



Ebbsfleet
DEVELOPMENT CORPORATION

RESIDENT'S PLANNING GUIDE

EBBSFLEET GREEN



Introduction

This guide is for residents of Ebbsfleet Green to provide an overview of the development and specific planning matters for Ebbsfleet Green, as well as how it relates to the wider Ebbsfleet Garden City.

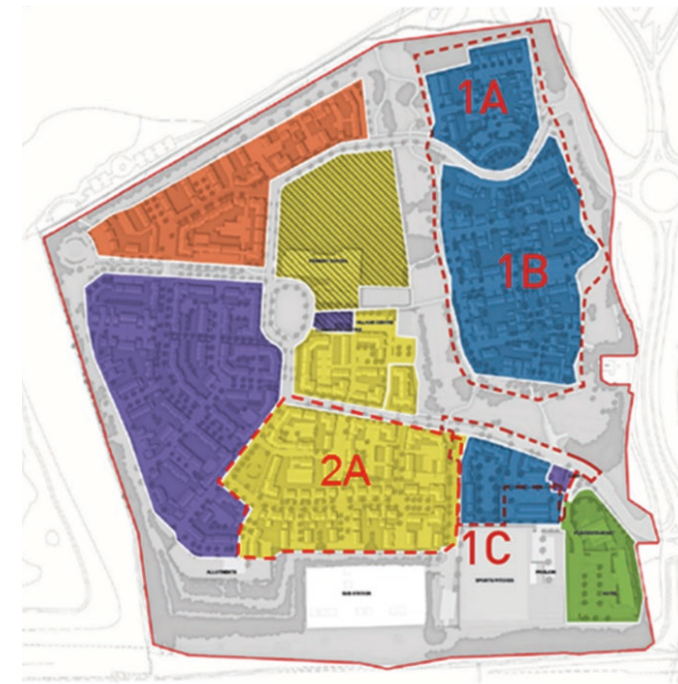


Figure 1: Ebbsfleet Green Residential Phases.

📍 Ebbsfleet Green Overview

A summary of the proposed and approved development at Ebbsfleet Green is provided below:

- Up to 950 homes including Affordable Rent, Shared Ownership and Market-Sale properties
- 2 Form Entry Primary School with Nursery
- Community Hall
- Convenience Store
- Public House & Restaurant
- Hotel
- Allotments
- Redrow Office
- Community Sports Pitches & Pavilion

The residential developer for Ebbsfleet Green is Redrow Homes. Please refer to legal and estate charge documents for your property in respect of the management company responsibilities for estate maintenance.



Ebbsfleet Development Corporation (EDC)

Ebbsfleet Development Corporation (EDC) is an organisation created in 2015 to speed up delivery of up to 15,000 homes and create a 21st Century Garden City in North Kent. This includes using public funds to deliver facilities that would support the Garden City such as private infrastructure (electricity water, etc) as well as public infrastructure (roads, schools etc).

EDC are also the Local Planning Authority and so applications for planning permission within the Garden City Area, which would previously have been made to the Borough Councils of Dartford and Gravesham, now need to be made to the EDC Planning Team.



Figure 2: Ebbsfleet Green Development – Northern Site Entrance.

The EDC has produced the Ebbsfleet Implementation Framework, which sets out our vision for the Garden City. This refers to the land covered by the outline consents of Eastern Quarry and Ebbsfleet Green as 'a constellation of vibrant urban villages set against the chalk cliffs and waterscapes of the former quarry'. The Implementation Framework sets out six delivery themes. These are the overarching priorities, which the EDC is seeking to achieve across all development within its boundaries:

- Support quality homes and neighbourhoods
- Focus on thriving local centres
- Building on Ebbsfleet's connections
- Bringing in the green and the blue
- Celebrate and reflect the landscape, people, and cultural heritage
- Integrated utilities and services

Website Links

- Further information, including copies of the full and summary versions of the Implementation Framework, is available from the following page of the EDC website:
<https://ebbsfleetdc.org.uk/the-vision/>
- A new page for our growing communities with items like the popular blog, the community investment fund, Edible Ebbsfleet and creative ideas fund can be found here:
<https://ebbsfleetdc.org.uk/community/>
- A new events page listing things are that going on in the Garden City and beyond can be found here:
<https://ebbsfleetdc.org.uk/events/>
- The news section continues to grow and is updated almost daily. Details available here:
<https://ebbsfleetdc.org.uk/news-archive/>
- An interactive map is available showing what projects the EDC is working on. This can be viewed here:
<https://ebbsfleetdc.org.uk/ebbsfleet-garden-city/>
- There is also a parks section on the website, showing what we're working on across the EDC:
<https://ebbsfleetdc.org.uk/projects/parks/>

Householder Planning Applications

When Planning Permission is required:

Planning permission required for development of land, which is defined in the *Town and Country Planning Act 1990 (as amended)* as:

- Building, Mining, Engineering Works or other Operations; or
- Material Changes of Use

When Planning Permission is not required:

The following are some examples of works that do not constitute 'development' and therefore do not usually require planning permission:

- Works which would affect only the interior of your home (excluding change of use)
- Ancillary (secondary) use of your home/garden/outbuilding for a purpose which does not change its primary use as a home for a single household (for example a home office or studio within a spare room) and would not involve any works to the exterior of your home, garden or outbuildings, nor additional outbuildings.
- Like-for-like replacement of doors and windows within the existing openings for a similar design, material and colour. Please note that this only applies to houses, not apartments nor flat over garage units/coach houses.

Permitted Development Rights:

Secondary legislation allows certain development to proceed without applying for planning permission, subject to falling within the limits and conditions specified in the following legislation. This is often called 'Permitted Development' and is set out in the *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* – herein referred to in this document as the GPDO.

Further information on permitted development rights is available from the following independent links:

- https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2
- <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

Ebbsfleet Green Planning History

All planning applications within the Garden City Area made to the EDC Planning Team are available to view from the following page of the EDC website: <http://applications.ebbsfleetdc.org.uk/online-applications/>. On the page, the Simple Search tool can be used to search for planning applications by a keyword, reference number, postcode or single line of an address.

A list of the reference numbers of the principal planning applications associated with Ebbsfleet Green is provided below:

- DA/05/00308/OUT Outline Planning Permission.
- EDC/16/0045 Amendment to the Outline Planning Permission
- 15/01001/ECREM Phase 1a/b Residential Development
- EDC/16/0083 Phase 1c Residential Development
- EDC/16/0113 Phase 2 Residential Development
- EDC/16/0117 Public House & Restaurant
- EDC/17/0135 Phase 3 Residential Development
- EDC/18/0170 Phase 2c Residential Development
- EDC/19/0125 Phase 4 Residential Development
- EDC/20/0051 Ebbsfleet Green Primary School

Permitted Development Rights at Ebbsfleet Green

To protect living conditions of residents and the appearance of the development, some permitted development rights for Ebbsfleet Green were removed when planning permission for the outline consent was granted. The table below provides a summary of the main permitted development rights for houses at Ebbsfleet Green, indicating which rights remain and which have been removed, together with advice on applications for planning permission.

Please note that this table only applies to houses, not apartments.

Part 1 Class A - Enlargement, Improvement or Alterations

Description	Covers enlargement, improvement or alterations to a house such as rear or side extensions, conservatories, garage conversions, or amendments to existing external features such as entrance canopies, windows and doors.
General Advice	<p>Permitted Development rights in Class A have been removed so planning permission will be required for such works.</p> <p>Extensions and Conservatories</p> <p>Planning applications for extensions will be considered on their own merits but shall generally be expected to be sympathetic to the existing property and garden in terms of size, height and scale. Materials (both type and colour) should relate to the main property. The design should avoid impacting on neighbouring properties in terms of overlooking or overshadowing neighbouring windows or gardens. The amount of car parking would also need to be sufficient for the property as extended, which is particularly relevant where an additional bedroom would be created</p> <p>Garage Conversions</p> <p>The parking allocation across Ebbsfleet Green was approved based on garages being provided to some properties. Applications to convert all or part of a garage to a habitable room will therefore be resisted due to the likely increase of on-street car parking this would create.</p> <p>Doors and Windows</p> <p>Like-for-like replacement of doors and windows on houses for a similar design, material and colour can be made without seeking planning permission. Please note this does not apply to works which would re-size existing doors and windows or works which would create additional doors and windows.</p> <p>All windows which are shown to have obscure glazing are required to be maintained as such at all times.</p>

Part 1 Class AA

Description	Covers the enlargement of a dwellinghouse by construction of additional storeys.
General Advice	<p>As per, Part 1, Class A, permitted development rights in Class AA have been removed so planning permission will be required for such works.</p> <p>Proposals would be expected to be sympathetic to the existing property in terms of size, height, and scale. Materials (both type and colour) should relate to the main property. The design should avoid impacting on neighbouring properties in terms of overlooking or overshadowing neighbouring windows or gardens. The amount of car parking would also need to be sufficient for the property as extended, which is particularly relevant where an additional bedroom would be created.</p>

Part 1 Classes B and C - Additions or Alterations to Roofs

Description	Covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows (Class B) and other alterations to roofs which do not enlarge the house such as re-roofing or the installation of roof lights/windows (Class C).
General Advice	<p>Permitted Development rights in Classes B and C have been removed so planning permission will be required for such works.</p> <p>Dormer Windows</p> <p>Proposals for dormer windows should preserve the character of the property, be sympathetic to the house roof, and not dominating. Materials used externally should be similar in appearance to those of the main property. Front dormer windows are unlikely to be considered appropriate in locations where they are not present on other nearby properties.</p> <p>Other Roof Alterations</p> <p>Other roof alterations would need to relate to the immediate area. Alterations proposed in connection with an extension to the property will be considered under the planning application for the extension.</p> <p>Replacement Roofs</p> <p>Materials would need to be similar in appearance to the house roof as originally built and be in keeping with roofs of neighbouring properties.</p> <p>Roof Lights/ Windows</p> <p>The design and colour should be sympathetic to the house roof.</p>

Part 1 Class D - Porches

Description	Covers building a porch outside an external door.
General Advice	<p>Permitted Development rights in Class D have been removed so planning permission will be required for such works.</p> <p>Porches should be designed to be subsidiary to the main building and in sympathetic materials.</p>

Part 1 Class E - Outbuildings

Description	Covers the provision of buildings and other development within the curtilage of the house.
General Advice	<p>Permitted Development rights in Class E are restricted at Ebbsfleet Green.</p> <p>One outbuilding which is less than 10 cubic meters can be installed within your rear garden without planning permission. All garden buildings or structures that are larger than 10 cubic meters will require planning permission.</p> <p>These rules apply to all garden buildings including summerhouses, greenhouses, garages, as well as other outbuildings or structures.</p> <p>Planning applications for larger outbuildings will be considered on their own merits but shall generally be expected to be sympathetic to the main dwelling house and garden in terms of size, height and scale. The design of outbuildings should also avoid impacting on neighbouring properties in terms of overlooking or overshadowing and should not have an overbearing visual impact on neighbouring properties or the street scene.</p>

Part 1 Class F – Hard Surfaces

Description	Covers the provision of hard surfaces such as paving or tarmac within the curtilage of the house
General Advice	<p>Permitted Development rights in Class F have not been removed so planning permission will not be required for such works, subject to falling within the limits and conditions specified in the GPDO.</p> <p>Replacement Hard Surfaces</p> <p>Proposals would be expected to match material of the existing hard surface and relate to those of neighbouring properties.</p> <p>Soft Landscaping</p> <p>The soft landscaping around your home, particularly within front garden areas, will often form part of the approved design of Ebbsfleet Green and is required to be retained for at least 5 years following planting. Should you wish to remove or alter soft landscaping next to a road, in a side or front garden, we recommend contacting us with details of the changes you wish to undertake. We can then provide comments and guidance on whether planning permission would be required.</p> <p>It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company.</p>

Part 1 Class G

Description	Covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe (Class G).
General Advice	Permitted Development rights in Class G have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 1 Class H

Description	Covers the installation, alteration, or replacement of microwave antenna such as satellite dishes and TV aerials.
General Advice	Permitted Development rights in Class H have been removed so planning permission will be required for such works.

Part 2 Class A - Gates, Fences, Walls etc

Description	Covers the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
General Advice	<p>Permitted Development rights in Class A have been restricted at Ebbsfleet Green.</p> <p>Planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO. However, the removal or demolition of existing boundary walls, fences and other means of enclosure will require planning permission.</p>

Part 2 Class B – Means of Access to a Highway

Description	Covers construction of a means of access to a highway, such as a dropped kerb between a property and a road.
General Advice	<p>Permitted Development rights in Class B have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.</p> <p>Separate consent will also be required from Kent County Council for dropped kerbs on adopted roads and you are advised to contact them for further advice.</p>

Part 2 Class C

Description	Covers painting the exterior of any building.
General Advice	Permitted Development rights in Classe C have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 2 Classes D, E and F

Description	Electric Vehicle Charging points (Classes D and E) and CCTV Cameras (Class F)
General Advice	Permitted Development rights in Classes D, E and F have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Further Information

Pre-Application Advice

EDC encourages pre-application discussions where we can advise whether proposed changes to your home would likely be approved and the documentation that you would need to submit. Advice given is an officer opinion and does not confirm that a proposal would be approved at application stage, however, it can help to resolve issues and simplify processing of your application later.

Our pre-application service is currently offered free of charge. If you would like to discuss proposed changes to your home before making an application, please contact a member of the EDC Planning Team on:

Tel: **0303 444 8832** Email: **edcplanning@ebbsfleetdc.org.uk**.

Depending on the nature of your proposal we may need further information and drawings to advise you fully, and ask you to complete a pre-application request form, which is available from the following web page:

<https://ebbsfleetdc.org.uk/planning/planning-information/>.

Submitting a Planning Application to EDC

Further information on submitting a planning application to EDC is available from the following page:

<http://ebbsfleetdc.org.uk/planning/planning-application/>.

Register for updates on Planning Applications

You can register to receive updates on planning applications within the EDC area from the following page:

<http://applications.ebbsfleetdc.org.uk/online-applications/>.

Lawful Development Certificates

The EDC Planning Team can provide an informal officer opinion on whether a proposal falls within permitted development rights, or if it would require planning permission. This does not however provide immunity from enforcement action by EDC if the proposal is carried out and later considered to require planning permission.

To formally confirm whether your proposal falls within permitted development rights and therefore does not require planning permission, an application can be made for a 'Lawful Development Certificate'. This service is provided by Dartford Borough Council for the Ebbsfleet Area. Further information and details of how to apply for a Lawful Development Certificate are available from the following page:

<https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-applications/do-i-need-planning-permission>

Building Regulations

Please note that this guide does not cover Building Regulations, and separate Building Regulations Approval may be required for some works. Further information on Building Regulations is available from Dartford Borough Council on the following page:

<https://www.dartford.gov.uk/by-category/environment-and-planning2/building-control>

Further Information

If you would like further advice on planning matters within the EDC area please contact the Planning Team:

Tel: **0303 444 8832** Email: edcplanning@ebbsfleetdc.org.uk.



Important Note

This guide is intended to provide general advice. It should not be relied upon, or taken to be, a full interpretation of the law. EDC are also not responsible for the content of external website links.



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