

Planning, Design and Access Statement.

Self-build/custom home build. New house on the site of Kent Tor, South Street, Culverstone, Meopham, Kent.

Introduction.

Kent Tor is an existing bungalow located within the village boundary as shown on Gravesham's Local Plan Core Strategy Policy Plans. The existing house is within the settlement of Culverstone.

The current bungalow is in very poor condition having been last lived in by an elderly person who appears to have been unable to keep the house and gardens maintained to their previous standard in later life. There is structural movement to the bungalow which is likely to be due to having shallow foundations, the clay soil and due to the overgrown nature of the site. Some of the cracks to the walls are visible in the photograph below.



The current building is uneconomical to save and so it is to be demolished and a new timber frame bungalow built in a similar position on the site although set slightly further back in order to create room for parking and turning at the front of the house. A new garage is also proposed to the front of the house which will be located close to a garage to the rear of the house that is west of this plot.

The plot is accessed via an existing drive from South Street.

The bungalow was at one time partly used as a Post Office and as a dwelling before the Post Office moved to White Post Lane and then to the more recent shop in South Street.

The new bungalow will be manufactured under factory conditions by Dan Wood in timber frame and brought to site in sections and erected within two to three weeks.

The design is based on a Dan Wood design and with some alterations being made to suit the site.

Planning history.

- **Conversion of ground floor formerly intended Post Office into residential flat**

Kent-Tor Wrotham Road Culverstone Gravesend Kent DA13 0RE
Ref. No: 19770641 | Received: Mon 15 Aug 1977 | Validated: Mon 15 Aug 1977 | Status: Application Refused

- **Erection of a single storey extensions at side for living accomodation.**

Kent Tor Culverstone Gravesend Kent DA13 0RE
Ref. No: 19740086 | Received: Tue 16 Apr 1974 | Validated: Tue 16 Apr 1974 | Status: Application Permitted

- **Erection of art pottery shop to replace existing shop**

Kent-Tor Wrotham Road Culverstone Gravesend Kent DA13 0RE
Ref. No: 19600169 | Received: Thu 28 Apr 1960 | Validated: Thu 28 Apr 1960 | Status: Application Permitted

Relevant Gravesham and National Planning Policies.

Gravesham Local Plan Core Strategy (September 2014)

CSO1-Sustainable Development.

CS02-Scale and distribution of development.

CS12-Green Infrastructure

CS18-Climate Change

Gravesham First Review saved Policies (1994).

P3-Vehicle Parking Standards

Supplementary Planning Guidance.

SPG2-Residential layout guidelines

Design for Gravesham. Design Code 2024

SPG4-KCC Parking Standards

National Planning Policy Framework 2024.

Section 2-Sustainable Development

Section 4-Decision Making.

The NPPF 2024 continues the presumption in favour of sustainable development :

“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas

unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area

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. For decision-taking this means:

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

where there are no relevant development plan 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 strong 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, having particular

regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

The site for the new house is within the settlement boundary of Culverstone Green where, in principle, the development of a dwelling is acceptable. This is a redevelopment of an established site for a dwelling with the existing dwelling to be demolished.

The new house will have a large garden of nearly 600 square metres in area and a depth from the rear wall of the house to rear of garden of about 20 metres.

The distance from the front of the new house to the rear of the existing house to the west is over 22 metres and there is no private amenity space to the front of the new bungalow, therefore this distance is in excess of 21 metres required in the Residential Layout Guidance. The house to the north has non-habitable rooms on the upper floors with obscured glazing to the side windows to bathrooms. The only other side window at a high level is to a staircase and landing between floors. The ground floor side windows are to a kitchen and are behind the existing close boarded garden fence.

The garden is fenced to all sides and rear boundaries with 1.8 metre close boarded fences. To the front and part of the south side there is an existing boundary wall of about 2 metres in height. To the north side of the drive there is a high and thick established hedge and to the south side, there is the house that is to the west of the current bungalow.

The new dwelling will be constructed in a factory in timber frame by Dan Wood Homes and will be brought to site as panels ready for erection. This method of construction ensures that the bungalow complies with all necessary Building Control requirements to meet the highest standards of thermal insulation without any cold bridging issues. The final finish will be white render with grey render accent panels. The roof will be in grey concrete tiles. The dwelling will be heated by air sourced heat pump and PV panels are to be installed on the roof. There will be a charge point installed for electric vehicles.

The garden area is substantial and there are a number of mature trees within the rear garden. A lawn area will be created to the rear and side of the house and new hedges planted along the boundaries which will be planted with native hedging plants to include Maple, Holly, Honey suckle, Beech, and Hornbeam. The hedge will be allowed to grow to 1.8m in height.

Bat and bird boxes will be installed to the existing mature trees at a height of about 3m off the ground. Hedgehog gaps will be created in the boundary fence.

Rainwater will be directed to a crate soakaway within the rear garden.

Foul drainage will be connected to mains drainage using existing drainage runs.

This proposed development will be sustainable with timber for the new house coming from sustainable sources, the building being highly insulated and with renewable technologies meeting a high proportion of the energy used in the dwelling.

The drive will be in permeable resin finish. To the rear of the house there will be a permeable stone patio, such as sandstone.

Within Culverstone Green there are services that provide for day-to-day requirements including a very good Post Office and Convenience Store, a petrol station which also sells convenience goods, a Primary School and day nursery. Within 1 1/4 miles there is the Cricketers Pub and restaurant and another restaurant.

Bio-diversity net gain. This doesn't apply to self-build/custom build homes. However, the applicants wish to landscape the garden and will be planting native hedges, spring flowering bulbs and retaining the existing current trees and bushes. They also agree to install other measures to support local ecology including bat and bird boxes and the creation of hedgehog gaps in boundary fences.

Access.

There is a main line railway station at Meopham with services to London and the Kent Coast. There are regular bus services to and from Culvestone Green which run to Vigo Village, Meopham, Sole Street and Higham and to Bluewater and Dartford.

The bungalow will have a level access to the front entrance door.

Parking for three cars will be provided in the drive at the front of the house. Visitors' cars can also park in the drive.

Design.

As described above, the design is a Dan Wood bungalow design which has been amended to suit the site and the applicants' requirements.

The design and finish will fit in with the location and with the mix of house types and designs within Culverstone. The bungalow will barely be seen from the main road as it is set back from the road down a long driveway.

END.