

THE RURAL PLANNING PRACTICE



Planning Statement

In Support of an Application for a Replacement Garage in Substitution of a Partially Implemented Permission 1986 0862

ADDRESS Gardeners Cottage Brewers Road Shorne Gravesend
DA12 3LB.

ON BEHALF OF Karen Mercer and Liezel McCord

PREPARED BY The Rural Planning Practice

DATE August 2023 **ISSUE** FINAL

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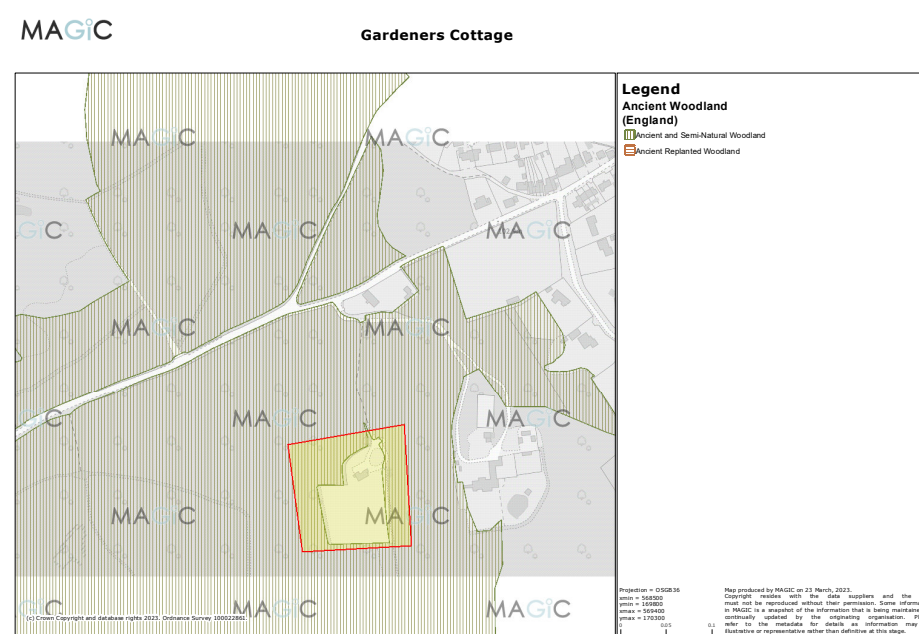
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1. Introduction

- 1.1. This application is made on behalf of Karen Mercer and Liezel Mc Cord who live at Gardeners Cottage near Shorne. They wish to substitute the extant permission for a garage granted by reference 1986 0862 which also granted permission for changes to the house that were partly implemented. The garage, other than its base, was never built.
- 1.2. It follows a refused application (ref 2023 0450) in June 2023 for a replacement garage. The application was refused on the following grounds:
 1. *The proposed garage is considered to be unacceptable due to its excessive size and height being dominant and obtrusive, failing to respect the character and appearance of this modest rural dwelling. The proposal would therefore be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*
- 1.3. The approved garage is located within the ancient woodland that surrounds the property. It was granted before the significance of the designation was acknowledged in the National Planning Policy Framework 2012. This is shown below:



- 1.4. Gardeners Cottage was originally just that and started life as a pair of cottages for staff at Puckle Hill House, a large Arts and Crafts house in the woodland nearby that was constructed in 1923.
- 1.5. The original cottages show on the 1933 County Series map. The access track to Gardeners Cottage originally served a brickworks to the south, and then on to a Roman road which is now the route of the railway.
- 1.6. The house has undergone various improvements, a recent approval granted by reference 2021 0663 is being planned.



2. Submission

2.1. The application is submitted with drawings:

717-16 C Proposed floor plans	717-17 C Proposed East and North Elevations
717-18 C Proposed West and South Elevations	717-19 C Existing ground floor layout
717-22 C Location and proposed site plan	717-11 A Existing site plan

3. Constraints

Metropolitan Green Belt

Ancient Woodland

Landscape Character Area: Shorne Woodland

Article 4 Direction removing permitted development for telecom apparatus

Area of Outstanding Natural Beauty

Biodiversity Opportunity Area, adjacent to the Shorne and Ashenbank Woods SSSI.

Ramsar Buffer Zone

4. Relevant Planning History

Erection of detached garage with loft space at first floor level

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Ref. No. 20230450 Refused

Demolition of the existing two storey extension on the north (front) elevation, formation of new entrance, two dormer windows within the roof slope and a two storey extension to the eastern end. New single storey extension to the west elevation and alterations to the fenestration on the south (rear) elevation and roof. Lean-to storage shed on east elevation.

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Ref. No: 20210663 Approved

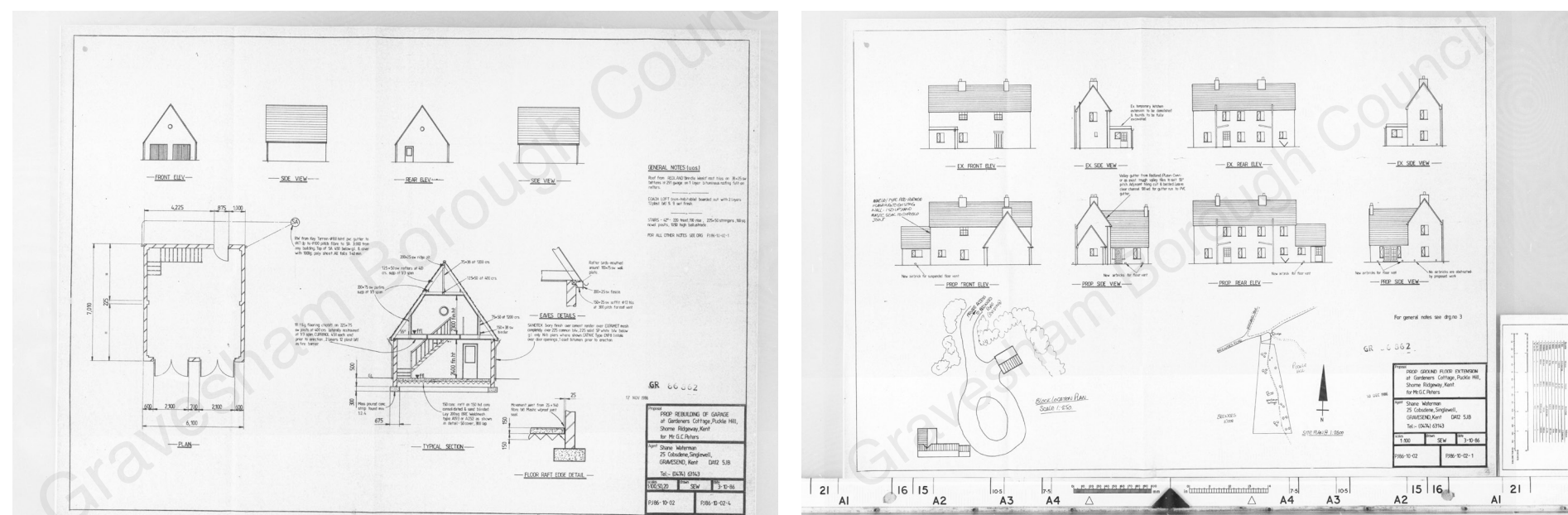
Erection of single storey front extension to form lounge and entrance lobby single storey side extension to form kitchen and detached double garage with storage over

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Ref. No: 19860862 Application Permitted and Partly Implemented

5. The Approved Garage

- 5.1. The image below right shows changes to the house and location of the original garage approved by 1986 0862
- 5.2. The 'lounge' extension was built following this approval.
- 5.3. The approved double garage shown on the plans above left, has two storeys with a pitched tiled roof. The external dimensions are 6.1 metres by 7.010 metres. There are two sets of garage doors with a personnel door. An internal staircase gives access to the first floor. The elevations are rendered brickwork.



6. The Proposed Garage (resubmission)

- 6.1. The proposed garage is located outside the ancient woodland. Locations outside the buffer zone are limited because of the site layout and this location is the most optimal.
- 6.2. The SPD Householder Extensions/Alterations 2021 advises that garages should be positioned to the side of a dwelling. A width of 6m is considered suitable for a double garage.
- 6.3. The size of the garage is reduced. It is now 6.1m wide and 7.0m deep.
- 6.4. There is a reduction in the footprint of 5.6 square metres from the refused proposal and it is slightly smaller than that of the extant permission.
- 6.5. The height of the proposed garage is also reduced.



- 6.6. Correspondingly, the loft area is also decreased by 5 square metres.
- 6.7. The distance from the house is increased to 2 metres.
- 6.8. The location of the garage is next to the house where the land has been much more disturbed in recent times. It is a logical and convenient location. It also means disturbance relating to domestic activity is on one area of the site.
- 6.9. The constructed base will be removed and the land restored.
- 6.10. The drawings show two ledged and braced garage doors and an internal staircase. Four small rooflights are shown. The external elevations are rendered with a plain clay tiled roof.
- 6.11. The front elevation of the garage is simplified with the removal of the window at loft level. It is more clearly read as ancillary to the dwelling.

7. Biodiversity

- 7.1. The planning application for improvements to the house granted by application 2021 0663 included condition 1 which required a statement on biodiversity enhancement to include the recommendations of the PEA. In accordance with this the building includes a bat and swift box to provide additional habitat with a lighting scheme to prevent light pollution or interruption of bat corridors.

8. Policy

- 8.1. The June 2023 application was refused on the grounds that it did not meet the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021. Accordingly, this resubmission has been designed to meet the demands of these policies.
- 8.2. The issues were the size and height of the building being excessive in relation to the host dwelling.
- 8.3. The proposals were found to be of good quality and would be satisfactory were the garage to be positioned further from the house. As this is not possible due to the presence of the Ancient Woodland, and indeed not a practical solution for the applicants, the proposals have been reduced in order to address the concerns.
- 8.4. The refused proposal was felt to meet national Green Belt policy. As this proposal differs primarily in size from the last proposal, there is no reason to believe that this is no longer the case.

Gravesham Local Plan 1994

- 8.5. Policy C13 relates to extension of dwellings and is now very old.
- 8.6. Policy C13 includes inter alia :



Extensions to dwellings will be considered on their merits but the Borough Council will expect the following criteria to be satisfied:-

(vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

- 8.7. The house, with the approved work, would stand at 233.9 square metres. The garage's footprint is 42.7 square metres.
- 8.8. The proposed garage is visibly subservient and of a simpler design than the refused proposed garage.
- 8.9. The proposed width is fairly standard for a double garage and the extra length required in order to incorporate stairs to the loft space is not excessive.
- 8.10. The site as a whole is discreetly located and the previous refusal was on the grounds of the garage's size and height not its design features.

Gravesham Local Plan Core Strategy 2014

- 8.11. The garage already has planning permission for a different location within the curtilage of the house.
- 8.12. Policy CS 19 requires good design, and that '*Car parking will be well related to the development it serves;*' These aspirations are achieved by the re-siting and re-sizing of the garage.

9. Conclusion

- 9.1. The garage has an extant planning permission. The proposed re-siting brings with it clear benefits because it is outside the Ancient Woodland, and serves to group the buildings and the domestic activity in one area to the benefit of the AONB. The new siting is on land already disturbed historically.
- 9.2. This revised proposal is clearly subservient to the house whilst remaining a practical size in a sensible location.
- 9.3. The Authority is respectfully asked to grant planning permission.