



Residential Development

Land between 29 and 31 The Street,
Shorne, Gravesend DA12 3EA

Planning & Heritage Statement

Mr Ali Rana

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1.0 Introduction

1.1 1.2 This Supporting Statement has been prepared by Barron Edwards (“BE”) on behalf of Mr Ali Rana (“The Applicant”). Its purpose is to assist Officers at Gravesham Borough Council [“GBC”] in their consideration of the accompanying planning application.

Planning Permission is sought for the:

“Demolition of the existing garage and erection of a detached 3-bed dwelling with associated parking, amenity space and landscaping at Land between 29 and 31 The Street, Shorne, Gravesend DA12 3EA.”

1.2 The following plans and documentations have been prepared by Barron Edwards to accompany and support this application:

- **Supporting Planning & Heritage Statement**
- **Drawing No. TS-18-J131-P01 (Site Location and Layout)**
- **Drawing No. TS-18-J131-P02 (Existing and Proposed Block Plans)**
- **Drawing No. TS-18-J131-P03 (Proposed Plans and Elevations)**
- **Drawing No. TS-18-J131-P04 (Proposed Street Scene)**

2.0 Site and Surroundings

2..1 1 The application site is a roughly rectangular shaped piece of land measuring about 0.02ha in area and is shown edged red on the site location plan. It lies between No.29 The Street (Wayside Cottages) to the west and No.31 The Street to the east, within the settlement of Shorne in Gravesend. The site accommodates a detached garage which has been lying vacant and disused since several years with the surrounding area being largely overgrown.

2.2 It is located within the Shorne Village Conservation Area with the settlement of Shorne being inset from the Green Belt as defined by the Gravesham Local Plan Policies Map. The surrounding area is predominantly residential with 2-storey detached and semi-detached houses neighbouring the property to the north, east and west. A detached chalet-style bungalow lies to the south on the other side of The Street. The Rose and Crown PH and associated car park lies to the south-west.

2.3 The Shorne village centre and the Shorne Church of England (VC) Primary School are within a few minutes’ walking distance from the site. In terms of

accessibility, the Shorne Village Hall bus stop is situated 100m from the site with buses scheduled to depart every 20 minutes to Gravesend town centre.

Planning History

Relevant planning history for the site is noted in the table below:

Reference No.	Development Proposal	Decision	Year
20061089	Erection of detached two storey three bedroom dwelling with integral garage.	Withdrawn	February 2007
20070976	Outline application for the erection of a detached dwelling.	Refused	January 2008
20090640	Demolition of existing garage and erection of a detached single storey dwelling with two bedrooms in the roof space and a parking space at the front.	Refused	October 2009

3.0 Planning Policy Context

National Planning Policy Framework (NPPF) (adopted July 2021)

3.1 The NPPF sets out the government's planning policies for England and how they are expected to be applied by Local Planning Authorities (LPAs).

3.2 The NPPF emphasises that planning applications that accord with the policies in the Council's Local Plan will be approved without delay, unless material considerations indicate otherwise. The following policies of the NPPF (adopted July 2018) have been taken into consideration in the formulation of this application:

<u>Chapter</u>	<u>Paragraph No.</u>
▪ Chapter 2: Achieving Sustainable Development	8, 10, 11
▪ Chapter 4: Decision-making	38, 47
▪ Chapter 5: Delivering a sufficient supply of homes	68, 78
▪ Chapter 9: Promoting sustainable transport	109
▪ Chapter 11: Making effective use of land	117, 118
▪ Chapter 12: Achieving well-designed places	127, 130
▪ Chapter 16: Conserving and enhancing the historic env.	193-196; 200-201

Gravesham Local Plan Core Strategy

3.3 The following policies have been taken into consideration in the formulation of this application:

- Policy CS01: Sustainable Development
- Policy CS02: Scale and Distribution of Development
- Policy CS11: Transport
- Policy CS14: Housing Type and Size
- Policy CS15: Housing Density
- Policy CS19: Design and Development Principles
- Policy CS20: Heritage and the Historic Environment

Gravesham Local Plan First Review Saved Policies

3.4 The following policies are relevant to the consideration of this application;

- Policy TC3: Development affecting Conservation Areas
- Policy T1: Impact of Development on Highway Network
- Policy T5: Access to the Identified Highway Network
- Policy P3: Vehicle Parking Standards

Supplementary Planning Documents

3.4 The documents relevant to the consideration of this application are:

- SPG4: Kent Vehicle Parking Standards (July 2006)
- SPG2: Residential Layout Guidelines (Feb 1996)
- Described National Space Standards (March 2015)

Heritage Statement

3.5 The application site is located in the Shorne Village Conservation Area albeit a semi-vacant plot having a detached garage and vegetable garden on it. The site has been include within the Conservation due to its proximity and association with No.27 & 29 The Street (Wayside Cottages). Although these are not listed buildings they are considered to have a positive contribution to the Conservation as a whole. The application site is 'sandwiched between Wayside Cottages and No.31 which is a post WWII modern detached dwelling.

3.6 Shorne Conservation Area was designated on 23rd February 1970. A conservation area statement, including proposals to extend the conservation area boundary, was approved by stakeholders in October 1999 and was subsequently adopted by the Council.

3.7 /The conservation area's boundary contains the historic streets of The Street, Butchers Hill and Forge Lane and parts of Mill Hill Lane, Crown Lane, Malthouse Lane and Manor Field.

Wayside Cottage, The Street

3.8 Across the road from the Rose and Crown is what may be an Edwardian semi-detached pair of houses. Its red ground floor brickwork, with purple headers, could pre-date the first floor superstructure. The latter is certainly late in date and is white-rendered, presumably on framing, with narrow blackened timbers applied to imitate genuine panelled timber framing. Ground and first floor windows on the street elevation are arranged symmetrically, those on the ground floor being inset and having red-brick arched heads. Window and door joinery is timber throughout. The gable-ended roof is clay tiled with a single main stack and three asymmetrically set-out dormers. The imitation wall-panelling continues up into the gables which are prominent and contain three more symmetrically placed windows.

3.9 The previous refusals on the site have resulted as the design of the proposal has failed to consider the relationship of the proposal set between Wayside Cottages and the relatively modern dwelling at No.31. The current proposal has been revised to reduce its height and size to lessen its visual impact on the street scene. It now proposes a design to image the vernacular treatment of Wayside Cottages and using a similar pallet of materials, which can be controlled by condition. It results in a 'steeped down development' giving a pleasing street scene.

3.10 The site was the subject of pre-applications discussions and it was felt that the revised scheme, reducing the height by 400mm and reducing the massing of the building was a vast improvement on the previous submissions.. The site width has been reduced by 300mm to bring it away from No.33 has lessened the impact on the street scene. The site has remained neglected for well over a decade and has become increasingly more overgrown and unsightly detracting from the view of Wayside Cottages and is now felt the right time to bring about a significant improvement in the street scene and setting of the conservation area as a whole.

4.0 Planning Considerations

Principle of Development

4.1 The NPPF sets out in paragraphs 10 and 11 a presumption in favour of sustainable development. In terms of decision-making, Paragraph 11 states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would

significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted. The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land).

4.2 Policy CS02 of the Gravesham Core Strategy sets the criteria for housing developments and supports such proposal within rural settlements inset from the Green Belt. The application site is within the Shorne village boundary. Policy CS19 sets out the general principles for built development and it is under this policy where the appropriateness of a detached dwelling in this location needs to ultimately be balanced by the LPA. Section 2 of this statement demonstrates that there is a variety of housing types in the immediate area including a number of 2-storey detached properties.

4.3 It may be the case that the application site appears constrained in size, however, the submitted site layout and floor plans clearly demonstrate that the site is capable of accommodating the proposed development. In terms of development size, Policy CS15 of the Core Strategy states a minimum threshold of 30 dph for rural developments. Whilst it is not always appropriate to apply prescribed housing density figures to such small-scale developments, however as part of a wider assessment it can be useful in order to add context. The application site has a total site area of approx. 0.02ha. As such the proposal of one dwelling on this site equates to a density of 50 dwellings per hectare which would be appropriate to its location.

4.4 The proposal meets the criteria set out in the Residential Layout Guidelines in terms of space standards and amenity space. Whilst the Nationally Described Space Standards have not been formally adopted into Gravesham's Local Plan, it should be noted that the proposals would comply with these standards if they were to be applied. The proposals do not appear to cause any loss of outlook, daylight/sunlight or loss privacy to any neighbouring occupiers.

4.5 Overall the proposal provides an additional, good quality family home without harming the local environment. Under these circumstances, the proposal does not seem to result in an overdevelopment of the site and must be considered acceptable in principle.

Design

4.6 The NPPF sets out the importance of design in the consideration of planning applications. Paragraph 38 of the NPPF states that LPAs should approach decisions on proposed developments in a positive and creative way. Paragraph 124 of the NPPF states that being clear about design expectations and how these will be tested is essential for achieving well-designed sustainable developments along with effective engagement between various stakeholders throughout the process. Paragraph 127 requires decision to ensure that developments:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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;
- 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

4.7 At the local level, Policy CS19 of the Core Strategy emphasises the importance of achieving high quality design that results in safe and attractive environments.

4.8 The proposed dwelling would not constitute backland or tandem development as it will have its own frontage and access onto the main road. Furthermore, the introduction of a small detached dwelling into an area of predominately semi-detached and detached properties is not unacceptable.

4.9 The proposed design is sympathetic to the character and appearance of the surrounding area and is appropriate in terms of scale, mass, proportion, layout and siting. It has been designed in keeping with the neighbouring cottages making it responsive to the surrounding buildings and rural character of the area. The use of appropriate rural materials enables the dwelling to be compatible with the surrounding properties and not be intrusive in the street-scene.

4.10 Overall, the design is well considered, attractive and the proposal would result in an improvement to the site. It respects the scale, appearance and location of surrounding buildings and the visual amenity of the surrounding area. As such it is in accordance with Policy CS19 of the Gravesham Core Strategy.

Amenity

4.11 The key considerations regarding amenity are the impacts on neighbours and the amenity that would be afforded to the future occupiers of the proposed properties themselves. Firstly, regarding neighbouring amenity, due to the orientation of the site together with the proposed positioning and the design of development, the proposal will not result in any adverse impact on amenity in terms of privacy, daylight, or sunlight.

4.12 In terms of daylight/sunlight impacts on the development, the proposed scheme demonstrates no overshadowing or loss of daylight/sunlight will be experienced by future occupiers of the proposed dwelling or by neighbouring residential occupiers. A maximum gap of 800m from the mid-point of the dwelling on either side of its boundary has been provided. This spatial separation ensures that there will be no loss of daylight to the gardens or the windows of the neighbouring properties. With adequate boundary treatment, the positioning of the proposed windows and the nature of the rooms that they serve, it will result in a development where no loss of privacy to adjoining occupiers or the occupiers of the development itself would occur.

4.13 In addition, the design of the dwelling as an L-shaped structure with the building lines to the front and rear in line with neighbouring properties mitigates any loss of outlook occupiers would have experienced. The dwelling will have sufficient private amenity space and provide adequate refuse storage. The development has been assessed with regard to the Residential Layout Guidelines and the Government's Technical Housing Standards 2015 and meets these standards. The room sizes are all in accordance with Gravesham's Residential Layout Guidelines.

Parking

4.14 The proposal provides two off street parking spaces which complies with the adopted standards.

5.0 Conclusions

5.1 The applicant has taken on board the Council's policies and comments from the previously refused applications to provide a workable scheme for the site. It is our assertion that the site is sustainable in terms of its location and the prospective layout and design is in keeping with the good design principles outlined in the NPPF. It would not be out of character with the area or be detrimental to the street scene.

5.2 The proposal would cause no harm to the residential amenities of its neighbours or the amenity of future occupiers. It is a site that fulfils the requirements of the NPPF in supporting a presumption in favour and is not considered to be contrary to Council Policy and therefore it is our view that the application should be supported.