



Rebuilding and renovations of former 'Gardeners Cottage' including the rebuilding of the first floor, to provide a detached, two storey dwelling.

at Gardeners Cottage
Beachborough Park
Newington

Planning Statement

March 2020

Contents

1.0 Introduction	3
2.0 The Application Site & Surroundings	4
3.0 Relevant Planning History	5
4.0 The Proposed Development	6
5.0 Planning Policy Context	7
6.0 Assessment	10
7.0 Conclusions	14

1.0 Introduction

- 1.1.1 This Planning Statement accompanies an application for Planning Permission for the rebuilding of the former Gardeners Cottage, including the rebuilding of the first floor, to provide a detached, two storey, two bedroom dwelling.
- 1.1.2 The proposal would result in a modest dwelling, restoring the site to its former residential use and improving the appearance of the currently derelict site. The proposed alterations and renovations have been designed sensitively to respect the proportions of the original building, having regard to the setting of nearby listed buildings and protecting the surrounding AONB, LLA and Historic Park and Garden.
- 1.1.3 A structural statement has been prepared in support of this application to demonstrate that the external walls which have remained in situ are structurally sound and are capable of supporting the necessary alterations and renovations and roof to facilitate the proposed rebuilding.



Photo of King George V standing in the garden at the rear of the cottage, which can be seen in the background (dated 1916)

2.0 The Application Site & Surroundings

- 2.1.1 The Application Site is within the village of Newington, outside of the defined settlement boundary and therefore in the open countryside in planning terms.
- 2.1.2 The Application Site forms part of the wider Beachborough Park estate; the main Beachborough Park building and several of the surrounding buildings have been converted and are used as hotel accommodation, with a number of buildings also being in residential use.
- 2.1.3 The Application Site itself comprises the former Gardeners Cottage which, as the name suggests, was originally used for the sole purposes of housing the head gardener and his family.
- 2.1.4 The property was built in approximately 1870 as a detached cottage but at the end of the 19th Century when the family gave up the estate and put into the hands of trustees, the Gardeners Cottage was left vacant and became derelict.
- 2.1.5 Beachborough Park, along with two buildings to the east (known as the Porch to Beachborough Park and the East Wing) are Grade II Listed Buildings.
- 2.1.6 The Application Site is within the Kent Downs Area of Outstanding Natural Beauty, as well as a Local Landscape Area. The site of Beachborough Park as a whole is identified as a Historic Park and Garden within the saved Local Plan.



3.0 Relevant Planning History

- 3.1.1 Gardeners Cottage itself has no planning history, however, Beachborough Park as a whole has a long planning history. The most recent applications relating to Beachborough Park are:

Y19/0073/FH - Creation of a wildlife pond for Great Crested Newts. Approved

Y18/0397/SH - Replacement front elevation windows (x5) and entrance door. Approved

4.0 The Proposed Development

- 4.1.1 This application seeks planning permission to rebuild the former Gardeners Cottage, including the rebuilding of the first floor and provision of a new roof, to restore the building to its original residential use.
- 4.1.2 The proposed dwelling will be modest in size and has therefore been designed with an open plan living / kitchen area to maximise internal space at ground floor. At first floor level, two bedrooms will be provided alongside a bathroom.
- 4.1.3 The rebuilt first floor and roof will have a pitched roof with hipped gables to reflect the character of the original dwelling. Proposed materials will match those used in the existing building with brickwork matched as closely as possible.
- 4.1.4 2 parking spaces will be provided adjacent to the dwelling to provide off-street parking for the future residents. A grassed garden will be provided providing private amenity space for future residents.
- 4.1.5 The external walls of the building are currently at 3.2m and will be raised by an additional 1.4m to re-provide the first floor to current Building Regulations. The overall height of the building rebuilt (including the new roof) will be 6.6m.

5.0 Planning Policy Context

- 5.1.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), Planning Applications should be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.
- 5.1.2 The relevant adopted development plan for this site comprises Shepway's Core Strategy Local Plan (2013), Saved District Local Plan (2009) and the emerging policies contained within the draft Places and Policies Local Plan and Core Strategy Review.
- 5.1.3 In considering the redevelopment proposals, other relevant documents will form material considerations in the determination of the planning application, including the National Planning Policy Framework (NPPF).

5.2 The National Planning Policy Framework

- 5.2.1 Whilst the NPPF does not form part of the development plan, the scheme should be assessed against National Guidance in the form of the National Planning Policy Framework which was updated in February 2019. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
- 5.2.2 At the heart of the NPPF is a presumption in favour of sustainable development and the policy provisions of Paragraph 11 apply to all development proposals. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

5.3 Shepway Core Strategy Local Plan (2013)

- 5.3.1 The relevant policies from the Core Strategy are as follows:
- 5.3.2 *Policy DSD - Delivering Sustainable Development* seeks to take a positive approach that reflects the presumption in favour of sustainable development in the NPPF.
- 5.3.3 *Policy SS1 - District Spatial Strategy* seeks to guide additional development to the most sustainable towns and villages and states that development within the open countryside should only be allowed exceptionally.
- 5.3.4 *Policy SS3 - Place-Shaping and Sustainable Settlements Strategy* states development within Shepway should be directed towards existing sustainable settlements to protect the open countryside and the coastline and the principle of development is likely to be acceptable on previously developed land, within defined settlements, provided it is not of high environmental value.
- 5.3.5 *Policy CSD4 - Green Infrastructure of Natural Networks, Open Spaces and Recreation* states planning decisions should have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting, which will take priority over other planning considerations.

5.4 Saved District Local Plan Review (2009)

- 5.4.1 The relevant saved policies from the Local Plan Review are as follows:

- 5.4.2 *Policy SD1* - requires all developments to take account of the broad aim of sustainable development and seeks to protect and enhance areas of countryside that are of special quality, particularly the Kent Downs Area of Outstanding Natural Beauty and Special Landscape Areas.
- 5.4.3 *Policy HO1* - states the redevelopment of previously developed sites or the conversion of existing buildings for residential development will be permitted.
- 5.4.4 *Policy BE1* - requires a high standard of layout, design and choice of materials for all new development.
- 5.4.5 *Policy BE5* - states the LPA will refuse applications for development which would adversely affect the setting or character of a listed building.
- 5.4.6 *Policy BE18* - states planning permission will be refused where development proposals would adversely affect the site or setting of parks and gardens of historic interest.
- 5.4.7 *Policy CO5* - requires proposals to protect or enhance the landscape character and functioning of Local Landscape Areas.
- 5.4.8 *Policy TR12* - states new development, redevelopment or a change of use will only be permitted if it makes provision for off street parking on or near the site in accordance with the current maximum vehicle parking standards.

5.5 Emerging Places and Policies Local Plan (submission version - 2018)

- 5.5.1 In accordance with Paragraph 48 of the NPPF, due to the advanced stage in preparation of the emerging Places and Policies Local Plan, the emerging plan is a material consideration in the determination of planning applications and should hold moderate weight in the decision making process.
- 5.5.2 The following policies from the emerging Places and Policies Local Plan are considered to be relevant:
- 5.5.3 *Policy HB1 - Quality Places Through Design* states planning permission will be granted where proposals make a positive contribution to its location and surroundings and does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook.
- 5.5.4 *Policy HB3 - Internal and External Space Standards* requires new residential development to meet the Nationally Described Technical Housing Space Standards and provides an area of private open space for each new or converted dwelling.
- 5.5.5 *Policy T2 - Parking Standards* states planning permission will be granted for schemes providing residential parking where the resident and visitor parking is sufficient and well integrated so that it does not dominate the street, and parking is provided in line with Table 13.1.
- 5.5.6 *Policy NE3 - Protecting the District's Landscapes and Countryside* states the impact of individual proposals and their cumulative effect on the Kent Downs Area of

Outstanding Natural Beauty (AONB) and its setting will be carefully assessed and planning permission will be granted where the natural beauty and locally distinctive features of the AONB and its setting are conserved and enhanced.

5.6 Emerging Core Strategy Review (draft submission version)

- 5.6.1 The submission version of the Draft Core Strategy Review has been published with consultation running until March 2019. The Council is now reviewing the comments received on the draft Core Strategy. As the Core Strategy Review is still at an early stage in its adoption, it holds limited weight in the decision making process.

6.0 Assessment

6.1 Principle of development

- 6.1.1 The Application Site is outside of the defined settlement boundary and is therefore considered to be in the open countryside in planning policy terms.
- 6.1.2 Policies DSD, SS1 and SS3 of the Core Strategy and saved policies SD1 and CO1 of the Local Plan Review set out the spatial strategy for the District and support sustainable development. They seek to concentrate new development in the larger settlements while allowing some development within and around the smaller rural settlements.
- 6.1.3 However, these policies also acknowledge that some development can take place in the countryside and policies HO1 and CSD3 allow for the conversion of rural buildings to dwellings, subject to various criterion.
- 6.1.4 Policy HO1 allows for the conversion of existing buildings particularly where this would result in the preservation of a building of architectural or historic interest.
- 6.1.5 Core Strategy Policy SS1 states additional development should be focused on the most sustainable towns and villages as set out in policy SS3. Development in the open countryside and on the coast (defined as anywhere outside of settlements within Table 4.3 Shepway Settlement Hierarchy) will only be allowed exceptionally, where a rural/ coastal location is essential (policy CSD3).
- 6.1.6 Core Strategy Policy CSD3 states development in rural locations will be acceptable where they comprise replacement buildings (on a like for like basis) or conversions of buildings that contribute to the character of their location.
- 6.1.7 The National Planning Policy Framework 2019 at paragraph 79 allows certain forms of isolated buildings in the countryside, including the conversion of redundant rural buildings, where the proposal would enhance its surroundings. In addition, paragraph 117 of the Framework promotes effective use of land in meeting the need for homes and of making as much use as possible for previously developed land.
- 6.1.8 As such, while adopted local policies do seek to divert new residential development to defined towns and villages, both local and national policy does allow for new dwellings within the countryside, subject to defined criteria.
- 6.1.9 Firstly, the proposal will restore the site to its original residential use, rebuilding the former dwelling which has been left to become derelict over a number of years. The structural report submitted with this application demonstrates that the existing structure is capable of supporting the conversion and result with the existing walls retained.
- 6.1.10 The NPPF supports the conversion of redundant rural dwellings where the proposal would enhance its surroundings. The proposed development would meet this criteria as the existing building has fallen into disrepair and is having a negative impact on its setting. Without the proposed rebuilding, the site will remain derelict and will continue to decline, thereby having a negative impact on its setting indefinitely.

- 6.1.11 As such, the principle of the proposed development is supported by paragraph 79 of the NPPF.
- 6.1.12 In terms of local policy, while it is recognised that policies in general seek to divert development to existing settlements, they do allow for conversions of rural buildings to residential dwellings, particularly when this would enhance the setting of the site.
- 6.1.13 As set out above, the site has become derelict and is having a negative impact on its rural setting. The proposal will include renovating and rebuilding, where required, the external walls and reconstruct a new roof to provide a modest, but high quality building. The proposed development will therefore help to enhance the setting of the site, which is particularly sensitive due to a number of landscape and rural designations. The proposal will also include well maintained landscaping surrounding the building through the provision of a garden for the dwelling, which will further help improve its setting and overall appearance.
- 6.1.14 As a result of these factors the proposal will improve the overall character, appearance and condition of the application site and its grounds, which would enhance its surroundings. The proposal therefore meets the relevant tests set out in local policy for new rural dwellings.
- 6.1.15 Finally, the proposed dwelling cannot be considered to be an isolated dwelling in the countryside as it will be located within a cluster of existing buildings including residential dwellings and tourism uses.
- 6.1.16 Overall, the proposal will see the rebuilding of a historic dwelling, which is important to the history of the Beachborough Park site as a whole. The proposed alterations and conversion will restore the site to its former state, providing residential accommodation within the wider Beachborough Park complex. The proposed restoration of this dwelling is supported by National Policy and allowed for in local policy, due to the particulars of the site and proposal, despite being in the countryside.
- 6.1.17 As such, the rebuilding of this former dwelling to provide a two storey home should be considered acceptable in principle, subject to other material planning considerations, as set out below.

6.2 Design and Visual Impact

- 6.2.1 The proposed development will include the re-provision of a first floor and new roof to the existing structure, as well as other external alterations such as the installation of new windows and doors.
- 6.2.2 Saved Local Plan policy CO1 seeks to protect the countryside for its own sake and policy CO20 (while relating to replacement dwellings, the principles are still relevant to this proposal) requires development to be of a high standard of design and in keeping with the character of the locality.
- 6.2.3 The application site is also within the AONB where Core Strategy policy CSD4 (e) states planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting, which will take priority over other planning considerations.

- 6.2.4 The site is also within a locally designated Local Landscape Area (LLA) where saved policy CO5 states proposals should protect or enhance the landscape character and functioning of Local Landscape Areas.
- 6.2.5 The proposed external alterations have been designed to be of a modest scale, keeping to the footprint of the original dwelling and providing the minimum amount of internal floor to ceiling height to meet the standards for modern dwellings. As such, the height of the proposed dwelling has been minimised as much as possible. As such, the proposal will not appear as an incongruous feature within its rural setting and will be of an appropriate scale, within a cluster of existing buildings across the wider Beachborough Park site.
- 6.2.6 Proposed brickwork will match the existing structure with natural roof slates to reflect its original character. The proposal will include traditional features, such as brickwork detailing around the windows.
- 6.2.7 As such, the proposal will result in a high quality design which will improve its immediate setting by rebuilding the former dwelling which has fallen into disrepair and become derelict.
- 6.2.8 In terms of its wider visual impact, the proposal will not be visible from the wider countryside surrounding the site, and will therefore have no harmful impact on the natural beauty of the AONB or LLA.
- 6.2.9 Beachborough Park, along with two buildings to the east (known as the Porch to Beachborough Park and the East Wing) are Grade II Listed Buildings. Saved Policy BE5 seeks to protect the setting of listed buildings.
- 6.2.10 The proposed development will sympathetically rebuild the former Gardeners Cottage using appropriate, traditional materials. The height of the resulting dwelling has been minimised to meet modern Building Regulations and will therefore not appear overbearing in its historic context. The proposed development will therefore protect the setting of these nearby listed buildings.
- 6.2.11 Overall, the proposed renovation and associated external alterations have been well designed to restore this modest dwelling to its former state, providing a high quality building which respects its rural and historic setting. As such, the proposal complies with the relevant local policy and should be considered acceptable in design terms.

6.3 Residential Amenity

Neighbouring Residents

- 6.3.1 Saved policy SD1 requires developments to safeguard and enhance the amenity of residents.
- 6.3.2 Emerging PPLP policy HB1 states planning permission will be granted where a proposal does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook.

- 6.3.3 There are no existing residential properties which are within close enough proximity to be affected by the proposal in terms of overshadowing or loss of privacy. The closest neighbouring property is 34 metres from the Application Site.
- 6.3.4 As such, the proposal will have no harmful impact on the amenity of neighbouring residents, complying with policies SD1 and HB1.

Future Occupants

- 6.3.5 Emerging PPLP policy HB3 sets internal and external space standards for residential dwellings. For two bedroom, two storey properties, HB3 requires an internal floor area of 70 / 79sqm, depending on the number of bedspaces. The proposed dwelling would have an internal floor area of 90sqm, thereby providing sufficient internal space for future residents
- 6.3.6 Emerging policy HB3 also requires dwellings to have an area of private garden for the exclusive use of an individual dwelling house of at least 10m in depth and the width of the dwelling. The proposed grassed garden will achieve this, providing sufficient external amenity space for future residents.
- 6.3.7 As such, the restored dwelling will provide a suitable level of amenity for future residents, despite its modest size, and will meet the requirements of modern living with a flexible, open plan ground floor.
- 6.3.8 Overall, the proposed development will safeguard the amenity of neighbouring residents, while also providing a suitable level of amenity for future residents, in compliance with adopted and emerging Local Plan Policy.

6.4 Parking and Highways

- 6.4.1 Saved Local Plan policy TR12 of the Saved Local Plan sets parking requirements for dwellings in line with Kent Highways IG3 standards. KHS IG3 requires 1.5 independently accessible parking spaces for 2 bed dwellings in rural locations.
- 6.4.2 2 vehicle parking spaces will be provided to the front of the dwelling, exceeding the relevant standards and ensuring the future residents of the dwelling will have sufficient off street parking.
- 6.4.3 As such, the proposed development will provide sufficient parking for the proposed two bed dwelling, complying with the relevant adopted standards. As such, the proposal should be considered acceptable in parking and highways terms.

7.0 Conclusions

- 7.1.1 This application seeks planning permission for the rebuilding of the former 'Gardeners Cottage' to provide a detached, two storey dwelling including the rebuilding of the first floor and associated external alterations.
- 7.1.2 The external alterations have been sensitively designed to respect the original dwelling, providing a modest dwelling. Despite being within the countryside, local and national planning policy support the rebuilding of disused and derelict rural building and the proposals meet the relevant tests to make development within the countryside acceptable.
- 7.1.3 The rebuilding of this former Gardeners Cottage will improve the appearance of the site, whilst protecting the natural beauty of the surrounding countryside and AONB, as well as the setting of nearby Listed Buildings and the amenity of surrounding residential properties.
- 7.1.4 This Planning Application is therefore considered to be consistent with the relevant Planning Policies set out within adopted and emerging local planning policy, and is wholly in keeping with the National Planning Policy Framework. The proposals are therefore in accordance with the Development Plan for the Borough in line with s38(6) of the Planning and Compulsory Purchase Act (2004) and Planning Permission should therefore be granted.