

Planning Application

Broadwood House, Pondfield Lane, Shorne, Gravesend, DA12 3LD.

Proposal-Demolition of the first floor roof store and alterations to the first floor balcony, balcony railings and doors from the house to the balcony in order that this space can no longer be used as a balcony forming part of the roof covering only. Swop of the space lost from the roof store and balcony with this floor space used as a side extension shown on the drawings submitted with this application.

Description

Broadwood House is a two storey detached house located some 93 metres from the private access road called Pondfield Lane and set in expansive secluded private landscaped gardens with mature tree screening along the side and rear boundaries. The house and garden are screened from all angles by the extensive hedging and mature trees around the rear garden and established mature trees within the extensive front garden.

To the rear of the house there is the large rear garden and then fields extending to the A2. There are no public footpaths to the rear of the house, the nearest is NS161 which follows the route of Bowsden Lane.

The side extension is proposed to be built on the east side of the house and to the rear of the triple garage which has a tall pitched roof. The area of the extension is currently laid to a patio with a six foot close boarded fence along the eastern side of the patio. To the east of the house there is a very tall mixed boundary hedge which screens Broadwood House from view from the neighbouring house, Wells House, which is about 120 metres away and to the northeast and also has an extensive landscaped rear garden with a dense wooded area of mature trees, many of which are evergreen located between the house and boundary to Broadwood House.

The rear first floor balcony and store are currently accessed from the west side bedroom via French doors. The first floor store will be demolished and the roof altered so that the roof follows the main pitch to the line of the existing roof verge and gutter once the store has been removed. The balcony railings will be removed and the French doors changed to windows so there is no access to this area of roof.

Planning

The application site is within the Metropolitan Green Belt and within National Landscape Area (formerly called AONB), also the Shorne Woodland Landscape Character Area, however it is not within the SSSI.

The house has previous planning history which is listed below. Currently, the house has been increased in size by 56% over the original dwelling. However, the swop of space proposed will not increase the floor space of the house. The floor space of the side extension is 25.25 square metres, the same as has been calculated to be in the store and balcony and as stated in the pre-application response dated 7th October 2024. There will be no increase in floor space as a result of this swop of floor area.

By the removal of the first floor balcony and store there will be an improvement to the bulk of the house from the rear at first floor level (albeit that the rear of the house can't be viewed from anywhere other than the rear garden to Broadwood House).

The location of the side extension means that this extension is also not overlooked or viewed from neighbouring properties and has no visual impact from Pondfield Lane, a private road although used by delivery drivers, the residents and their visitors.

As this alteration doesn't increase the floor space and as the area of the extension is already a paved area screened by an existing close boarded fence and the extension is at ground level, we do not consider there to be any additional impact on the openness of the Greenbelt or additional impact on the AONB taking into account the size of the house, position of the proposed extension verses position at first floor level of the existing floor space and extensive natural screening around the house.

Pre-application enquiry

Pre-application enquiry PRE20240211 submitted on the 7th August 2024 included site meeting discussions regarding this proposal. The written response dated 7th October 2024 is detailed and of some length which includes a details of previous applications and alterations to the house. In respect to this proposed swap of existing floor space with the removal of the balcony and balcony storage cupboard and replacement of the floor space at ground floor level by way of a side extension the pre-application response says:

3. The swap of balcony space and the first floor balcony store room space for a side extension of the same floor area as the first floor store and balcony. Is this likely to be acceptable in principle?

This is likely to be acceptable in principle provided it is set out in detail within a planning statement. I measure this area to be approx. 25.25sqm. The proposed side extension shown on drawing 24/431/08 appears to measure 25sqm and therefore the principle of using the floor area lost to the removal of the first floor balcony and store room to create a side extension of the same size is, in my informal opinion, acceptable.

Design and access

The extension will be a ground floor extension only which is proposed to be attached to the east side wall to the house and the south wall to the garage. It will have a height of 3 metres and an overall floor area of 25 square metres.

The external materials will match the existing house with a brick plinth to the bottom of the external wall, painted render to match the main house and single ply roof membrane to the roof.

Access to the extension is via a new internal opening in the side wall to the house.

Access to the house is not changed by this proposal.

Summary

This application is for the swap of existing floor space from the first floor to the ground floor side extension. The side extension is screened by the existing garages and by the hedges and landscaping around and within the garden. The nearest neighbour to the east is some 120 metres distant so there is no additional impact on neighbouring properties nor on the openness of the Green Belt or on the AONB from this proposed extension.

END.