



Planning Statement

For
Bucklebury
Pear Tree Lane
Shorne
Gravesend
Kent DA12 3JS

Prepared by:

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1.INTRODUCTION

The following Planning Statement has been prepared to support a House Holder Planning Application in order to obtain approval for the external alterations and aesthetical changes to Bucklebury, Pear Tree Lane, Shorne, Gravesend, DA12 3JS.

There will also be internal alterations to the existing layout, but this changes are not relevant to the approval of the planning application.

This document should be read in conjunction with the scheme drawings and documents namely:

CC 20.1546

- PL01 Site Location Plan
- PL02 Existing Site Plan
- PL03 Existing Ground Floor Plan
- PL04 Existing First Floor Plan
- PL05 Existing Roof Plan
- PL06 Existing Elevations 1 of 2
- PL07 Existing Elevations 2 of 2
- PL08 Proposed Site Plan
- PL09 Proposed Ground Floor Plan
- PL10 Proposed First Floor Plan
- PL11 Proposed Roof Plan
- PL12 Proposed Elevations 1 of 2
- PL13 Proposed Elevations 2 of 2
- PL14 Proposed Coloured Front Elevation

Planning Statement – Appendix A Gravesham's Green Belt Analysis



2. PLANNING HISTORY

19560114 - Erection of house and private garage.

Decision: 10.04.1957 - Permitted

19590170 - Erection of detached house, double garage and outbuildings.

Decision: 04.08.1959 – Permitted.

20000470 - Removal of existing conservatory and erection of single storey rear extension to form study, dining area and kitchen.

Decision: 22.08.2000 – Permitted.

20060162 - Retention of the front boundary wall.

Decision: 20.09.2006 – Permitted.

20080125 - Application for Lawful Development Certificate for the proposed erection of a wall constructed of railway sleepers 0.9 metres in height along Pear Tree Lane frontage.

Decision: 04.04.2008 – Certificate refused.

20201066 - Proposed alterations and remodelling of dwelling including two storey side and rear extensions to main house and use of altered roof space for additional accommodation; construction of attached pool house and subterranean games room to rear garden and triple garage in front of the dwelling.

Decision: 10.12.2020 – Refused.

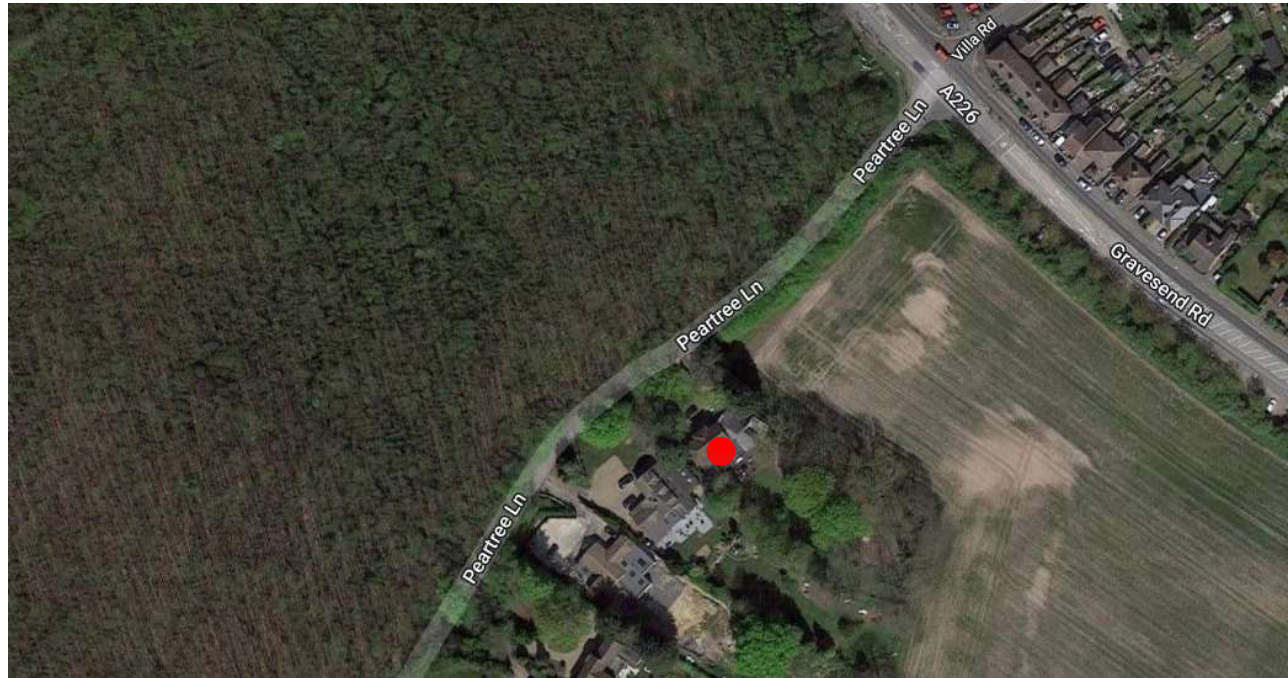


Existing Front Elevation



3. LOCATION

Bucklebury is a two storey detached house in the outskirts of Higham and at the edges of Shorne Woods. Its site comprises 0.3 hectares of open woodland in Gravesham's Green Belt (Parcel 10); the site is limited by Pear Tree Lane to the North West; Grads Hill farmland from the North to the South East; and a small cluster of residential properties to the south.



● Bucklebury House

4. GREEN BELT POLICY REVIEW

(Refer to Appendix A)

After considering Gravesham's Green Belt Study 2018 and paragraph 89 of the NPPF, it is understood there are no opportunities for further development on this site.

It is also understood why recent planning applications have not been favoured by the Council -massing, scale, over development -, therefore, the new planning application focuses now on the external appearance only and will retain the same footprint and scale of the original building.

5. PROPOSAL

The aim of the project is to balance all the different aspects of the property focussing mainly on the roof, windows and front elevation, and to remove or replace elements of inferior architectural qualities.

A poor initial 50s design and a list of interventions including the creation and demolition of conservatories and extensions, the annexation of a detached garage, and the addition of other decorative features during the last 60 years have decimated the appearance of the building, and have turned it into a bland property of little architectural interest.



But the addition of reconstituted stone details such as quoins, heads and a cornice to disguise the existing finlock guttering; the replacement of the entrance porch and roof; and the enlargement and replacement of the existing windows will be, in our opinion, the interventions required to finally bring Bucklebury together without a detrimental impact to the local area.

It is also proposed to alter the internal layout of the property, but at Planning level, this changes will only impact on existing windows and doors and their original dimensions.



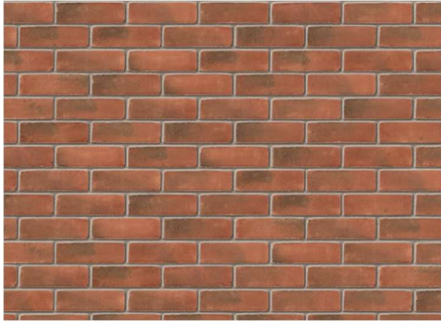
Proposed Front Elevation

6. MATERIALS

The external materials to be used in the development will be in accordance with the existing building and other properties in the locality.

Below are the samples for the possible external surfaces:

- 1: Roof: Natural Slate with lead roll hips and ridges; single ply membrane to flat roofs and canopies.
- 2: External walls: Red brickwork to match existing; Portland reconstituted stone quoins and window heads.
- 3: Fascias / soffits: Portland reconstituted stone cornice covering existing finlock guttering.
- 4: Rainwater goods: Black UPVC to match existing.
- 5: Entrance doors: Solid composite door; Portland reconstituted stone portico.
- 6: Windows and French Doors: Anthracite grey aluminium casement windows.



7. CONCLUSION

After reviewing the property's planning history against its location in Gravesham's Green Belt, an aesthetical approach has been considered the best solution for making Bucklebury meet our client's expectations.

There will be no further changes to the original footprint or massing of the building, therefore we believe the proposal will satisfy all the Council's requirements.