

PLANNING & HERITAGE STATEMENT



Address: Church House Church Street Southfleet Kent DA13 9NR

Client: Mr. M. Shirley

Proposal: Proposed alterations to kitchen extension to form 3 gable roofs and installation of a pair of French doors

Prepared on behalf of Westleigh Design

18 September 2023

Introduction

1.1 This Planning & Heritage Statement has been prepared on behalf of Mr. M. Shirley in support of this planning application to Dartford Borough Council for the alterations to the existing kitchen extension to form 3 gable end roofs with a pair of French doors at Church House Church Street Southfleet Kent DA13 9HR.

1.2 In addition to the application form and certificates the following documents have already been submitted;

Application plans:

- Drawing No. 040923/1of7 (Existing Ground Floor Plan)
- Drawing No. 040923/2of7 (Roof Plan)
- Drawing No. 040923/3of7 (Existing Elevations)
- Drawing No. 040923/4of7 (Proposed Ground Floor Plan)
- Drawing No. 040923/5of7 (Proposed Roof Plan)
- Drawing No. 040923/6of7 (Proposed Elevations)
- Drawing No. 040923/7of7 (Proposed Section)
- Planning & Heritage Statement

2.0 Site Surroundings, Planning history and Proposal

2.1 The application site is an extended detached Grade II listed building located on the northern side of Church Street, a small cul de sac, immediately on its junction with Hook Green Road, Dale Road and Warren Road immediately opposite The Ship Inn.

2.2 The dwelling is located within the Southfleet Conservation Area and has been extended several times over the years. The kitchen is a rear extension with a later 1994 timber conservatory to its western side.

2.3 The proposal is to erect 3 small gable ended dormer style roofs in order to provide two larger windows and a pair of French windows in order to provide

additional light to the kitchen. The existing door to the rear garden will be bricked in and access to the rear garden will be via the French doors.

Heritage Implications

2.4 The application site is located centrally within the Conservation Area which in itself is centred around the junction of the main roads and the Ship Inn. This part of the village developed as a hamlet around the C14 Church and its friary. The application property and adjacent Church Cottages were added in C16 together with the Ship Inn. These comprise the main listed buildings with peg tiled roofs with gables being the main features.

2.5 The proposed works would be to the roof of the kitchen extension on the eastern side of the building. This has a low eaves height with resultant low windows to the north and eastern elevations which leave the kitchen very dark. The roof to this kitchen are in need of repair so is an ideal time increase the windows to allow additional light to the kitchen. The proposal is therefore to create two small gabled dormers over the existing widow openings in the rear elevation to enable a higher widow and French windows. A further small gabled roof will be provided over the window in the eastern elevation. The kitchen is located centrally of the building at the rear and well inside the boundary with Dale Road. As such the proposal would not be seen from outside the site and would have no significant impact on the Conservation Area or street scene. Overall we are satisfied that the proposal will not have any adverse impact on the amenity of the Conservation Area and will complement the existing building.

3.0 Planning Policy Context

3.1 Section 70 of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that, when making a determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, requires that, when issuing a decision, councils must also include a statement explaining, whether, and if so how, in dealing with the application, the local planning authority have worked

with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

National Planning Policy Framework (NPPF) (Revised June 2021)

3.2 National planning policy is enshrined within the revised National Planning Policy Framework (NPPF) issued in July 2021 and its accompanying revised the Planning Policy Guidance (PPG). The PPG seeks to set out how to implement the strategic vision contained within the NPPF.

3.3 With regards to decision-taking, the revised NPPF advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible

3.4 Paragraph 7 of the NPPF states that, “the purpose of the planning system is to contribute to the achievement of sustainable development”. It goes on at paragraph 8, that there are three dimensions of sustainable development as: economic, social and environmental. Paragraph 10 of the NPPF states that a “presumption in favour of sustainable development’ which is at the heart of the Framework to ensure that sustainable development is pursued in a positive way.

3.5 Paragraph 126 says that the Government attaches great importance to the creation of high quality buildings and that good design is a key aspect of sustainable development, which creates better places in which to live and work. This is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 130 states that planning policies and decisions should 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 surrounding built environment and landscaped setting
- establish a strong sense of place, using streetscapes and buildings to create attractive, welcoming and distinctive places to live, work and visit;

- create places that are safe, which promote health and wellbeing with a high standard of amenity for existing and future users.

3.6 Paragraphs 134 emphasise that developments of poor design should be refused but where design accords with plan policies it should not be used as a valid reason to object to development.

3.7 However the main policy implications for the proposal relate to the preservation and enhancement of established heritage assets and the Conservation Area generally. Paragraphs 189 to 208 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on “significance”, defined in Annex 2 as: "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting."

3.8 Paragraph 195 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

3.9 The Development Plan comprises the policies of the Dartford Core Strategy adopted in 2011 and Dartford Development Policies Plan 2017:-

Dartford Core Strategy (adopted September 2011)

The following policies are relevant to the consideration of this application:

Policy CS1 Spatial Pattern of Development

Policy CS7 – Employment Land & Jobs

Policy CS17 – Design of Homes

Dartford Development Policies Plan (adopted July 2017)

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

Policy DP1: Dartford’s Presumption in Favour of Sustainable Development

Policy DP2: Good Design in Dartford

Policy DP3: Transport Impacts of Development

Policy DP4: Transport Access and Design

Policy DP5: Environmental and Amenity Protection

Policy DP6: Sustainable Residential Locations

Policy DP12: Historical Environment Strategy

Policy DP13: Designated Heritage Assets

Supplementary Planning Documents

3.11 The following supplementary planning documents have been taken into consideration:

Dartford Parking Standards – July 2012

4.0 Planning Considerations

4.1 It is our opinion that the main considerations of this case would be the impact of the proposals on the visual amenity of the Conservation Area and street scene generally, any adverse impact the proposal may have on neighbouring properties and the impact of the new build on the street scene within the Conservation Area.

Principle of Development

4.2 The NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 2 notes that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development and Paragraph 8 sets out the three objectives of achieving sustainable development being economic, social and environmental. 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 NPPF further goes on to state at Paragraph 38 that LPAs should approach decisions on proposed developments in a positive and creative way and decision-makers at every level should seek to approve applications for sustainable development where possible.

Impact of the Development on the Conservation Area

4.3 The proposal involves a fairly minor enlargement of the existing roof to kitchen extension and it is not considered to be out of keeping and character of the host dwelling or area generally and will not significantly impact upon the street scene. It is our view that the roof gables will be no more detrimental to the street scene than the existing conservatory and will be a visual improvement.

Design, Character and Appearance

4.4 At a national level the NPPF in Paragraph 126 states that good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people to live and work and helps make development acceptable to communities. It states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

4.5 We are satisfied that the proposal can only be considered to improve and enhance the visual impact of the building and the Conservation Area as a whole. The detail provided clearly shows that the site is capable of accommodating the proposed development without having any detrimental effect on the street scene or the amenity of neighbouring properties. It would

not be contrary to the principles and provisions of Paragraph 131 of the National Planning Policy Framework or Local Plan policies.

4.6 At a local level policy states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. It goes on that new development will be visually attractive, fit for purpose and locally distinctive. It must conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding area. Although located within a conservation area the proposal has very little impact on the historic or architectural merit of the heritage asset. It is our contention that the design of the proposed extension has retained the integrity of the building and ensures that the preservation and enhancement of the host dwelling has been maintained.

4.7 In respect of historic impacts the Framework (NPPF) states that the significance of a heritage asset such as a listed building can be harmed or lost through development within its setting. We are satisfied that there is no other heritage asset in close proximity to the proposal that would be materially affected by the proposal. We are satisfied that the development would not be contrary to Core Strategy policies, saved policies or the national planning policies in the NPPF

Impact on Neighbouring Properties

4.8 Consideration has been given to the impact of the proposal on adjacent residential properties with due regard to privacy and overshadowing. The Core Strategy requires new development to safeguard the amenity including privacy, daylight and sunlight of neighbouring properties. Given the relatively minor nature of the development and its orientation is unlikely to effect the residential amenity of the adjoining properties because of the separation distances.

5.0 Conclusion

5.1 The applicant have taken on board all the Council's and National policies to provide a sustainable solution both to the need to provide additional lighting to the kitchen and the need to enhance and preserve the heritage asset roof.

The prospective layout and design is in keeping with the good design principles outlined in the NPPF and would not be out of character with the host building or area and has no detrimental effect on the residential amenities of its neighbours. We are of the opinion that the proposal would result in a significant improvement in the visual amenity of the area in keeping with guidance contained within the NPPF and that the application should be supported.

5.2 As required by paragraph 189 of the revised NPPF (February 2019) this statement has described the significance of the grade II listed building and its location within the Conservation Area. The works to it respect the areas of high significance that have remained unaltered over time but now require maintenance and ensure that within these areas any harm was minimised. On the whole this low level of harm is clearly identified as being less than substantial in NPPF terms.

5.3 As noted by the NPPF this low level of harm should be weighed against the public benefits of the scheme. Heritage based public benefits of the scheme demonstrably outweigh the low levels of harm and include securing a viable use of the asset in support of its long term conservation and the removal of risk to the occupied grade II listed building. It is also important to note that the work would result in an enhancement to the significance of the listed building.

5.4 There are no external works to the listed main Church House itself so the character and appearance of the listed building would not change.

5.5 The main policy implications for the proposal relate to the preservation and enhancement of this established heritage asset and the fact that it will ensure its long term viability and retention. In this regard this would be totally compliant with the principles laid out in Paragraph 185 of the revised NPPF. Paragraphs 192 & 196 add further to this by emphasising the importance of ensuring that any alterations or modifications are in keeping and character with the building and ensure the preservation of the heritage asset itself.

5.6 We have clearly emphasised that some 'minor harm' would be caused but that this is outweighed by the refurbishment of building in a way that will both preserve and enhance it for future generations. The details provided clearly shows that the proposed works could be achieved without having any

detrimental effect on the existing character or residential amenity and would be fully compliant with the Council's conservation policies.

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