
OUR REF: 3724

PLANNING STATEMENT – VARIATION OF CONDITION

ROSEMEAD, WHITEPOST LANE, CULVERSTONE, GRAVESEND DA13 0TH

DECEMBER 2022

1.0 INTRODUCTION

- 1.1** This statement is provided in support of an application for the variation of condition 02 of planning permission 20200872 (Erection of a first-floor level to existing dwelling and alterations to raise the roof, and erection of a single storey annex ancillary to the main dwelling in the rear garden.) to substitute the approved drawings 161-04B (Existing and proposed block plan) and 161-07B (Proposed Floorplans and Elevations of Annex) with new drawings 3274/04 and 3272/07.
- 1.2** The proposed changes relate solely to the layout, footprint, and appearance of the annex building. There are no proposed changes to the approved development relating to the main dwelling house. There are no proposed changes to the use of the annex. It is not proposed to vary or remove the restrictive conditions relating to the use of the annex.
- 1.3** The approved scheme was submitted by the previous owners of the property. The new owners of the property (Mr and Mrs Gavin) would prefer to erect a log cabin style building with a veranda, rather than the approved brick-built annex. Overall, there is to be a reduction in footprint and height when compared to the approved annex.

2.0 SITE CONTEXT

- 2.1** The site is located on the east side of Whitepost Lane, just off the A227 Wrotham Road. The dwelling itself is a modest bungalow which has a single storey flat roofed extension and a small conservatory. The property benefits from an area for off street parking in front of the property and a large rear garden, with a length of approximately 35m from the rear of the property. The surrounding properties are all varying sizes and styles, and many have been extended or altered in the past. The photos below show the front and rear of the property.



3.0 PLANNING HISTORY:

3.1 There is a record of two previous planning applications at this property (including the approval that is the subject of this variation application). The details are set out below:

- Erection of a first-floor level to existing dwelling and alterations to raise the roof, and erection of a single storey annex ancillary to the main dwelling in the rear garden. - Ref. No: 20200872 | Status: Application Permitted.
- Erection of conservatory at rear - Ref. No: 19780845 | Status: Application Permitted.

3.2 There is no other relevant planning history.

4.0 VARIATION OF CONDITION 02: APPROVED DRAWINGS

4.1 The condition is worded as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form Dated 31 August 2020;

Drawing no. 161-01 (Site Location Plan);

Drawing no. 161-02A (Existing Floorplans);

Drawing no. 161-03 (Existing Elevations);

Drawing no. 161-04B (Existing and Proposed Block Plan) REVISED;

Drawing no. 161-05B (Proposed Floorplans) REVISED;

Drawing no. 161-06B (Proposed Elevations) REVISED; and

Drawing no. 161-07B (Proposed Floorplans and Elevations of Annex).”

Requested variation:

4.2 As set out above, this application seeks to replace two of the approved drawings with drawings reflecting the new footprint, floor plan and elevations of the proposed annex. No other conditions need to be varied to allow for this change to the proposal.

4.3 The proposed new wording of condition 02 is therefore:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form Dated 31 August 2020;

Drawing no. 161-01 (Site Location Plan);

Drawing no. 161-02A (Existing Floorplans);

Drawing no. 161-03 (Existing Elevations);

~~Drawing no. 161-04B (Existing and Proposed Block Plan) REVISED~~

Drawing no. 161-05B (Proposed Floorplans) REVISED;

Drawing no. 161-06B (Proposed Elevations) REVISED; and

~~Drawing no. 161-07B (Proposed Floorplans and Elevations of Annex)~~

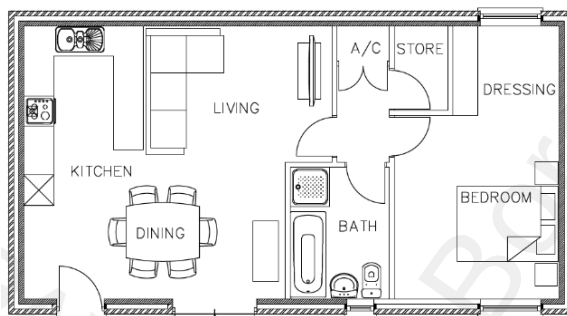
Drawing No. 3724/04 (Existing and proposed block plan); and

Drawing No. 3724/07 (Proposed log cabin floorplan and elevations)

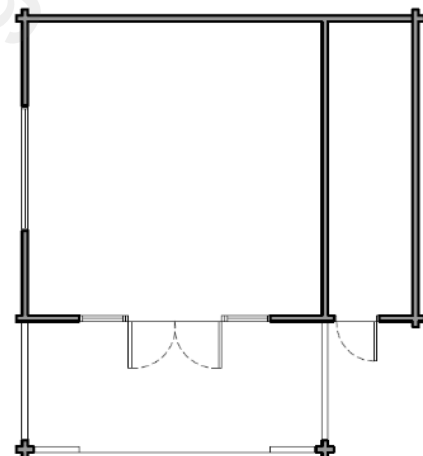
Justification:

- 4.4** The proposal is to provide a log cabin style annex with a different footprint and layout, rather than the approved brick-built annex. The applicant has decided that this is the preferred style of building for their family and has identified a company which can provide the type of building that he would like.
- 4.5** The approved floor plan for the annex shows a rectangular shaped single storey building, comprising a living/dining/kitchen area, a double bedroom with a dressing area, a bathroom, and a storage area. The new proposed floorplan shows an open plan layout that can be used as required by the applicant and his family (sleeping accommodation, domestic storage, entertaining etc. Both floorplans are shown below for comparison:

Approved FP (161-07B)



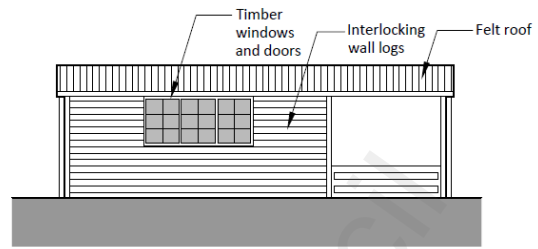
Proposed FP (3724/7)



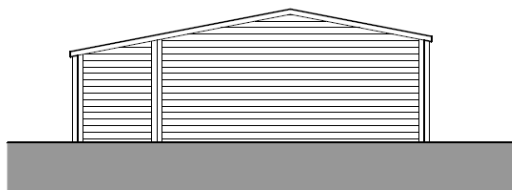
- 4.3** The approved annex was to be constructed using brick and cladding. It was to have UPVC windows and doors, and plastic guttering all around. The proposed annex is to be constructed using materials that are sustainable and that fit in well in a countryside / garden area. The proposed cabin will be constructed using 58mm interlocking wall logs, with timber window and door frame, double glazed window and a felt roof. The building will be insulated in both the floor and the roof to make it suitable for use throughout the year.
- 4.4** It is considered that the proposed cabin will have a more suitable appearance in its setting than that of the approved annex. Elevations of the proposed cabin are shown below:



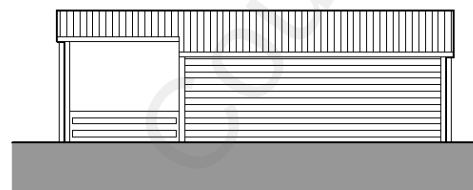
Proposed Log Cabin Front Elevation
1:100



Proposed Log Cabin Side Elevation
1:100



Proposed Log Cabin Rear Elevation
1:100



Proposed Log Cabin Side Elevation
1:100

4.5 In terms of measurements, a comparison table is set out below:

	Approved	Proposed	Change (+/-)
Footprint (m2)	67.2m2	46.7m2 (including veranda)	-20.5m2
Height (at the highest point)	4.7m	2.6m	-2.1m

4.6 This shows that the proposed building is much more compact and will take up less space in the garden than the approved annex. This will result in a benefit to the openness of the area, and the reduced height will help to minimise any potential overshadowing into neighbouring gardens.

5.0 PLANNING POLICY

5.1 The officers delegated report identified the following policies as relevant in the consideration of the proposal.

Gravesham Local Plan Core Strategy (September 2014):

- *CS01 – Sustainable Development*
- *CS02 – Scale & Distribution of Development*
- *CS12 – Green Infrastructure*
- *CS18 – Climate Change*
- *CS19 - Development & Design Principles*

Gravesham Local Plan: First Review (1994)

- *P3 – Vehicle Parking Standards*

- 5.2 The policy position has not changed since the consideration of the approved proposal.
- 5.3 During their consideration of the application, the planning officer identified four main planning matters: Design, Character and Appearance; Amenity of Future Occupiers; Neighbouring Amenity; and Highways.

Design, Character, and Appearance:

- 5.4 The officers delegated report for the approved proposal set out that: *“Development Plan policies place considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 124 of the NPPF (2019) states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF (2019) seeks to ensure that development will add to the quality of the area, be visually attractive, and sympathetic to the local character and history. Policy CS19 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.”*
- 5.5 When addressing the annex element of the proposal, the planning officer commented that *“The annexe is located at the bottom of the lengthy garden and is therefore not visible from a public vantage point. It is not unusual for outbuildings to be located at the bottom of gardens. The annex is not independently accessed without passing through the side gate of the host dwelling, with no other form of access from the rear (e.g. rear alleyway). The annex will have no adverse impact on the character and appearance to the street scene and is in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and 127 of the NPPF (2019).”*
- 5.6 The proposed change to the layout and style of the annex does not compromise the planning officer’s comment / assessment above. The annex will still be located at the bottom of the garden and is still not visible from a public vantage point. The materials used in the construction will fit in well with the surrounding area, and the reduced height of the proposed building will be of benefit to the neighbouring properties.

Amenity of Future Occupiers:

- 5.7 In terms of amenity to the future occupiers, the officers delegated report set out that: *“The proposed annex provides acceptable living conditions that safeguard the amenity of its occupiers in accordance with Policy CS19 of the Local Plan Core Strategy and paragraph 127 of the NPPF (2019), subject to its use being restricted as*

an annex ancillary to the main dwelling. This can be controlled via condition which the applicant has agreed to. The gross internal area of the annex is 56.7m² and this meets the requirements of a 1 bedroom 2 person unit in accordance with the Technical Housing Standards Nationally Prescribed Space Standards. Due to the depth of the garden, there are no issues of overlooking or loss of privacy. The host dwelling and both neighbouring properties are in excess of 26 metres away which is in accordance with the Residential Layout Guidelines.”

- 5.8** Again, the proposed changes to the annex do not compromise the comments / assessment previously made. The building will still be restricted to an ancillary use to the main dwelling, and it is not proposed to remove or vary the restrictive conditions attached to the permission.
- 5.9** It is noted that the proposed cabin will be smaller than 56.7m² and would therefore no longer meet the Nationally prescribed space standards for a 1 bedroom, 2-person unit. However, the building will not be used as a main residence for any person, but for overspill accommodation for the family living at the property.

Neighbouring Amenity

- 5.10** In terms of neighbouring amenity, the Officers delegated report set out that *“There are no issues of overlooking looking from the annex back to the neighbouring properties as the distance is in excess of 26 metres which is in accordance with the Residential Layout Guidelines. The Council seeks to protect the first 5 metres of garden area in terms of privacy which the proposal does. It is not considered that the annex will cause any material loss of privacy or amenity to the surrounding properties.”*
- 5.11** The changes proposed as part of this application do not compromise this assessment as the annex will still be more than 26m from the neighbouring properties.

Highways

- 5.12** No comments were made in the officers delegated report that particularly related to the annex element of the proposal and its highway impact, but overall the officers assessment of the whole proposal was that *“It is considered that parking arrangement for Rosemead is satisfactory”*. The changes proposed here should not compromise this assessment.

6.0 CONCLUSIONS

- 6.1** In conclusion, the applicant wishes to carry out the approved development but would like to change the layout and style of the annex to suit his and his family’s taste. It is not proposed to change the use or general location of the building, however its appearance will be different.

- 6.2** There will be a reduction in floorspace, volume and height which will result in an overall benefit to the openness and character of the area.
- 6.3** The proposal is in accordance with both National and Local policies, is sustainable, and will not cause any harm to character of the area or the amenity of the neighbouring properties.
- 6.4** For all these reasons the Council are requested to grant permission as applied for.