



Delegated Report

Householder Planning Application

Application No:	20211414
Location:	Shelly, Meadow Lane, Culverstone, Gravesend, Kent, DA13 0UN
Description:	Erection of a dormer window (with 3 pitched roof elements) to rear.
Applicant:	Helen Penfold and Mark Daily
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

The application comprises the following documents and plans:

Application Form - dated 16/11/2021;
Design and Access Statement - dated 11/2021;
Drawing no. 01 - Site Location Plan and Existing Block Plan;
Drawing no. 02 - Existing Ground Floor Plan;
Drawing no. 03 - Existing First Floor Plan;
Drawing no. 04 - Existing Elevations;
Drawing no. 05 - Proposed Block Plan;
Drawing no. 06 - Proposed Ground Floor Plan;
Drawing no. 07 - Proposed First Floor Plan;
Drawing no. 08 - Proposed Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
19970795	Erection of detached bungalow with detached garage.	PERMITTED	16.03.1998
19960829	Application for renewal of planning permission GR/91/709W for erection of a detached bungalow with a detached garage at the rear and installation of a septic tank.	PERMITTED	21.01.1997
19910709	Erection of a detached bungalow with a detached garage at the rear and installation of a septic tank.	PERMITTED	10.12.1991
19890105	Erection of chalet for weekend and holiday use.	REFUSED	28.03.1989

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

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

Other material considerations

National Planning Policy Framework (2021)

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021);
- Gravesham Landscape Character Area Assessment (2009).

Consultations, Publicity and Representations

Internal consultees

No comments received.

External consultees

Meopham Parish Council - No objection to the application

KCC - Heritage - The site lies in an area of multi-period archaeological potential. However, I consider it unlikely that the proposed works will have a significant below-ground archaeological impact at this location and have no further comments to make in this case.

KCC - West Kent Public Rights Of Way Officer - Public Rights of Way NS293 runs to the west of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Neighbouring properties

A notice was displayed on site 2nd December 2021.

In addition, five surrounding properties were consulted and one representation has been received. The neighbour registered support for the proposed development, stating that the development will not impact on neighbouring amenity and will sit well within the landscape.

The consultation period expired 24th December 2021.

Analysis

Shelly is a detached chalet style bungalow located on the south-eastern side of Meadow Lane. The property is set-back and elevated above the highway and benefits from a detached double garage on the driveway.



Google Maps Streetview (Oct 2016)

Extension to Dwelling

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

There are five principle issues in determining this application;

1. Is the proposed development appropriate in the Green Belt?
2. The effect of the proposal on the openness of the Green Belt;
3. The effect on the character and appearance of the area;
4. Other matters;
5. Any very special circumstances? and
6. Impact on the Landscape.

1. *Is the proposed development appropriate in the Green Belt?*

There are strict policy considerations within the Green Belt whereby paragraph 147 of the National Planning Policy Framework (NPPF) (2021) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 149 of the NPPF, which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF, the weight attached to the policy must be considered carefully, with greater weight being given where the approach is consistent with paragraph 149 of the NPPF.

In particular Policy C13 places an overall limit on extensions of one third of the gross floor area of the original dwelling unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria ii). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria vi). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF and should be afforded due weight.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m²)	93.6m ²	93.6m ²	NO INCREASE
Internal Floorspace Area (m²)	144.1m ²	152.5m ²	5.8%
Volume	-	-	-

The calculations demonstrate that the proposed additions to the dwellinghouse do not exceed the one third limit set out in saved policy C13. Therefore, in purely numerical terms, the extension is not contrary to the local plan Green Belt policy and does not represent a disproportionate increase over the original floor area of the building. The volume calculations of the extensions over and above the original dwelling were not calculated in this application, these will instead be visually assessed.

However, the numerical calculation forms only a part of the overall assessment. Paragraph 149 of the NPPF states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building. It does not provide a figure.

The proposed extensions do not change the character of the dwelling from any public vantage point. The dormer is located on the rear roof slope of the property, and has been designed with three pitched roof elements that are set-down from ridge of the dwelling and serve to breakup the façade. In addition, this development will not change the original roof form of the property. Within

the Green Belt extensions should be carefully designed to reduce perceived bulk and to be proportionate to the scale of the original building. In this instance, the additions to the property hereby proposed are sympathetic and have been carefully designed to reduce perceived bulk.

It is therefore considered that the proposed development would not result in a disproportionate addition to the property and as such the proposal would not be inappropriate development which is by definition, harmful to the Green Belt. It is therefore compliant to Policy CS02 (LPCS), Policy C13 (LPFR) and to paragraph 149 of the NPPF (2021).

2. The effect of the proposal on the openness of the Green Belt

Paragraph 137 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

Any new built form of development is likely to impact on the openness of the Green Belt, however it is important to establish the degree of harm. The property will maintain its original roof form with the exception of the erection of the rear dormer, with three pitched roof elements. These pitched roof elements are set-down from the ridge, reduce the bulk and break up the mass of the dormer, and will not extend the footprint of the dwelling. As such the proposed dormer extensions are not considered to harm the openness of the Green Belt.

Reference back to paragraphs 147 and 148 of the NPPF informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered.

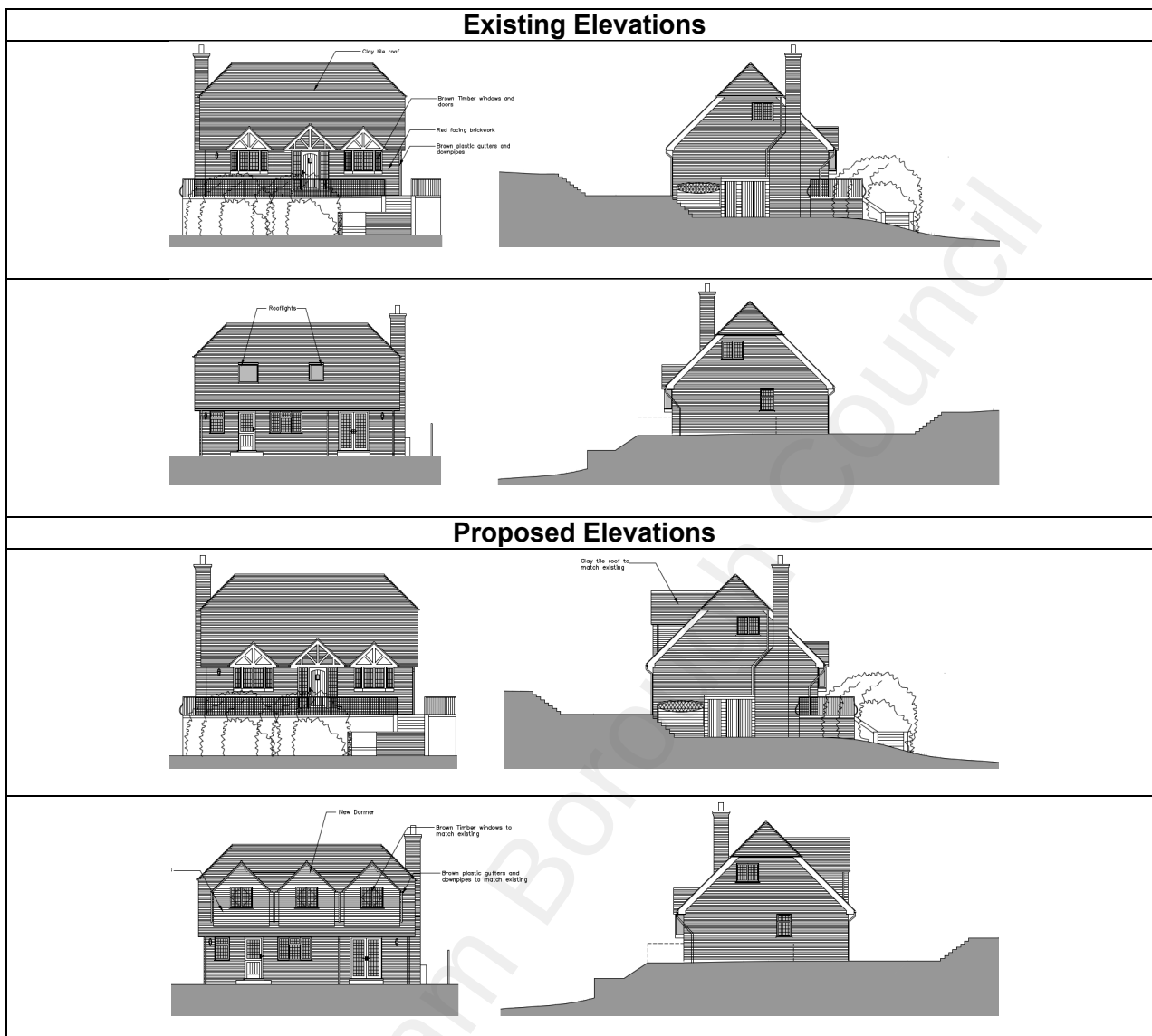
3. The effect on the character and appearance of the area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The development hereby proposed will not materially change the appearance of the property from any public vantage point. The dormer is located on the rear roof slope, will not alter the existing roof form of the property nor introduce any additional fenestration onto the front roof slope.

The dormer, as aforementioned in this report, has been designed with three pitched roof elements that serve to break up the mass and reduce perceived bulk. The pitched roof elements are subservient to the ridge of the dwelling, and the dormer is set-in from the edges and set-back from the eaves, all of which are considered to be good design strategies. The dormer will be finished using matching materials and features to those used in the main dwelling.

The screenshots below demonstrate the existing and proposed dwelling:



The development will create space for enlargements to the rear bedroom, family bathroom and ensuite bathroom, as well as more storage spaces, cupboards and wardrobes.

Overall, the proposed dormer extension is well designed, is not excessive in size or bulk and will be constructed using matching materials to the main dwelling. Therefore, the development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

4. Other matters

Amenity of Future Occupiers

The development will provide acceptable living conditions and rooms that are in line with local and national space standards. As such the proposal is considered to safeguard amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring

There will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking,

sense of enclosure or loss of outlook. As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS).

Parking and Highways

The proposed development will not impact on parking or highways.

5. Very special circumstances

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances' and they are not considered necessary in the determination of this application.

6. Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The dormer extensions are not considered to impact on the landscape character area. The extensions will not increase the footprint of the area and therefore will not affect the Meopham Downs. As such, the development is in accordance with Policy CS12 (LPCS).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy.

The dormer extension will not alter the character of the property, has been carefully designed with pitched roof elements that breakup its mass and bulk. These pitched roof elements are subservient, and the dormer itself is set in and set back from the edges of the roof, which further reduces the perceived bulk and is good design. The extension is not considered to be overdevelopment within the Green Belt, nor harmful to its open character. Moreover, the development is considered to safeguard the amenity of future occupiers, neighbouring residents and the Meopham Downs Landscape character area.

Therefore, it is recommended that the application is granted planning permission - subject to conditions.

Recommendation:

Permission

See draft Decision

Case Officer: Ethan Bonthron	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 5 th January 2022	Dated: 06 January 2022