



Delegated Report

Householder Planning Application

Planning Application No: 20230103

Location: 21 The Street Shorne Gravesend Kent

Description: **REVISED DESCRIPTION**
Proposed resurfacing of private pathway to the entrance door

Applicant: Mrs Theresa Doubleday

Site Visit Date: Desktop

Submitted Documents/Plans

Application form;
Drawing no. 220102-10A – Existing Floor Plans;
Drawing no. 22102-30B – Site Plan and Location Plan;
Drawing no. 220102-20A – Proposed Floor Plans; and
Design, Access & Heritage Statement.

~~Drawing no. 220102030A – Site Plan and Location Plan;~~
~~Drawing no. 220102-20 – Existing Floor Plans;~~
~~Drawing no. 220102-10 – Prior Floor Plans;~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230031	Application to replace concrete path at front with a tiled pathway in Victorian style.	Withdrawn	21.02.2023
20210285	Application to replace concrete path at front with a tiled pathway in Victorian style.	Withdrawn	12.03.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Shorne Rural Conservation Area Appraisal Supplementary Planning Document (2017);
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016)

Consultations, Publicity and Representations

Consultees

No response from:

- Shorne Parish Council

Neighbouring properties

4 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 17 March 2023 – no responses received.

Officer's Analysis

Procedural Note

The application form states the works had started on 14/12/2022 and completed on 29/12/2022. The originally submitted plans included an 'Existing floor plans' drawing which showed Dorchester Victorian style concrete floor tiles to the path and 'Prior Floor Plans' drawing which showed a concrete path. However, upon discussing the application with the applicant and agent during the course of its assessment they have advised this was an error and apologised for any confusion as the works have not taken place yet. They have provided a current photograph showing the existing concrete path and revised existing and proposed drawings. They have agreed to the description being amended to 'Proposed...' instead of 'Retention of...'. The proposal is therefore for the proposed resurfacing of the existing path to the front door from concrete to Victorian style tiles.

The application site consists of a two storey Victorian terraced dwelling situated in the Shorne Conservation Area and which is covered by an Article 4 Direction. The principle issue in the determination of this application is the impact on the character and appearance of the Shorne Conservation Area and whether it would preserve or enhance it.

The existing path is made of concrete which is an alteration which has been carried out to the property sometime in the past but which is not sympathetic to the age or character of this Victorian dwelling. No. 21 is seen in the below image (marked with a star):

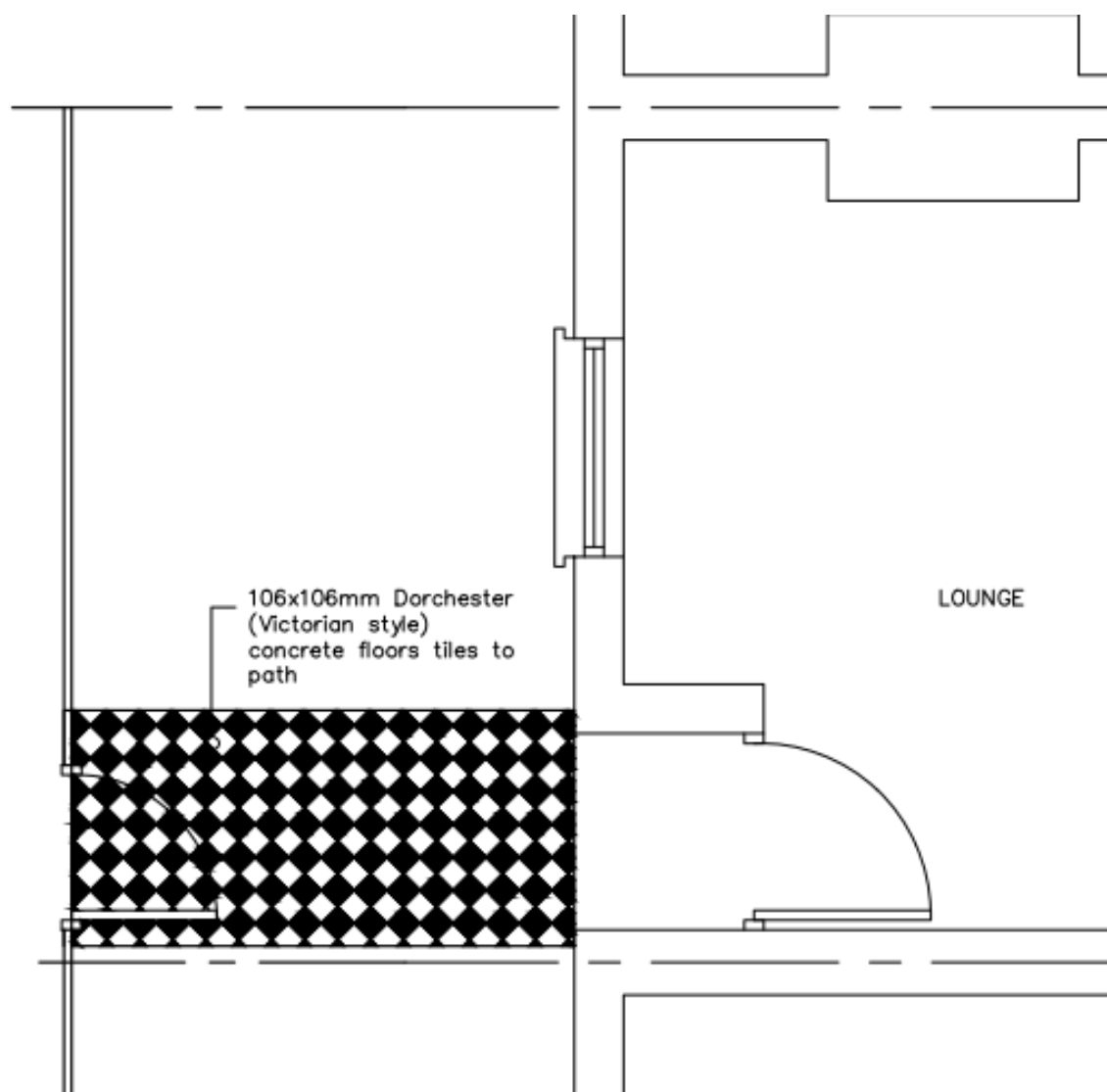


The existing path is as follows:



The proposal is to replace this with 106mm x 106mm Dorchester (Victorian style) concrete floor tiles' in a

black and white checkerboard pattern as follows:



The proposed tiles are akin to what the path would have originally had and would be in keeping with the age and style of the property. The proposal is a welcome addition to the property and will do much to enhance the character and appearance of the Shorne Conservation Area. There is a similar style of tiles at no. 19 The Street which is visible in the photograph of the terrace earlier in this report.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would enhance the character and appearance of the Shorne Conservation Area and is therefore compliant with local and national planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	4th April 2023	Dated:	04 April 2023