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Planning Validation Team

PLANNING COVERING LETTER

SITE: The Old Police House, Tanyard Hill, Shorne, Gravesend, DA12 3EN

Section 73 Application: Variation of Condition 2 of Planning Permission 20210975 to allow for the correction of scale to previous drawings and alteration of height of the rear extension.

This covering letter accompanies the submission of an application for a variation of condition following the granting of planning permission.

Site Description

The application site consists of a two-storey detached dwelling situated on the western side of Tanyard Hill within Shorne village – a rural settlement inset from the Green Belt. The dwelling is set back from Tanyard Hill and at a higher level than the road.

The dwelling was previously a police house but planning permission was granted in December 2014 under application ref. 20141045 for change of use of former police house/office to a residential dwelling.

Planning permission was granted in January 2016 under ref. 20151143 for the 'erection of a two storey side extension, new pitched roof on existing single storey side element, entrance

canopy on front elevation and external alterations’.

A further application was permitted under ref. 20160139 for “Erection of a two storey side extension, single storey side extensions and new pitched roof on existing single storey side element, entrance canopy on front elevation and external alterations”.

A further application for a single storey rear extension was submitted under a lawful development certificate in 2021 and refused. Subsequently, the rear extension was permitted under permission 20210975.

Planning Background

On the approved application, the drawings were drawn incorrectly and not correctly scaled. We believe that this affected how the rear extension was subsequently built out, for good weathering between the existing and new roof.

In the approved drawing, the side extension (behind the orangery) is significantly taller on the drawing than it has been built out. This is seen from the eaves height being in line with the first floor fenestration and also the difference in measurements. The windows in the approved drawings, specifically the first floor fenestration had also been drawn incorrectly and should be larger than shown on the approved drawing.

The current and built rear extension is only 0.21m taller than the approved drawings. It appears as a more significant difference contextually due to some slight inaccuracies of the host dwelling in the previous drawing.

It is acknowledged here that a previously approved application for the side extension (ref. 20210975) also had incorrectly drawn drawings which will have also affected the drawings on this application (ref. 20160139). However, we feel that by changing the most up to date version of these drawings, incorporating the rear extension, the inaccuracies in the previous application would be contextually recognised.

The local planning authority have confirmed that the most appropriate route to regularisation is the submission of a Section 73 application.

Section 73 Considerations

The application relates to the approved planning permission 20210975, granted on 14th September 2021 which reads as follows:

“Erection of single storey rear extension.”

The current condition read as follows:

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

- *Application Form Received 02/08/2021;*
- *Drawing No 001 (Site Location Map, Existing and Proposed Block Plan) Received 02/08/2021;*
- *Drawing No 002 (Existing Plans & Elevations) Received 02/08/2021;*
- *Drawing No: 003 (Proposed Plans & Elevations) Received 02/08/2021;*

Reason: For the avoidance of doubt and in the interests of proper planning.”

The proposed amendment to the condition is as follows:

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

- *Application Form Received 02/08/2021;*
- *4979 01A Site Location plan and Existing Block Plan*
- *4979 02 Existing Floor Plan*
- *4979 03 Existing elevations*
- *4979 10B Proposed Block Plan*
- *4979 11B Proposed Floor Plans*
- *4979 12C Proposed Elevations*

Reason: For the avoidance of doubt and in the interests of proper planning.”

Planning Analysis

The acceptability of this amendment is considered in the sections below.

Character and Appearance

The proposed extension is fairly minimal in terms of size and scale, the roof height only being 0.21m higher than the approved drawings. The extension is situated to the rear of the property and is not liable to harm the general street scene. The proposal is considered suitably designed and would be compliant with Policy CS19 (LPCS).

Additionally, the approved material of the rear extension was brick, which does not match rest of the dwellinghouse. The amendment to white render is in keeping with the rest of the property. Furthermore, the rear extension as existing is of a smaller square footage than the approved drawings – representing betterment of what was originally approved in terms of bulk and mass.

Amenity of Future Occupiers

Post amendments and subsequent development the garden will still retain a sufficient area and it is considered that the extension will have limited negative impact on amenity and so the proposal is compliant with CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

When the application was permitted (20210975), there was a substantial gap between the site and the neighbouring properties. Since this permission, a two storey residential property has been erected between The Old Police House and 1 Bunny Hill Cottage (ref. 20191280). This has decreased the gap between each detached property. However, the extension is single storey with no impact in terms of overlooking or overshadowing. Additionally, the difference in the height of the rear extension and the previously approved plans, is minor (0.21m) which is insignificant in terms of amenity impacts.

During the site visit from the enforcement officer, it was verbally confirmed that the current height and size of the rear extension does not affect the neighbouring property, nor is it visible from the road.

Parking and Highways

The proposal will not affect any existing parking or highway arrangements and therefore is policy compliant.

Conclusion

The amendments brought on by the variation of condition (2) are minor in nature as discussed above. There will be no impact on the street scene, conservation area or neighboring amenity.

Given the above, we consider the variation of the condition to be acceptable in all planning terms.

We also trust the information set out in this covering letter is sufficient to enable the application to be promptly registered and positively determined.

Yours faithfully,

Alice Beeken

Senior Town Planner
Kent Planning Consultancy Ltd