



Delegated Report

Planning Application

Planning Application No: 20220841

Location: Sunny Slope, Longfield Avenue, Gravesend DA3 7LA

Description: Erection of a single storey extensions to both sides of the property with hip to gable design on each side, and velux skylights on loft area for extra ventilation and liveable space.

Applicant: Mrs Suzanne Kemal

Site Visit Date: Various

Submitted Documents/Plans

Application form
Site location plan
Block Plan (proposed)
Drawing no. 04 (proposed elevations)
Drawing no. 03 (proposed elevations)
Drawing no. 04 (proposed floor plan)
Drawing no. 02 (existing floor plan)
Drawing no. 01 (existing elevations)

Relevant Planning History

20200332	Demolition of existing dwelling and erection of 2no. detached dwellings with associated shared access, parking and amenity areas.	Refused, appeal dismissed	20.05.2020
20191060	Demolition of existing detached bungalow and erection of 2no. semi-detached dwellings with associated access, parking and amenity space.	Refused	02.12.2019
20190292	Demolition of existing dwelling and erection of replacement bungalow incorporating a basement.	Refused	24.05.2019
20180974	Demolition of existing dwelling and erection of replacement bungalow incorporating a basement.	Appeal against non-determination, Appeal allowed	22.08.2019
20180580	Application for a Lawful Development Certificate in respect of the proposed erection of single storey side extensions to both	Certificate Granted	29.06.2018

sides and alterations to the roof
from hip to gable end.

19720577	extension at rear for bedrooms, bathroom, kitchen and conservatory	Permitted	13.12.1972
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Neighbouring properties

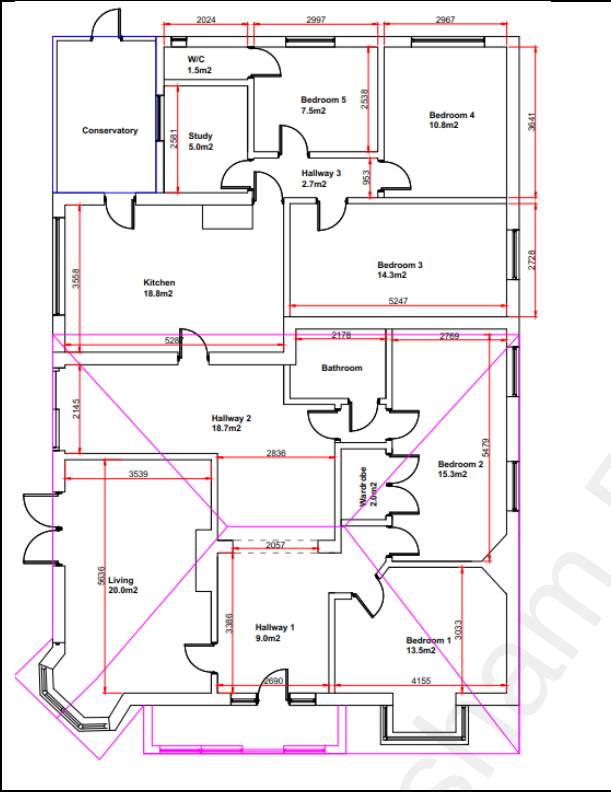
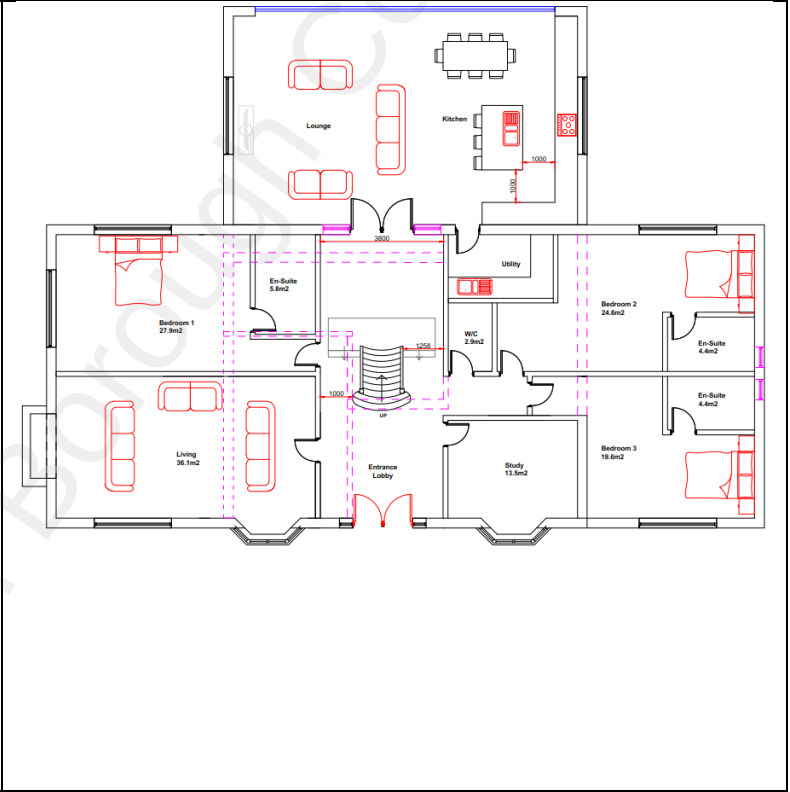
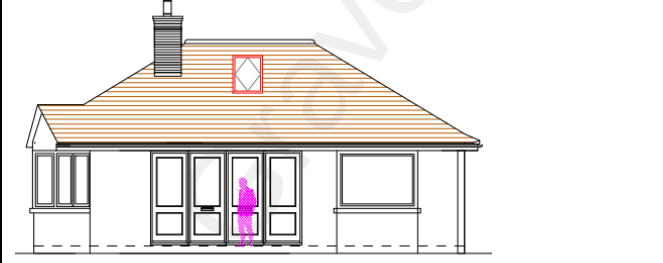
The application has been advertised by site notice and individual letters to two properties. No letters of representation have been received. The overall consultation period expired on 14 October 2022.

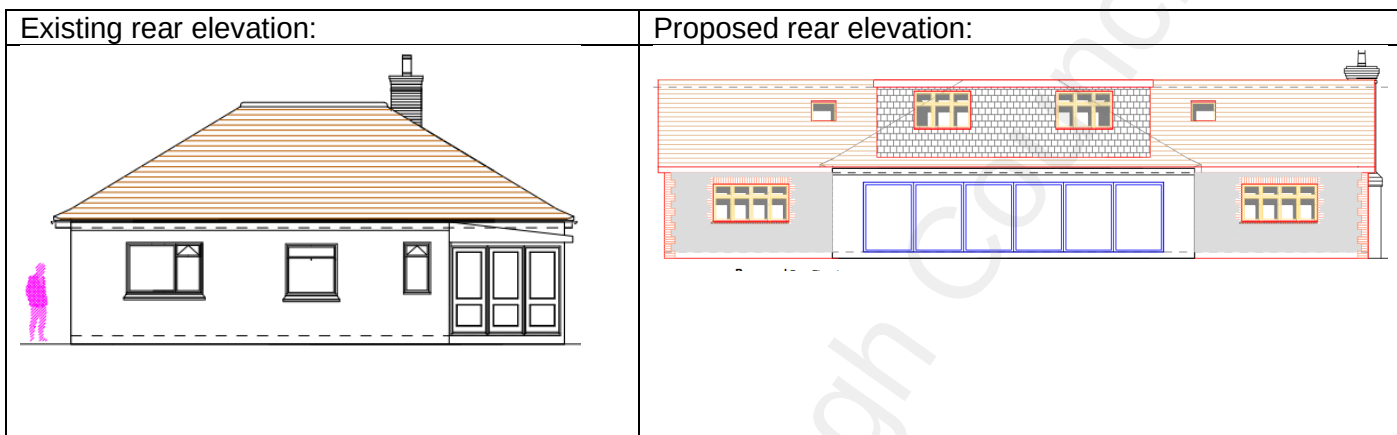
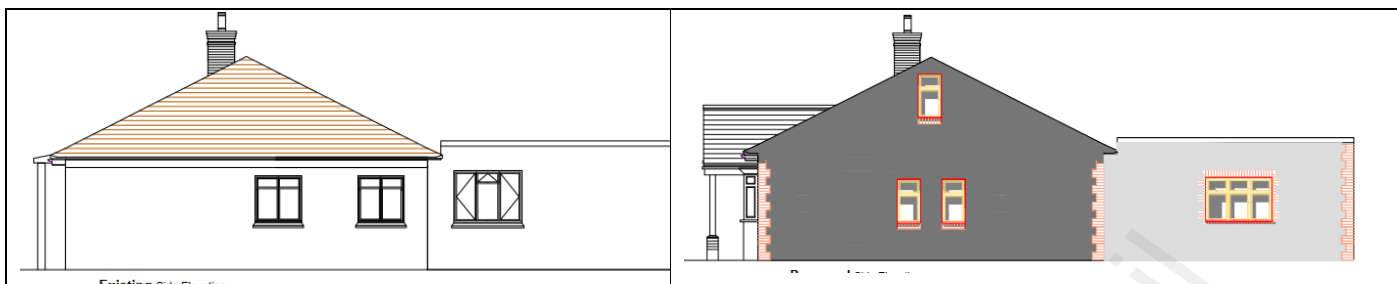
Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey extensions to both sides of the property with hip to gable design on each side, and velux skylights on loft area for extra ventilation and liveable space.

The proposed side extensions will both be approx. 5.5m wide and 9.3m deep. The roof of the house will continue over the proposed side extensions. The conservatory element of the rear extension will be incorporated into the rear extension.

Existing floor plan: 	Proposed floor plan: 
Existing front elevation:  Existing Front Elevation Scale 1:100	Proposed front elevation:  Proposed Front Elevation Scale 1:100
Existing side elevation:	Proposed side extension:



Procedural Matters

The plans submitted contain some anomalies. The rear dormer is shown on the rear elevation but is not shown on the side elevations. The front porch is not shown on the floor plans. The two windows in the western flank either side of the chimney are not shown on the floor plans. There are no floor plans for the first floor.

Main issues

The main issues in considering the application are:

- Whether the proposal is inappropriate development within the Green Belt having regard to the National Planning Policy Framework (2021) and any relevant development plan policies, and the impact of the proposal on openness and the purposes of including land of within the Green Belt
- If the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.
- the impact on the character and appearance of the area, including landscape character
- the impact on the residential amenity of the occupants of existing dwelling and the future occupants
- the effect on highway safety and parking provision.

Inappropriate Development and the Green Belt

National policies for protecting the Green Belt are set out in section 13 (Protecting Green Belt Land) of the revised National Planning Policy Framework (NPPF). The essential characteristics of Green Belts are their openness and permanence. The aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Core Strategy Policy CS02 (Scale and Distribution of Development) states that outside rural settlements, as defined on the policies map development will be supported where it is compatible with national policies for protecting the Green Belt and other policies in the plan. The NPPF is therefore a significant material consideration.

Para. 147 of the NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt

and should not be approved except in very special circumstances.'

Para. 148 states 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Para. 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but lists exceptions. Point (c) relates to the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy C13 of the Gravesham Local Plan 1994 allows for extensions to dwellings in the countryside. This policy states an overall limit of one third of the gross floor area of the original dwelling prior to any later extension or alteration.

The original dwelling had a floor area of approx. 104.56sqm. The proposed ground floor area is approx. 290sqm. The plans show a large dormer to the rear that is not shown on the side elevations and no first floor roof plan has been provided. The elevations show rooflights in the front roof slope and the flank walls which would indicate that the roof space will be habitable adding an extra approx. 209sqm.

The additional ground floor is approx. 277% larger than the original dwelling. When the roof space is added this becomes approx. 477% larger than the original dwelling.

Para. 149 (c) allows for an extension that is not materially larger than the building but does not specifically state the 'original' building. On this basis the existing building has a floor area of approx. 185sqm and the proposed extensions (ground and first floor) equate to approx. 499sqm which is 269% larger.

Regardless of whether the calculations are made using the original building or the existing building, the proposed extensions will result in a significantly larger building on the site contrary to both policy C13 of the Gravesham Local Plan 1994 and para. 149 of the National Planning Policy Framework 2021 and is therefore inappropriate development.

Openness

The proposed extensions are large and the addition of a pitched roof and dormer that extends across the frontage results in a bulkier form of development than that which currently exists. It is not clear if the number of bedrooms is increasing because there are no floor plans of the first floor. However, given the size of the increase in floor area it would appear that the potential number of people that can be accommodated will increase. With this comes pressure for further residential paraphernalia such as driveways for cars and storage for outside equipment. The proposal will therefore impact on the openness of the Green Belt.

Very Special Circumstances

No very special circumstances have been provided. Whilst there has been a lawful development certificate granted for two side extensions, these had flat roofs in order to meet the criteria of being under 4m in height. The proposal to build similar sized extensions with a pitched roof is not comparable and therefore the LDC is not considered a fall-back position to justify the proposed development.

Design, Landscape Character and Appearance

The site is a detached single storey bungalow and a stable block on a relatively large plot located along an unmade road. The property forms part of a row of other detached dwellings on large plots. Opposite the site there is an equestrian yard and to the south of Longfield Avenue there is open land, trees and woods. The setting is semi-rural in character.

Policy CS19 of the Gravesham Core Strategy 2014 seeks to ensure that new development is visually attractive and locally distinctive. The proposed development will alter the appearance of the dwelling and site considerably due to the width and height of the extensions, together with the dormer and porch. Neither extension, due to the width and continuation of the pitched roof, appears subservient to the original building. The rear dormer, at over 8m wide, is large and dominant. The windows in the proposed extensions are larger than those in the main house resulting in an unbalanced appearance and further compounding the dominant appearance. Whilst it is set back from the road within the plot, the trees and hedging offer screening and, if these were lost, the resultant property would occupy a significant amount of the width of the site and will appear dominant within the street scene.

The application site is located within the Istead Arable Farmlands Landscape Character Area. The condition of the landscape is poor and the guidelines are to restore and create. The application building is located within the plot and does not impact on the wider landscape. The proposals, whilst impacting on the Green Belt and character of the immediate area will not have a significant impact on the wider landscape.

In terms of design the proposals fail to meet the objectives of policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021,

Amenity of Future Occupiers

The proposed extensions will not result in a significant loss of garden area. All the ground floor rooms have sufficient outlook and daylight. It is not possible to assess amenity to the first floor rooms without floor plans, however, given the size of the property it is assumed that the rooms can be arranged to provide sufficient amenity for future occupiers.

Neighbouring Amenity

The plot is wide and it set down lower than land to the east. Provided all habitable windows at first floor are front and rear facing there are no concerns with regards to loss of privacy to neighbouring properties. Any first floor side windows should be fitted with obscure glass to ensure no actual or perceived overlooking.

Due the size and orientation of the plot there would be no detrimental impact in terms of loss of sunlight, daylight or outlook from the proposals.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Ecology and Biodiversity

No information has been provided with regards to loss of biodiversity. The block plans do not show any changes to hardstanding on the site and therefore the extensions alone are unlikely to have a significant impact.

Parking and Highways

The property has a large parking area to the front and the extensions, although possibly increasing the number of bedrooms, will not result in the requirement for parking to be increased. The access already exists and is not shown to be altered. Therefore no objection is raised on highways grounds.

Conclusion

The proposed extensions, porch and dormer, due to their size and massing would be inappropriate development in the Green Belt as they would result in disproportionate additions over and above the size of the original dwelling, harming the openness of the Green Belt. In the absence of any very special circumstances to

outweigh the harm to the Green Belt, the proposal would be contrary to Saved Policy C13 of the Gravesham Local Plan First Review 1994, Policy CS02 of the Gravesham Local Plan Core Strategy 2014 and Section 13 of the National Planning Policy Framework 2021.

The proposed extensions, porch and dormer, due to their size, height and appearance would result in a wide, bulky and incongruous form of development that is not subservient to the original dwelling and is detrimental to the character of the area and wider street scene contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para 130 of the National Planning Policy Framework 2021.

Recommendation:

Refuse.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2 November 2022	Dated:	02 November 2022