



Delegated Report

Householder Planning Application

Application No:	20211498
Location:	1 Gables Cottages, Round Street, Cobham, Gravesend, Kent, DA13 9AY
Description:	Pitched roof over existing two storey side addition and single storey rear extension.
Applicant:	Mr & Mrs Spurr
Site Visit Date:	14 December 2021

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form received 6 December 2021;
Drawing no. 2021-05-06-001 Rev. A (Existing Plans & Elevations) received 6 December 2021;
and
Drawing no. 2021-05-06-002 Rev. B (Proposed Plans & Elevations) received 6 December 2021.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
19800288	Erection of single storey extension at side to form garage car port and single storey extension at rear for enlarged kitchen conversion of garage to lounge single storey extension at front to form enlarged lounge and hall	Permitted	27.05.1980
19780756	Erection of a two storey extension at the rear for a living room with two bedrooms and bathroom over with single storey extensions at the rear for a kitchen fuel store and study and at the front for an enlarged entrance hall and the erection of a pitched	Permitted	05.10.1978

19780330	Erection of a two storey extension at rear for a lounge entrance lobby sanitary accommodation and fuel store with a bathroom and two bedrooms over	Refused	22.06.1978
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Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF 2021 sets out that those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- Gravesham Landscape Character Assessment (2009)
- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Cobham Parish Council

No comments received.

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties, and on site. Further to a description change to include the pitched roof, the revised consultation periods expired on 1 and 11 March 2022.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for a pitched (and hipped) roof over the existing flat roofed two storey side addition, together with a single storey rear extension. The single storey rear extension (for an orangery off the kitchen) will be positioned centrally and will project 6m to the rear of the property. It will have a flat roof (up to 3m) with a lantern light (up to 3.9m).

An existing single storey rear addition will be demolished to make way for the proposed rear extension.

Background

The application site lies in the countryside, in the Green Belt and in the Istead Arable Farmlands Landscape Character Area (LCA). The key characteristics of this LCA include gently undulating topography with open arable fields divided by tracks, road, and hedgerows. The overall condition of the landscape is poor, with moderate sensitivity. Guidelines for the LCA are to restore distinctive features and patterns of the landscape whilst creating landscape elements that support the landscape character.

The application property is a two storey semi-detached residential dwelling on a generous plot. Whilst planning permission has been granted for additions to the property in the past, these do not appear to have been constructed and do not correspond with the current layout of the property. The plans from the previous relevant planning applications show a flat roof two storey side addition and single storey rear addition as existing.

Principle Issues

The main issues to consider in the determination of this application are as follows:

- Principle of development in the Green Belt;
- Impact on openness
- Design and character and appearance of the surrounding area
- Residential amenity
- Highways

Principle of development in the Green Belt

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 137 of the NPPF 2021). Paragraph 147 of the NPPF 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '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.

Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt (paragraph 149 of the NPPF 2021). However, there are exceptions to this which, as in the case of this proposal, include:

- (c) the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building;
- (g) the partial or complete redevelopment of previously developed land, which would not have a greater impact on the openness of the Green Belt than the existing development or would not cause substantial harm to openness and would contribute to meeting an identified affordable housing need.

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it 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 (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Saved Policy C13 of the Local Plan 1994 relates to extensions to dwellings in the countryside, and generally seeks to maintain the open character of the Green Belt and retain a stock of rural dwellings of modest size. Extensions will be considered on their merits but in particular there will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling. However, this policy pre-dates the NPPF, and greater weight should be given where the approach is consistent with paragraph 149 the NPPF 2021.

“Original dwelling” for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

The application property does appear to have been extended before to the side and rear but there is no associated planning history to date when this occurred, though a Google image as far back as 1960 appears to show the additions (records are unclear before this date):



These additions, if not original, would regardless be lawful due to the passage of time.

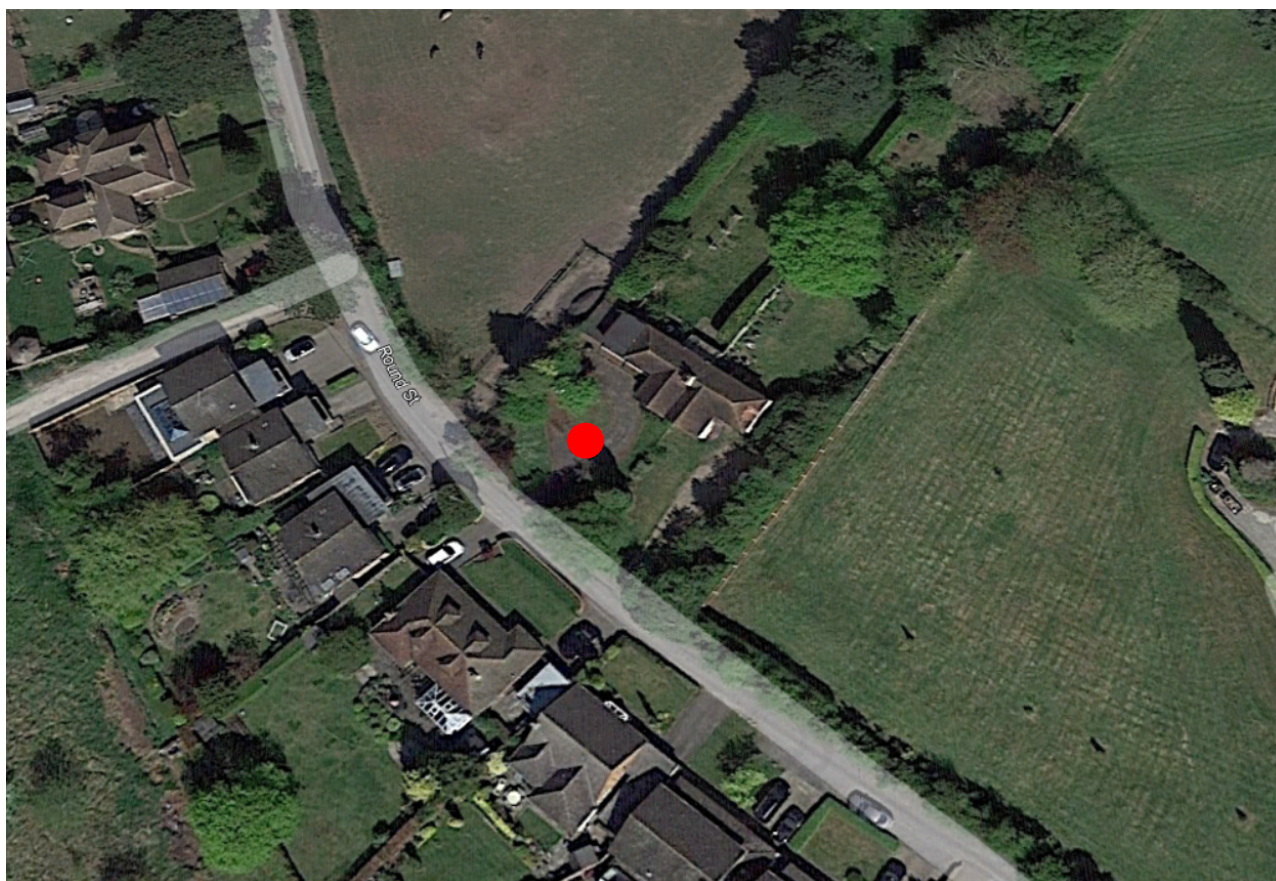
Existing and Proposed Floor Areas:

	Original gross external floor area (m ²)	Gross external floor area (m ²) post-1948 extensions	Current proposed gross external floor area (m ²)	Difference in gross external floor area between existing and proposed (m ²)
Dwelling	89	0	108	>19
Percentage				<u>>21%</u>

With the removal of the existing single storey rear addition, the proposed extension will increase the floor area of the dwelling by less than one third of its current size. The current proposal would therefore slightly increase the amount of development on the site. However, the scale of development is not considered to be out of proportion with the existing building, with only a 21% increase in floor area over that of the existing building. The proposed pitched roof over the existing two storey side element will not increase the floorspace or footprint of the building. On this basis, it is considered that the proposal would not result in disproportionate additions over and above the size of the original building, and would therefore amount to appropriate development in the Green Belt.

The site can be described as previously developed land as it is an existing residential site. As the proposal would not provide affordable housing, the proposal can be judged against the first part of paragraph 149(g) of the NPPF 2021, which seeks to prevent a greater impact on the openness of the Green Belt than the existing development on a site. In this case, the proposal is considered as appropriate development but its impact on the openness of the Green Belt must be also assessed.

The site is located within the countryside outside any settlement boundary. There are detached houses on the opposite side of Round Street to the south-west. Fields and trees surround the site to the north-west and north-east. At the front of the house is a generous garden and driveway, and immediately to rear the large garden is laid to grass with shrubs and trees around the site boundaries.



The proposed pitched roof will be over part of the existing building, and the proposed rear extension will replace (and enlarge) an existing rear addition. Whilst the rear addition will increase the amount of development on the site, it will have little visual impact on the Green Belt due to its location at the rear and within the property boundaries, and the residential use of the site would be unaffected. Overall, the proposal is not considered to affect the openness of the Green Belt.

The proposal would therefore comply with paragraph 149 of the NPPF 2021 and saved Policy C13 of the Local Plan 1994.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is also relevant, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment 2009 will be taken into account in determining applications. As the proposed development would replace and enlarge an existing rear addition and as the proposed pitched roof will infill the space over a different existing addition, it is considered that the proposed development will not adversely impact on the overall landscape character of the area. The proposal would therefore comply with the requirements of Policy CS12 of the Gravesham Core Strategy 2014.

The proposed pitched roof will result in a visual improvement to the existing poorly designed flat roof two storey side addition, and will better incorporate this part of the house into the rest of the building. The roof will be hipped as existing.

Existing front elevation:



Proposed front elevation:



Furthermore, the moderate size of the rear extension and its location at the rear would maintain the character and appearance of the site and street scene in general. Provided the existing and proposed materials are kept consistent, the proposed additions will blend in with the appearance of the existing property; this should be conditioned.

The proposed development is considered acceptable in design terms, and would comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden. There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

Due to its single storey nature and position to the centre of the property away from site boundaries, the single storey rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties. In the same way, the proposed pitched roof would not negatively impact on neighbouring amenities.

The proposals would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking requirements for the property would be unaffected as a result of the proposal. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

Overall, the proposals are considered to comprise acceptable additions over and above the size of the original building, and would therefore be considered to be appropriate development in the Green Belt, and within the rural landscape context of the Instead Arable Farmlands Landscape Character Area. The proposal is also considered to be acceptable in terms of the design and impact of the extension on the application building, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policy C13 of the Gravesham Local Plan First Review 1994, and paragraphs 126, 130, 137, 138, 149, and 174 of the National Planning Policy Framework 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 02/03/2022	Dated: 10 th March 2022