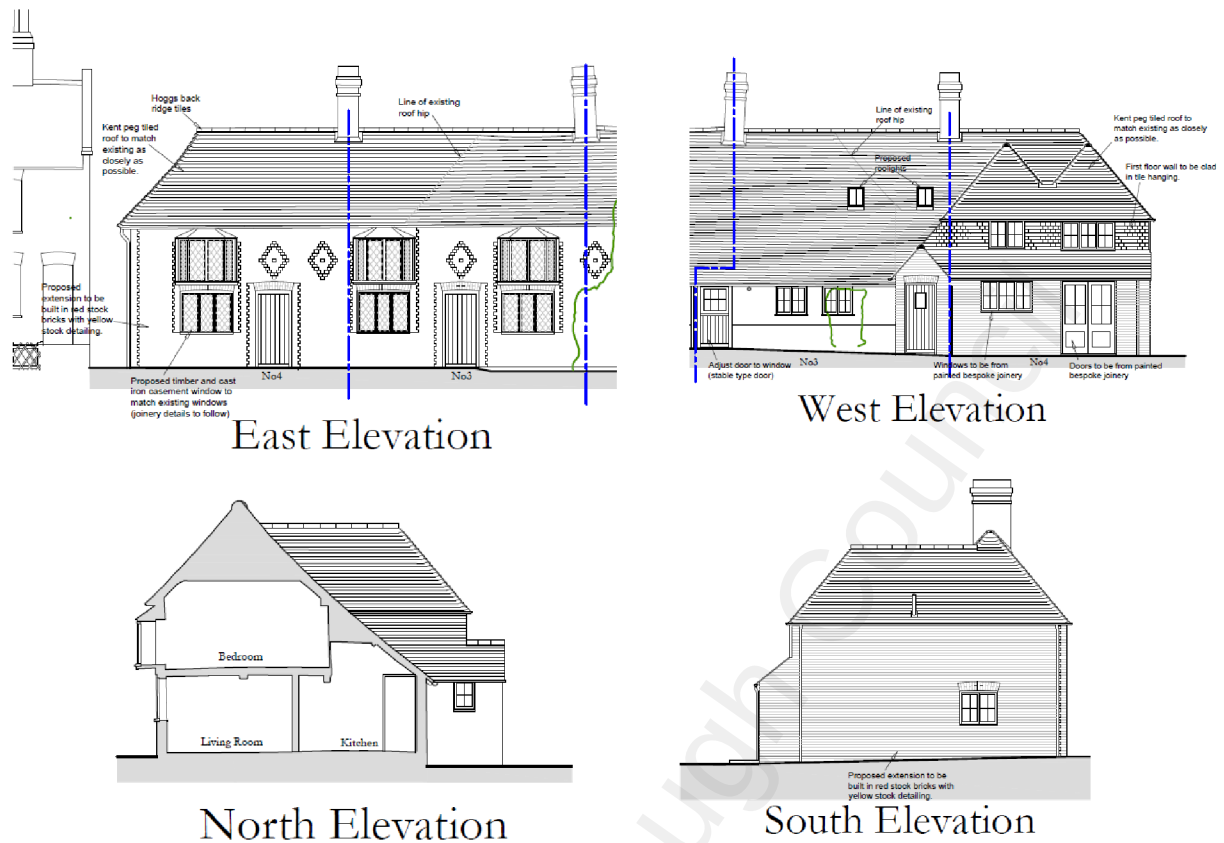


Figure 13: Proposed elevations

- 4.5 The proposed dwelling would be served by the existing established driveway from Tanyard Hill providing access to a shared area of parking within the front garden area of the existing property. There are no proposed alterations to the existing access with the existing gravel driveway to be extended behind the retained hedgerow to provide an additional area of parking.
- 4.6 It is proposed to divide the existing rear garden area of number 3 to provide private, enclosed rear gardens for both number 3 and for the proposed new dwelling. A side pedestrian pathway is shown around the southern side of the site to maintain pedestrian access to the rear garden of number 3.

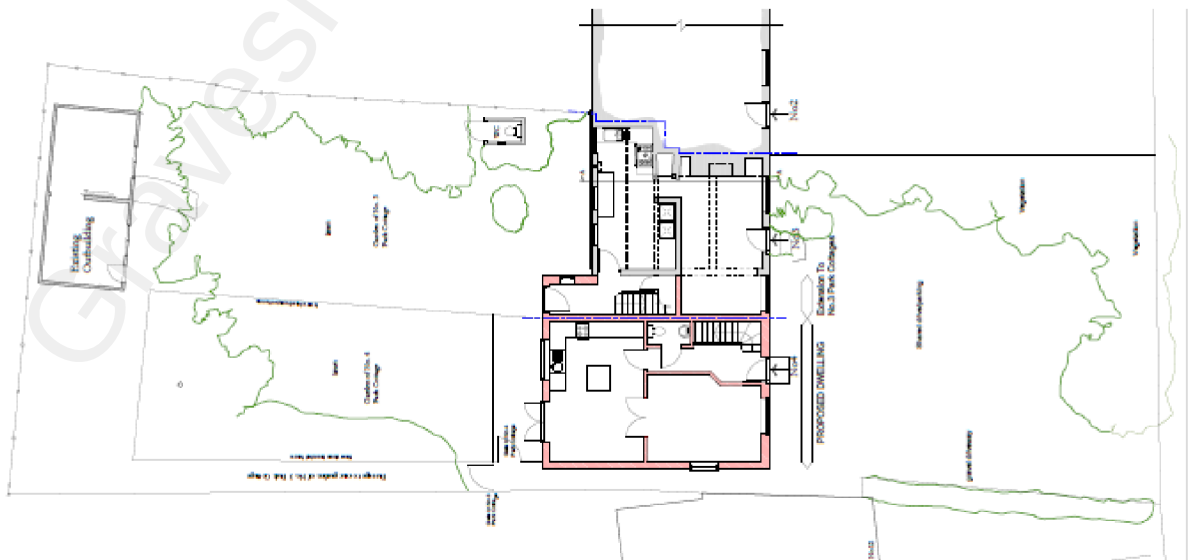


Figure 14: Proposed site layout

5. The Planning Policy Framework

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that planning applications must be determined in accordance with the prevailing Development Plan for the Borough unless material considerations indicate otherwise.
- 5.2 The National Planning Policy Framework (NPPF) sets out the national planning policy objectives for the assessment of development proposals and is a material consideration in the assessment of this proposal. The weighting of the various planning policies attributable to the balanced assessment of this proposal is considered further within **Section 6** below. The following outlines the policy framework in isolation of this.
- 5.3 Gravesham's Development Plan comprises the adopted **Local Plan Core Strategy** (adopted September 2014) and the saved Policies of the **Gravesham Local Plan First Review** (adopted 1994).
- 5.4 There are also Supplementary Planning Documents (SPDs) which are material considerations in Development Management decisions. Those relevant to the evaluation of this proposal are identified below and referenced within the planning evaluation of the proposal.

Gravesham Local Plan Core Strategy (2014)

- 5.5 **Policy CS01** sets out the LPAs approach to sustainable development. In accordance with the provisions of the NPPF (see below) the Policy confirms that planning applications that accord with the policies in the Development Plan for Gravesham will be approved without delay unless material considerations indicate otherwise. It further confirms that when considering development proposals, the LPA will take a positive approach that reflects the presumption in favour of sustainable development. The LPA are committed to working proactively and jointly with applicants to find solutions to enable proposals to be approved wherever possible in the pursuit of social, economic and environmental objectives.

Housing

- 5.6 **Policy CS02** sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during this period. It is common ground with the LPA that the Council are unable to demonstrate a five-year housing land supply and have delivery less than 75% of housing required through the Housing Delivery Test. In this regard, the housing quantum target set out within Policy CS02 is regarded as out of date, with the need for housing exceeding the stated target. This is discussed in further detail within **Section 6** of this Statement.
- 5.7 For sites within the rural area that are inset from the Green Belt (which is relevant to the application site), **Policy CS02** confirms support for development.
- 5.8 **Policy CS14** confirms the Council's expectation that new housing development will provide a range of dwelling types and sizes, taking into account the existing character of an area and evidence of local need to create sustainable and balanced communities.
- 5.9 **Policy CS15** acknowledges that sites will be developed at a variety of densities depending on their location and accessibility to public transport. All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to the overriding consideration (in the rural area) of achieving 30 dwellings

per hectare. Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, may be refused planning permission.

Transport

- 5.10 Where necessary, **Policy CS11** requires new development to mitigate their impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

Natural Environment

- 5.11 **Policy CO12** seeks to protect biodiversity value and to take opportunities to enhance, restore and maintain habitats within new development.
- 5.12 Addressing flood risk, water quality, drainage, water demand and carbon reduction, **Policy CS18** seeks to ensure development responds to the challenges of and minimises the impact on climate change.

Design

- 5.13 **Policy CS19** addresses development and design principles. New development is required to be visually attractive, fit for purpose and locally distinctive. Development will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles and be resilient to the effects of climate change. The policy sets out a number of criteria to achieve these objectives including *inter alia* the need to ensure that development is compatible with neighbouring buildings and spaces in terms of appearance and residential amenity; the provision of well related parking; the need to be accessible and the incorporation of facilities for the storage and recycling of waste.

Historic Environment

- 5.14 The Council's priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and reinforcement of sense of place is set out within **Policy CS20**.

Saved Policies of the Gravesham Local Plan First Review (adopted 1994).

- 5.15 **Appendix 1** of the Local Plan Core Strategy confirms that several policies of the Local Plan First Review have been saved by the Secretary of State in a Direction letter issued in September 2007. Some of these saved policies have been replaced in whole or in part by policies in the Local Plan Core Strategy (2014) – those relevant to the evaluation of this proposal are summarised above. Those policies that are identified by the Core Strategy as 'continue to save' and which are relevant to the proposal are summarised below:
- 5.16 In the case of applications for development affecting the setting of listed buildings, **saved Policy TC2 (ii)** confirms that the primary consideration of the LPA will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.
- 5.17 **Saved Policy TC3** outlines the LPAs approach to the consideration of development proposals within Conservation Areas. Where development is acceptable in relation to other policies in the Development Plan, the proposal will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

5.18 **Saved Policy P3** requires developments to provide parking in accordance with Kent County standards.

Neighbourhood Plan

5.19 There is no neighbourhood plan in place for the area of the application site.

Other Planning Guidance

5.20 Supplementary Planning Documents (SPDs) that are material considerations in Development Management decisions include:

- Management Plan - Rural Conservation Area Appraisals (2016)
- Chestnut Green Rural Conservation Area Appraisal (2017)

National Planning Policy Framework (NPPF or 'the Framework', 2021)

5.21 **Paragraph 218** advises that the provisions of the Framework will remain a material consideration and should be taken into account in dealing with applications from the day of its publication. A suite of policy provisions from the Framework will apply to this development proposal and are summarised as follows.

5.22 **Paragraph 8** emphasises that achieving sustainable development means that the planning system has three overarching objectives which remain inter-dependant and need to be pursued in mutually supportive ways to secure net gains across each of different objectives.

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity...
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering a well-designed, safe built environment.
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment including making effective use of land and helping to improve bio-diversity.

5.23 **Paragraph 9** advises that the above-mentioned objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework but they are not criteria against which every decision can or should be judged.

5.24 **Paragraph 10** re-emphasises that at the heart of the Framework is the presumption in favour of sustainable development.

5.25 **Paragraph 11** advises that plans and decisions should apply a *presumption in favour of sustainable development*. For decision taking this means approving development proposals that accord with an up-to-date Development Plan without delay; or

“Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 5.26 **Paragraph 12** goes on to advise that the presumption in favour of sustainable development does not change the statutory status of the Development Plan which remains the starting point for decision making but emphasises the need for the decision-making process to be considered in relation to up-to-date Development Plans.
- 5.27 **Section 4** provides the Government's policy advice with regard to 'decision-making'. Local Planning Authorities are advised to approach decision-making in a positive and creative way and decision makers, at every level, should seek to approve applications for sustainable development where possible.
- 5.28 In considering the application determination process, **Paragraph 47** re-emphasises that planning law requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.29 **Section 5** is concerned with the delivery of a sufficient supply of homes. The Government's objective of significantly boosting the supply of homes is reiterated at **Paragraph 60**.
- 5.30 **Paragraphs 78-80** discuss the issue of 'rural housing'. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local need. Encouragement is given (**Paragraph 79**), to locate housing where it will enhance or maintain the vitality of rural communities and planning policies should identify opportunities for villages to grow and thrive especially where this will support local services.
- 5.31 **Section 6** sets out the Government's policy advice in relation to the contribution that planning makes to building a strong, competitive economy. The provision of housing where this would seek to address potential barriers to investment is encouraged at **Paragraph 82**.
- 5.32 **Paragraph 105** advises that the planning system should actively manage patterns of growth in support of the Framework's transportation objectives with significant development focused on locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes. **Paragraph 105** goes on to advise that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and this should be taken into account in both plan making and decision taking.
- 5.33 At **Section 12** 'achieving well-designed places', **Paragraph 126** advises that good design is a key aspect of sustainable development and should create better places in which to live and work and help make development acceptable to communities.
- 5.34 Planning policies and decisions are encouraged, at **Paragraph 130**, to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Developments should also be sympathetic to local character and history, including the surrounding built environment and should establish or maintain a strong sense of place.

- 5.35 Policies relating to the conservation and enhancement of the natural environment are contained at **Section 15** where the protection and enhancement of valued landscapes (in a manner commensurate with their statutory status) is promoted. **Paragraph 179** encourages Local Plans to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and to identify, and pursue, opportunities for securing measurable net gains for biodiversity.
- 5.36 **Section 16** addresses the conservation and enhancement of the historic environment. Heritage assets are considered an irreplaceable resource to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations – **Paragraph 189**. Applications should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – **Paragraph 194**.
- 5.37 In determining planning applications, **Paragraph 197** directs LPAs to take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.38 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance – **Paragraph 199**.
- 5.39 The NPPF continues to advise on the consideration of 'harm' in relation to the significance of a heritage asset.
- 5.40 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use – **Paragraph 201**.
- 5.41 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use – **Paragraph 202**.
- 5.42 In providing a decision framework for the assessment of applications that have the potential to affect the significance of a heritage asset, **Paragraph 203** of the Framework states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this regard, the spectrum of substantial-less than substantial harm does not apply in the assessment of potential impact to non-designated heritage assets.

Regulation 18: Draft Development Plan

- 5.43 The Council have undertaken a Regulation 18 (Stage 2) consultation on the Partial Review of the Local Plan Core Strategy, Site Allocations and Development Management Policies Document (SADMPD). The consultation ran for six weeks from 23 October to 31 December 2020. The Council's Local Development Scheme confirms that the SADMPD will contain site allocations and detailed policies for guiding and managing development in the Borough. The document will be prepared in line with the strategic priorities and policies in the Local Plan Core Strategy, the requirements of the NPPF and planning practice guidance. Once adopted, the SADMPD will supersede the remaining saved policies in the Gravesham Local Plan First Review. Together with the Local Plan Core Strategy, it will form the new Local Plan for Gravesham.
- 5.44 In light of the early stage of preparation, the policies of the Regulation 18 draft plan are not considered to be material in the LPAs assessment of current applications.

6. Evaluation of Planning Considerations

6.1 Further to the identified planning policy framework, it is submitted that the principal issues relevant to the determination of this application will be:

- The principle of the development and location
- Effect on heritage significance, local character and visual amenity
- Other technical considerations.

Principle of Development

6.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and as confirmed at Paragraphs 2 and 12 of the NPPF, planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.3 Paragraph 10 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental and to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

6.4 The mechanism for applying the *presumption in favour of sustainable development* is Paragraph 11 which states that for 'decision-taking' this means (emphasis added):

"d) where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or,*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

6.5 Footnote 7 to Paragraph 11 identifies 'areas or assets of particular importance' as habitats sites (and those sites listed in Paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change'.

6.6 Policy CS02 of the Core Strategy (CS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during this period. At present, Gravesham Borough Council is unable to demonstrate a 5-year housing land supply (a 3.27-year supply has most recently been published by the Council³ and is reported within recent committee agendas). Furthermore, the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test. In this regard it is common ground with the LPA that the housing target of Core Strategy Policy CS02 must be regarded as being out of date, as required by Paragraph 11(d)

³ Gravesham Five Year Housing Land Supply Statement 2020/2025 (January 2021).

of the NPPF. In determining planning applications for housing, 'the tilted balance' in favour of granting planning permission is therefore engaged.

- 6.7 Notwithstanding the above, Policy CS02 of the CS is, in any case, supportive of development within the rural settlements that are inset from the Green Belt (which is relevant to the application site).
- 6.8 The CS sets out the Borough's settlement hierarchy at Table 2 (Paragraph 4.2.4). The settlement of Shorne is identified as a 'fourth tier settlement' with Lower Shorne and Shorne Ridgeway classified as 'other settlements'. Within the rural area, the CS identifies thirteen rural settlements inset from the Green Belt (as defined on the Policy Map). The CS notes at para 4.2.36 that '*these boundaries do not define the full extent of each settlement but relate to a coherent and established built up area where infilling would not adversely affect local character and identity, or impact on the openness of the Green Belt*' (emphasis added).
- 6.9 The CS acknowledges (at Paragraph 4.2.8) that as development opportunities within the existing urban area and settlements inset from the Green Belt become more limited, some development may be required on land in the rural area before the end of the plan period to meet the Borough's housing needs and sustain rural communities. The Green Belt has, therefore, been identified as a broad location for future growth and its boundaries will be subject to a review. This underlines the importance of optimising the use of land within established settlements for housing development, such as proposed through this application, to reduce pressure on protected greenfield sites.
- 6.10 Small windfall sites, such as this, are a recognised source of housing supply that contribute towards the Council's housing supply over the plan period, and in this case to make up the prevailing shortfall in housing delivery. Past trends within the Borough have indicated that windfall sites are a significant contributor to housing completions and the assumption is that this will continue (CS Paragraph 4.2.13).
- 6.11 The Framework addresses rural housing wherein it states that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local need. In addition to the recognised benefits of windfall housing sites within the rural area in terms of housing provision, encouragement is given to locate housing where it will enhance or maintain the vitality of rural communities and planning policies should identify opportunities for villages to grow and thrive especially where this will support local services (Paragraphs 78-79). Policy CS14 supports residential development that provides for sustainable and balanced communities. It is submitted that the proposal for an additional modest dwelling would constitute a sustainable form of development which would be appropriate and proportionate to the size and character of the surrounding built form and would support the rural community within which it is located.
- 6.12 As described at Paragraphs 2.7 to 2.9 above, the settlement within which the application site is located benefits from a good range of local services and amenities and a good bus service that would be available to the future occupants of the proposed dwelling. In this regard, it is important to note that NPPF Paragraph 105 recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account as part of the decision-making process. Within this context, it is submitted that the Site occupies a sustainable location with good connectivity to local services and facilities, many of which are accessible by sustainable means.
- 6.13 It is important to note that NPPF Paragraph 79 advises that one of the key aims of the NPPF is to ensure that policies and decisions are responsive to local circumstances and to ensure that rural communities do not stagnate:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby." (NPPF, Paragraph 79)

- 6.14 The proposed dwelling would be co-located with an established residential area both within the immediate and wider context. The development would make efficient and effective use of underutilised garden land framed within a context of existing built form and occupies a sustainable and accessible location in accordance with CS Policy CS15 and the objectives of national policy. Occupation of the development would contribute positively and sustainably to the rural community within which it is located. These local circumstances collectively support the principle of modest residential development in this location – and which are aligned to the objectives of the NPPF to support developments that positively contribute to the vitality of rural communities. It is submitted that the principle of this development, in terms of location, is justified.
- 6.15 Further to the above, and with the tilted balance in favour of sustainable development engaged, it is strongly asserted that the proposed development constitutes an acceptable form of sustainable development and the principle of development in this location is supported by the NPPF and the general provisions of the Development Plan (in particular Policies CS02, CS14 and CS15)
- 6.16 Through the pursuit of sustainable development, priority is given to development within the urban area and 'rural settlements inset from the Green Belt'. The CS recognises that this will lead to an increase in the density of the built environment in these locations. Their stated objective is to challenge is to manage new development in a way that makes a positive contribution to the built, historic and natural environment. Ensuring new development is attractive and fit for purpose, reinforces local character and safeguards people's amenity is the key to achieving successful neighbourhoods and gaining community acceptance of changes to their local area' (CS Paragraph 5.15.13).
- 6.17 For the above reasons, and with reference to the consideration of more site specific/technical matters below, it is maintained that the proposed development constitutes a sustainable location for development, and the tilted balance in favour of sustainable development can be engaged.

Impact of Development on Heritage Significance, Local Character and Visual Amenity

- 6.18 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.19 Section 66 of the 1990 Act states that 'special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting'. For development within a conservation area Section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. Those policies relating to the historic environment are addressed within Section 16 of the Framework – see **Section 5** above.
- 6.20 At the local level, CS Policy CS20 confirms that development proposals will be supported which preserve and where appropriate enhance the significance of the Borough's heritage assets, their setting where it

contributes to the significance of an asset and their interpretation and enjoyment – these include rural conservation areas. *‘When considering the impact of a proposed development on a designated heritage asset, the weight that is given to the asset’s conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset’* (policy CS20, para 5.16.12). In broader terms, Policy CS19 requires a good standard of design that is *‘visually attractive, fit for purpose and locally distinctive’*.

- 6.21 The Council’s Rural Conservation Area Management Plan (2016) recognises that Government policy has made it clear that conservation areas are not necessarily *preservation* areas. Change is an inevitable facet of modern life, and the key is to manage change in a manner that does not lose sight of the special historic qualities of a place.
- 6.22 The heritage context and significance of the site has been considered within **Section 2** of this report. This relates to the local heritage value of Park Cottages, Chestnut Green Conservation Area and the setting of 12 Homewood Cottages (and the terrace as a whole) as Grade II Listed. From our evaluation of the site, its surroundings and as articulated through the CAA, it is clear that the prevailing character of built form within the historic core of Chestnut Green is principally derived from a series of two-story, brick-built terraced dwellings, with peg tile or slated roofs. Approaching the central green at the junction with the Ridgeway as one travels south along Tanyard Hill, the historic terraces of Park Cottages and Homewood Cottages provide a sense of enclosure to the west, with the mature trees lining the field margin providing a softer degree of enclosure to the east. The terracing continues around the corner, turning west along The Ridgeway.
- 6.23 The existing terrace of three cottages, as extended to the north the side extension to number 1 Park Cottages, are of a distinctive appearance with red stock brick external walls, and yellow stock detailing (including a distinctive diamond pattern at first floor level). The roof materials are peg tiles and the terrace has characteristic lattice windows that project at first floor level. The proposed development seeks to comprehensively replicate this character and it has been driven by the objective of providing a seamless continuation of the form, scale, materiality, and architectural detailing of the adjoining cottages, particularly when viewed on approach from the north along Tanyard Hill.
- 6.24 The proposed extension to the south side of the terrace would maintain the terrace arrangement and progression of the cottages, much in the same way as achieved at the northern end of the terrace – see **Figure 12** above. In this regard, the proportions of the terrace are maintained, without harm to the existing elevation of number 3 or to the appreciation of the cottages as a terraced group. The window style, spacing and detailing, materiality and brickwork pattern are all proportionately repeated, to ensure that the character and appearance of the terrace is preserved.
- 6.25 The extension of the terrace to the south will provide a sympathetic form of infill development in a manner that will preserve the character and appearance of the conservation area. The development will complement the street enclosure provided by the existing terraces, whilst maintaining the ‘step’ in building line between Park Cottages and Homewood Cottages when viewed on approach from both directions.
- 6.26 The adjacent terrace of Homewood Cottages is set substantially forward of Park Cottages and is of significantly greater proportion. The extension of Park Cottages to the south will not be overtly apparent in views along Tanyard Hill on approach from the south – see **Figure 15**. As one rounds the corner on the east side of Tanyard Hill, the end elevation of number 3 is apparent, with the bungalow development of

Racefield Close to the rear – see **Figure 16**. It is asserted that the proposed development which is faithful to the scale, form and architectural detail of the terrace, would appear as a natural continuation of the built form and would successfully assimilate into the streetscene.

- 6.27 In the opposing view (**Figure 17**), which is identified as an important view within the conservation area by the CAA, the extension of the terrace would again appear as a natural and discrete continuation of Park Cottages, contributing to the enclosure provided to Tanyard Hill by the existing built form.



Figure 15: View of Homewood Cottages taken from The Ridgeway | Source: Google Streetview



Figure 16: View towards application site, photograph taken from central green space



Figure 17: View towards application site, taken from junction of Racefield Close and Tanyard Hill | Source: Google Streetview

- 6.28 It is asserted that the proposed development represents a sympathetic and appropriate form of infill development within the established settlement, in a manner that preserves the special character and appearance of the conservation area. In this regard, the development would not cause material harm to the significance of the conservation area or and would provide a sympathetic form of development relative to the existing terrace as a potential Non-Designated Heritage Asset.
- 6.29 The north facing side elevation of 12 Homewood Cottages presents a blank, rendered and gabled elevation to the application site – see **Figure 18**. There are no features that indicate a link in terms of historic form or function between the two terraces – other than the contribution of the collective ‘terracing’ to Tanyard Hill. The listing descriptions of Homewood Cottages, particularly for no’s 10-12, confirm that their significance is derived from the group value of the terrace. The proposals will not affect the fabric of the adjacent listed building.
- 6.30 Mindful of the set back of Park Cottages from Homewood Cottages, the sympathetic form and modest scale of the proposal relative to the terraced character of the streetscene, together with the elevational disconnect between the two terraces, it is asserted that the proposed development would have a neutral impact on the setting of the adjacent listed building.



Figure 18: View taken from rear garden of application site looking towards north side elevation of no.12 Homewood Cottages. Rear of no.3 Park Cottages visible on left of picture.

- 6.31 It is, therefore, submitted that the proposal would not alter the present opportunity to appreciate the architectural and historic interest or significance of the adjacent listed building(s); and the development is considered to represent a modest and entirely sympathetic extension to Park Cottages in a manner that is respectful to its undesignated local heritage value.
- 6.32 It is further submitted that the proposed development has responded successfully to the built character of the conservation area and will not materially alter one’s experience of the designation from within Tanyard Hill. Current opportunities to appreciate the historical evolution and architectural and historic significance of the conservation area will not be diminished as a result of the proposal – representing a generally neutral change in character and one that is compatible with the objectives of local and national planning policy in this regard.

7. Technical Considerations

7.1 Having regard to the suite of both local and national policy provisions in relation to the principle of development, we now address other issues of relevance.

Residential Amenity

7.2 There are provisions within both national and local planning policies to ensure that developments do not have an unacceptable impact upon the residential amenities of existing neighbouring and that they provide an appropriate standard of residential amenity for future occupants of the development itself.

7.3 In this regard, the development is set c.1m off the shared boundary with number 12 Homewood Cottages and is located to the north. Within this orientation and set adjacent the side elevation of number 12 which is devoid of side openings, it is submitted that the proposal will have no material impact on the residential amenities of the neighbouring occupants in terms of outlook or overshadowing.

7.4 There is only one ground floor side window proposed within the south elevation – its location and position relative to the neighbouring property of 12 Homewood Cottages will ensure that the proposal would not give rise to overlooking. Residential privacy standards would therefore be safeguarded.

7.5 The existing rear garden depth of the site (c.22.5m) will continue to provide separation to the existing bungalows to the rear, to ensure that residential amenities are not compromised in this regard.

7.6 The proposed dwelling is designed to meet the requirements of National Space Standards for unit size. Both the existing retained dwelling and proposed new dwelling have the benefit of enclosed private rear gardens of a size commensurate with a two-bedroom property. Both properties will have on-site parking that is conveniently located to the front of the properties with front garden space and landscaping to provide a soft and attractive setting to the development.

7.7 In a similar manner to 1 Park Cottages, the proposed development will enable the provision of a second bedroom with separate bathroom for the retained dwelling of 3 Park Cottages and provide a kitchen-diner and with more generous proportions to the living room on the ground floor. The development would increase the capacity of the modest 'two-down one-up' cottage to make it a more attractive prospect for existing and future occupants relative to the requirements of modern living.

7.8 Overall and when taking into account the relevant provisions of local and national planning policy, the proposal will provide a safe, inclusive and accessible dwelling providing a high standard of amenity for existing and future users.

Access & Parking

7.9 The location of the Site in terms of its sustainable accessibility to local services and amenities is addressed above under 'principle of development'. This section considers the more site specific/technical aspects of access and parking.

7.10 Vehicle and pedestrian access to the Site will utilise the existing and long-established access arrangement that serves the existing dwelling of 3 Park Cottages. There are no changes proposed to the access to facilitate the development. It is asserted that the addition of a modest two-bedroom dwelling will not have a material effect on the number of vehicles using the access, which will continue to provide safe and convenient access to all users, including the future occupants of the proposed development.

Drainage

- 7.11 The site is not located within an area at risk of flooding and it is the Applicant's intention to explore a sustainable solution for surface water run-off. All such details can be the subject of a condition imposed upon a planning permission and the development can, therefore, be made acceptable as a consequence, compliant with NPPF Section 15.

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8. Conclusions

- 8.1 The LPA is aware that development proposals need to be determined in accordance with the Development Plan (Section 38(6) of the Act) unless material considerations indicate that relevant provisions of the Plan should be set aside.
- 8.2 As reflected by recent decisions on housing development within the Borough, the Council has acknowledged that relevant policies for the supply of housing are out of date – triggering the presumption in favour of sustainable development as described by Paragraph 11d of the NPPF.
- 8.3 The Site is set within the context of an established ‘inset’ settlement with good connectivity to local services and amenities to a degree that is proportionate to its location. The proposed dwelling would be directly adjacent to existing residential development of a compatible scale and form. On this basis, it is asserted that the proposal would accord with the promotion of sustainable development in the rural area, consistent with the aims and objectives of NPPF Paragraph 79 wherein it would enhance and support the vitality of the rural community within which it is situated, and CS policy CS02 insofar as it is an appropriate form of infill development within an identified ‘inset settlement’. Accordingly, it is submitted that the principle of development in terms of location is a justified form of sustainable development.
- 8.4 The design, siting and appearance of the proposed development has been directly informed by the neighbouring cottages and it will appear as a natural continuation of built form as an infill development. Through the use of appropriate materials, a modest scale and simple plan-form, the development will effectively assimilate into its surroundings.
- 8.5 The proposal would not alter the current opportunity to appreciate the architectural and historic interest or significance of the adjacent listed building(s); and the development is considered to represent a modest and entirely sympathetic extension to Park Cottages in a manner that is respectful to its undesignated local heritage value.
- 8.6 It is further submitted that the proposed development has responded successfully to the built character of the conservation area and will not materially affect the significance of the designation. Current opportunities to appreciate the historical evolution and architectural and historic qualities of the conservation area will not be diminished as a result of the proposal – representing a generally neutral change in character and one that is compatible with the objectives of local and national planning policy in this regard. It will not, therefore, be necessary for the LPA to consider whether any public benefits arise (although it is quite apparent that they would) given that no harm, less than substantial or otherwise, will ensue.
- 8.7 The National Planning Policy Framework emphasises the need to consider development proposals in-line with the engagement of the tilted balance and the presumption in favour of development. The Framework advises that ‘sustainable development’ has three objectives that must be considered together within the planning balance and through the identification of public benefits/costs arising from the proposal - these being (i) economic, (ii) social and (ii) environmental.
- 8.8 In meeting the **Economic Objective**, the provision of a high-quality, characterful dwellinghouse will assist the Council in supporting the rural economy and wider economic growth in the Borough. The proposal will provide for a modest, yet positive addition to the housing land supply for the area generating additional finance to the Local Authority through Council Tax charges and the new homes bonus.

Certainly, the construction of the dwelling will bring about proportionate local employment opportunities.

- 8.9 The development will meet with the **Social Objective** in meeting the needs of existing and future generations and providing 'housing choice' as promoted by the NPPF. It has been demonstrated that the development will not compromise the ability for local residents and visitors to the area to appreciate the heritage significance of the conservation area or adjacent listed buildings. In addition, the scale, design and siting of the dwelling is compatible with neighbouring buildings and spaces, preserving the residential amenity of neighbouring occupants.
- 8.10 The dwelling will be built using energy efficient construction techniques. The development has been sited and designed in a manner that protects the historic environment of the site and its surroundings. The development enables the retention of the front hedge boundary as a feature of the site and streetscene. In these terms, the proposal will meet with the **Environmental Objective** of the Framework. Through the careful landscaping of the site, to ensure an appropriate rural area context (as can be required by condition), the Environmental Objective can be further advanced.

List of Appendices

Appendix 1 - Listing descriptions of 6-12 Homewood Cottages

Gravesham Borough Council

Listing Descriptions: 6-12 Homewood Cottages, Tanyard Hill, Shorne**SHORNE TANYARD HILL Homewood Cottages, Nos 10, 11 and 12**

(Formerly listed as Nos 10, 11 and 12 (Homeward Cottages)) 1.6.76 GV II Three C19 cottages. Two storeys stack brick with red brick dressings. Slate roofs. One cambered sash to each with glazing bars intact. Simple cambered doorcases with panelled doors. Included for group value.

SHORNE TANYARD HILL Homewood Cottages Nos 8 & 9

Early C19 pair. Two storeys red brick. Tiled roof. Two sashes with glazing bars intact. Cambered doorcases. Included for group value.

SHORNE TANYARD HILL Homewood Cottages No.7

GV II C17. Timber-framed building refaced in red brick with grey headers. Plain tiled roof with bonnet hip to north elevation. Brick stringcourse. Two casements. Framed, ledged and braced door to left hand side with weather hood over.

SHORNE TANYARD HILL Homewood Cottages No.6

C18. Two storeys brown brick. Tiled roof with one dormer. Sash windows with glazing bars intact. Doorcase with flat weatherhood.