

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN,
LONDON,
WC2H 9JQ



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

Planning Statement

Site Address: 21 Clarence Place, Gravesend, Kent, DA12 1LD

This statement was prepared to support the planning application at the above referenced site for the demolition of the existing garage and erection of a two storey outbuilding with garage also the retention of fence above rear boundary wall.



Prepared February 2025

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EXPERT TOWN PLANNERS AND ARCHITECTURAL DESIGN CONSULTANTS SPECIALISING IN ALL ASPECTS OF RESIDENTIAL & COMMERCIAL PLANNING APPLICATIONS AND PLANNING APPEALS

1.0 Introduction

- 1.1 This statement has been prepared to support the planning application submission at the above-mentioned address following pre-application advice from the local planning authority, Gravesham Borough Council. It is to be read in conjunction with submitted documents, particularly drawing set Y2286.
- 1.2 The purpose of this statement is to also provide the context in which this application should be considered, in relation with the requirements as set out by the National Planning Policy Framework (NPPF) and the Local Planning Authority (LPA).
- 1.3 The proposal seeks to build a two-storey outbuilding at the rear of the site for use as a garage and home office.
- 1.4 The scheme is of a high-quality design and will make a positive contribution to the site itself and to the surrounding area, keeping-in with the character of the local area and surrounding dwellinghouses.
- 1.5 The development has a satisfactory height and bulk that does not appear to be overbearing to surrounding properties. Its location within the site does not impose any loss of privacy to any of the surrounding properties.
- 1.6 In terms of transport, the scheme does not negatively effect the available car parking spaces.

2.0 Site Context & Windmill Hill Conservation Area

- 2.1 The application site is a two-storey family dwelling on clarence Place with both basement and loft space accommodation. The site also has a large garden to the rear with an existing garage. The garage leads onto William Street.
- 2.2 The site is in a conservation area and subject to an Article 4 directive however the property is not a Listed Building, nor is the garage. It is noted the council still views the building as a 'key unlisted building'.
- 2.3 The Windmill Hill Conservation Area is a residential enclave of Gravesend, comprising of a diverse range of buildings. The site is part of a row of unlisted buildings that have been identified for their townscape merit.
- 2.4 The neighbouring properties feature outbuildings and garages of a similar scale to the existing however the adjoining neighbour no. 22 has a much larger 2 storey outbuilding. Ordnance surveys show this building existed pre-1947.

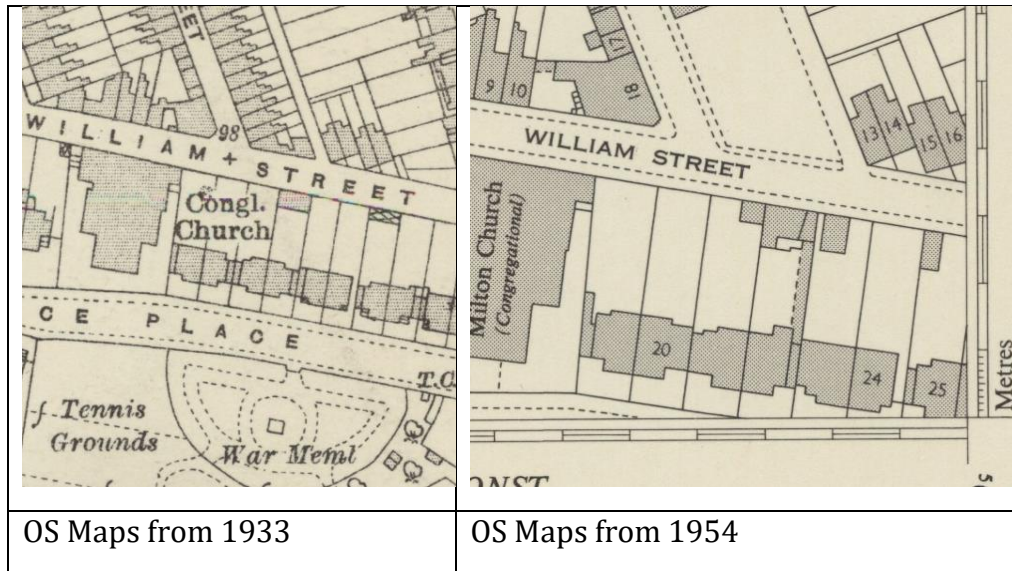
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2.5 There are no mature trees on site however the conservation area is noted for its green character.

2.6 The site features an incline, where the rear garden is lower.

2.7 The front of the site is south facing and benefits from direct sunlight. The surrounding properties are well spaced and there is not much overshadowing despite the two-storey outbuilding at no. 22.



2.8 The proposed site is located in Flood Zone 1 therefore, flooding from rivers and the sea is unlikely.

3.0 Planning history

3.1 The following section provides a summary of the planning history relevant to the site. Consideration has also been given to relevant planning control within the immediate area.

3.2 The planning history available pertaining directly to the site is as follows:

20210946 | The felling of one Leylandii Conifer Tree (T1) in the front garden due to proximity to house and loss of natural light.

Decision: Consent Tree Works in Conservation Area 31/08/2021

19970106 | Erection of wall mounted railings and gates varying from 1.03m-1.14m in height between the existing and proposed brick piers on the front boundary of each property.

Decision: Application Permitted 09/07/1997

3.3 The applicant also submitted two pre-applications listed below:

PRE20240245 | Alterations to Existing Garage – Widen Garage Door Opening and Reposition Single Pedestrian Do to comply with Highway Code – Addition of Workshop Above with Green Living Roof.

Date of Advice: 11/11/2024

PRE20240296 | Alterations to Existing Garage – Widen Garage Door Opening and Reposition Single Pedestrian Do to comply with Highway Code – Addition of Workshop Above with Green Living Roof.

Date of Advice: 11/12/2024

3.4 The applicant has been proactive in working with the council to bring forward a proposal that satisfies all concerns. Following discussion and advice from the local planning authority, it has been established that there are no major concerns with the proposal in principle.

4.0 Proposal

4.1 The proposal works include:

- Demolition of existing garage,
- Erection of full width two storey outbuilding with garage,
- Relocating pedestrian door and garage door from William street,
- Addition of two skylights to flat roof,
- Installing a living/green roof on the outbuilding,
- Retain existing fence above rear boundary wall,

4.2 The proposal aims to provide a home office and workshop space that will be ancillary to the main dwelling whilst also keeping the garage use from William Street.

- 4.3 The proposal will have minimal effect on the exterior of the site and the character is to remain the same. The proposed outbuilding will be dominated by the existing outbuilding at no. 22, it will also be set back from the boundary to William Street by 1 meter to avoid setting a precedent and obscure it from street view at William Street.
- 4.4 Finish material will be composite wood cladding to the outbuilding whilst work to the exterior brick wall will repurpose the existing bricks and coping stones, to match existing. The wall will also meet the adjoining wall in an appropriate manner, where mortar and brick are blended to match. The proposed street facing doors will also feature roller shutters with thin slats.
- 4.5 The proposal aims to adopt all the relevant planning policies and would not affect the character or appearance of the area nor have any adverse impact on neighbouring properties. This is promoted by the National Policies, the Local Planning Authority's Policies and feedback from previous pre-application advise.
- 4.6 Given the proposal's massing and positioning, any negative impact on the neighbours' sunlight and daylight has been mitigated with no adverse impact calculated.
- 4.7 It is intended that the proposal references the existing character of the area and is designed with details and materials to complement the surrounding buildings. All exposed parts will be specified to match the surrounding buildings.
- 4.8 The proposed development will control the rate and volume of surface water runoff through the use of soft landscaping and permeable paving. The retention of soft landscaping will allow surface water to drain naturally into the ground. Additionally, it is considered the development will result in no net increase in runoff as the proposed outbuilding will be built over an area which is mostly paved or built on.
- 4.9 The flat green roof will enhance biodiversity and set a positive trend in the area. With regards to sustainable design and construction, the proposal will also promote the highest environmental standards, be energy efficient and take all measures to reduce carbon dioxide emissions.
- 4.10 The proposal also includes retaining a fence that was erected above the boundary wall and facing William Street. The fence is in keeping with the character of the street and softens the effect of the proposed outbuilding. No concerns were highlighted at pre-application stage.

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5.0 Conclusion

- 5.1 Overall, the proposal will have a much greater positive impact on the local area as it will improve on an existing and dilapidated garage.
- 5.2 We believe the proposal would not detrimentally impact the appearance of the street scene, highway network or neighbouring amenities. The scheme complies with relevant policy and guidance and should therefore be viewed positively by the council's planning department.
- 5.3 If there are further requirements from the council, we invite the case officer to contact us or to condition these items. The applicant is proactive and willing to work with the local authority to get the best result.
- 5.4 If you have any queries, please don't hesitate to contact us for additional information.