

**TONY
HOLT
DESIGN.**

OUTLINE PLANNING STATEMENT

Site Address: Lomus, Sole Street, Cobham, Gravesend. DA12 3AX

Description of Development: Demolition of existing dwelling and erection of 2 dwellings.

1 PROJECT PARTICULARS

1.0 INTRODUCTION

1.0.0 This statement accompanies the outline planning application drawings for the development of the dwelling known as Lomus on behalf of the applicant Reena Logan and her family.

1.1 THE APPLICANT

1.1.0 The applicant purchased the plot with a view to building a long-term family environmentally friendly home that is highly sustainable.

1.2 THE BRIEF

1.2.0 KEY OBJECTIVES:

- *Deliver a dwelling of high architectural merit and make a positive contribution to the surrounding area.*
- *Create an additional dwelling within the garden of Lomus with its own parking, garden and amenity.*
- *Achieve excellent environmental credentials via the building fabric and renewable technology with a view to being “off grid”*
- *Provide a spatial arrangement that meets short and long-term accommodation requirements.*
- *Create a dwelling that responds to the constraints and opportunities of the site whilst preserving the established amenity of neighbours (current and future).*

1.3 THE SITE

1.3.0 The site is located on the east side of Sole Street, Cobham, a small village located under 5 miles south of Gravesend. The site measures around 0.17 acres and is an “L” Shape with an existing access to Sole Street in the northwest corner of the plot. Currently the plot is occupied by a single dwelling known as “Lomus”, which sits roughly in line with its immediate neighbour to the south “Temperly”. The buildings to the north are a mixture, a small single storey shop known as “Ye Little Shop” borders the shared boundary and attaches to “Faincroft”, a 2 ½ storey dwelling that has the front elevation abutting the public highway and parking area to the rear. The application site's rear garden wraps around behind this neighbouring plot as can be seen on figure 1 below.



Figure 1 : Aerial photo of the site location.

2 SITE ANALYSIS & CHARACTER AREA APPRAISAL

2.0 THE SITE & SURROUNDINGS

2.0.0 SITE LOCATION:

The application site is located on the east side of Sole Street, in Cobg, a small village just east of Leicester and is within the Harborough District Council. The site is not part of a conservation area and neither the existing buildings nor its immediate neighbours are listed. There are two listed buildings on the opposite side of the road “Bower Cottage” & “Yeomans House”

2.0.1 SITE AREA:

0.17acres

2.0.2 TOPOGRAPHY:

The site is relatively level with little changes in level when compared to the highway and the surrounding dwellings.

2.0.3 USE:

C3 Residential

2.0.4 AMOUNT:

There is an existing chalet bungalow on the site along with several detached outbuildings located in the rear garden.

2.0.5 LAYOUT:

The plot when view from above varies from the surrounding plots as Lomus has an L shaped parcel of land which runs behind the adjacent plots to the north. The rear boundary is relevantly consistent with the other dwellings to the south. The existing dwelling sits in line with the immediate neighbour Temperly but Ye Little Shop and Faincroft and the dwellings to the north all sit much further forward. There is a side access to the south side of Lomus but the north side has been filled into the boundary with a single storey extension.

2.0.6 SCALE:

The existing buildings in the locality vary in style, size and position but all reflect that of domestic scale..

2.0.7 APPEARANCE:

The existing buildings have no particular architectural style. All the dwellings to the south of Lomus on the east side are a mix of white render, concrete tiles, clay tiles. To the north Faincroft and Ye Little Shop are mock tudor style whilst further up the road the mix of styles continues including red brick, tile hanging, render and slate roofs. Opposite are two listed buildings “Bower Cottage” which is described as *“C15 or earlier. Brick and rendering externally. Tiled gabled roof. South half is low end of Wealden house with heavy joists. Hall area rebuilt C17 but enclosing C16 chimney stack. Casement windows”* and “Yeomans House which is described as *“Late C15 wealden house restored by Sir Herbert Baker and given to The National Trust in 1931. Ground floor now brick and timber plastered over. First floor of low south end is jettied and weatherboarded.*

Higher north end rebuilt in 1930 to house C16 floor taken out of hall which is now open to the ridge. Roof tiled with moulded tie-beam, curved braces and octagonal crown post. Hall windows are set with wooden diagonal mullions. C16 oriel window is re-set in high end. Internally oak doors re-used in original 4-centred arched service doorways. Chimney stack C20 rebuild."

Between the two listed buildings is a small church hall "Saint Marys" which is a single storey building clad with metal walls and roof.

2.0.8 LANDSCAPE:

There is a low level brick wall to the front elevation with painted fence on top to the front boundary. The front garden is largely driveway with a boundary hedge running along the south shared boundary. The rear garden is typical of a residential garden with areas of paving, lawn and planters.

2.0.9 ACCESS:

Vehicular access into the site is from Sole Street in the north west corner of the plot. There is also a pedestrian gate at the centre of the front boundary but due to the open nature of the driveway this gate is obsolete.

2.0.10 CHARACTER OVERVIEW

The character of the area is varied with the listed buildings opposite providing a positive contribution to the character of the area. Other buildings are of more 1970/80's development and offer a neutral contribution to the character of the area.

Directly opposite is Manor Road which contains more recent developments that reflect 21st century styles.

2.1 NATIONAL PLANNING POLICY GUIDANCE

2.1.0 The National Planning Policy Framework (NPPF) is the main expression of the government's planning policy for England and is a significant material consideration in planning decisions. It was updated in July 2021. The NPPF emphasizes that the purpose of the planning system is to *'contribute to the achievement of sustainable development'* (Paragraph 7), with the NPPF itself representing the Government's view of what sustainable development means for England.

2.1.1 NPPF paragraph 10 states:

"...so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)

11. Plans and decision should apply a presumption in favour of sustainable development.

...For decision-taking, this means:

c) approving development proposals that accord with an up-to-date development plan without delay;

or

d) where there are no relevant development plans policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.1.2 The NPPF also sets out specific guidance to local planning authorities on decision-taking, with paragraph 38 stating *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

2.1.3 Paragraph 130 states *"Planning policies and decisions should ensure that developments:*
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.1.4 Para 134 of the NPPF *"Conversely, significant weight should be given to*
b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

2.2 LOCAL PLANNING POLICY

2.2.0 The following relevant policy constraints apply to the application:

Gravesham Local Plan Core Strategy

2.3 MAIN PLANNING CONSIDERATIONS

2.3.0 The purposes of the pre app are to seek to establish the following:

- *Principle of development for both the rebuilding of Lomus and the creation of an additional dwelling in the rear garden.*
- *Location of the new dwelling on the site.*
- *General mass and bulk of the proposed.*
- *Impact on the character and appearance of the area*
- *Impact on neighbouring amenity*
- *Self-build and Custom-Building Act 2015*

2.4 SITE PLANNING HISTORY

2.4.0 None found on public record.

2.5 RESPONSE TO THE MAIN PLANNING CONSIDERATIONS

Principle of development

2.5.0 The site is currently defined as C3 residential with a large proportion of the plot provided as garden. The applicants intend to demolish the existing dwelling which would provide an access to the land at the rear as well as reintroducing spacing to the north boundary. The dwelling at the front would be rebuilt retaining spacing to the south boundary. A new dwelling of chalet bungalow style would be built in the rear garden with its own parking area and amenity space.

Position of the new dwelling

2.5.1 The plot is a very generous size and comparable to the nearby plots. The overall depth of the plot is similar to that of the neighbouring plots to the south, however the application site extends to the north behind rear car parking areas of Faincroft.

The new dwelling to the front would retain a similar relationship with the existing and neighbour dwelling to the south. The dwelling in the rear would running perpendicular to the main ridge lines of Lomus and Temperly. It would be similar in position to the dwelling known as the Gables. Drawing 003 shows an initial layout for the site showing parking for both dwellings and turning to allow cars to leave in a forward gear.

General Mass and Bulk of the Proposed Dwelling

2.5.2 The submitted plans show an indicative massing of both dwellings and a comparison of the dwelling within the street scene. The replacement dwelling at the front seeks to offer a transition between the existing chalet bungalow at Temperly and the larger 2 ½ storey dwelling at Faincroft.

2.5.3 The dwelling to the rear would be smaller in scale with an L shape gable to gable roof. Glazing at first floor would be limited and not overlook existing neighbours private amenity spaces or habitable room windows.

2.5.4 The 2D street scene provided drawing ref 004 shows the dwelling on plot 1 would offer a gradual transition from Temperly to Faincroft with the proposed ridge heights. The outline of plot 2 is also dotted on and this would be similar to that of the gables.

Impact on the character and appearance of the area.

- 2.5.5 At this stage we have not developed externals of the building as we have concentrated on the principle and general layout of the plot in response to the sun and natural features. The current character of the area is largely defined as residential dwellings. Although no details at this stage have been submitted on external finishes, the general massing would be consistent with the character of the road and offer a simple transition from one dwelling to another whilst also respecting the character of the listed buildings opposite.
- 2.5.6 The submitted street scene highlights that there are gaps between Temperly & Altarmarino which serves the development behind The Gables and the detached garage of Temperly. This would be a similar arrangement to that proposed for the application site with the existing access used for both plot 1 and plot 2.

Impact on neighbouring amenity

- 2.5.7 The replacement dwelling would continue to have habitable room windows placed only in the front and rear elevation at first floor. Any windows that serve a bathroom/ensuite would be obscure glazed and non-openable below 1.7m from FFL.
- 2.5.8 The new dwelling in the rear garden we would look to keep any first-floor windows away from directly overlooking neighbours, particularly its closest The Gables.

2.5.9 Self-Build and Custom-Building Act 2015

The applicant is a registered applicant in Gravesham Council Self build register 2022-23 and would be seeking CIL exemption for the Self-Build (if applicable). The 2021-02 revision to the Self Build and Custom-Building Act 2015 state below, as the guidance to determine if an application, permission, or development is for self-build or custom building.

Whether developers have identified that self-build or custom build plots will be included as part of their development, and it is clear that the initial owner of the homes will have primary input into its final design and layout.

Whether a planning application references self-build or custom build, and it is clear that the initial owner of the homes will have primary input into its final design and layout; and

Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.

Ref: <https://www.epsom-ewell.gov.uk/residents/planning/planning-policy/self-and-custom-housebuilding>

Table below shows the summary from publicly available right to build monitoring information for Gravesham Council

Period	Total number of entries in the register since the base year	No of planning permissions for serviced plots suitable for self and custom build for the period
2016-17	157	0
2017-18	197	0
2018-19	198	0

2019-20	199	0
2020-21	199	0
2021-22	200	

Ref: <https://www.gov.uk/government/publications/self-build-and-custom-housebuilding-data-2016-2016-17-2017-18-and-2018-19>

We respectfully would like to draw attention to the fact that the applicants Local LA had limited success in granting planning permission for self-build, when compared to as an example Dartford, Sevenoaks, Tonbridge & Medway which have all granted self-build permissions as per the monitoring details published.

We hope the planning authority sees this application as an opportunity to make progress in enabling self-build as required by legislature.

3 SUMMARY

- 3.1.0 The applicant has a clear intention to create a long-term family home in the local area. It is hoped that the LPA can engage with the applicants and their agents in an attempt to find a clear route forward that will meet the applicants' spatial requirements but also meeting all the LPA planning policies set out.

