



34 Dogwood Close, Northfleet, DA11 8PJ

Planning Statement

**Proposed Change of Use ; Open Amenity land
to Residential
Land at 34 Dogwood Close, Northfleet,
Gravesend, DA11 8PJ**

November, 2021

Gravesend Borough Council

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1 Introduction

Please also refer to the following submitted with this application :-

Photo Selection of Proposal Property – Appendix A

Site Location Plan

Existing and Proposed Site Plans

The proposal property is an area of open land between the current house at 34 Dogwood Road and a pedestrian public footpath to the south.

The plot is in the ownership of the applicant and it is proposed to become part of the residential use currently at 34 Dogwood Close, supporting an extension to the existing end of applicant's terrace house that is the subject of a simultaneous Householder application.

The property is not within a conservation area.

2 Context

The proposal plot lies at the south perimeter of the estate and adjoins a local pedestrian footpath that runs roughly west to east past in a grass verge between the ends of all the cul-de-sacs that approach this boundary. Beyond is a green swathe area of trees running along the north boundary and beyond that a further tract of parkland to the A2 to the south.

The terraces of the estate generally run up onto or very close to the linking pedestrian path to the SW in most cases as does the end of terrace at 26 Dogwood Close, running parallel to and attached to the host terrace.

The plots align back-to-back between this and the terrace to the east (No.s 26-30 Dogwood Close) but that terrace is complete with an additional unit approaching the linking path to the SW.

3. Proposals

The Council advises that the proposal property is not in residential use and is an open amenity (Sui Generis) use.

The applicant's have ownership of all the open land as indicated on the site plan - as extended from their current residential house and garden boundary fully to the edge of the linking path to the SW.

The whole of this land varies in depth as the path meanders from about 8.5m up to just under 10m wide.

Following consultation with the Council's planning officer on site, the proposal plot for change of use to residential has been limited further to ensure there remains a significant width of open amenity land along side the footpath to the SW. this will be in excess of 3m at its narrowest and expand to approx. 4.7m, much the same as exists alongside the neighbouring garden and plot at 26 Dogwood Close.

4 Policy

The following policy documents have been considered in coming to these proposals ;

Gravesham Local Plan Core Strategy 2014:

CS01 – Sustainable Development

CS02 – Scale and Distribution of Development

CS12 – Green Infrastructure

CS19 – Design and Development Principle

National Planning Policy Framework 2021:

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Gravesham Local Plan First Review Saved Policies

SPG2 – Residential Layout Guidelines

5 Summary

- 5.1 The Pre-app meeting on site and written response advise that the change of use may be considered favourably if a reasonable amount of open amenity land were retained.
- 5.2 The retained open amenity proposed is the same as exists alongside at the adjoining property and blends well with that.
- 5.7 As such the proposed change of use can be accommodated and maintain the prevailing character of the open amenity land in the immediate vicinity.