

Delegated Report

Application No:	20211509
Location:	The Silver Birches, Bowesden Lane, Shorne DA12 3LA
Description:	Erection of a first floor side extension, with alterations to the external surfaces of the existing house.
Applicant:	Mrs K Elliott
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 6 December 2021.

Design and Access Statement received 6 December 2021.

Site location plan received 6 December 2021.

Block plan received 10 August 2021.

Drawing no. KE/12/21/1 (existing plans) received 6 December 2021.

Drawing no. KE/12/21/3 (proposed floor plans) received 6 December 2021.

Drawing no. KE/12/21/2 (proposed elevations) received 6 December 2021.

Relevant Planning History

19810496	Erection of stable and tack room at the rear	PER	29.06.1981
19790307	Erection of a two storey extension at the side to form an extension to existing double garage at ground floor level with a games room and lobby over	PER	28.06.1979
19740525	Outline application for the erection of a bungalow on land.	REF	29.11.1974
19590018	Erection of two detached houses	PER	11.02.1959

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change

- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) sets out 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 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Archaeology

No comments

Shorne Parish Council

The Parish Council has NO OBJECTION to this proposal, subject to their not being any valid objections from neighbours.

Highways England

No objection.

Neighbouring properties

The application was advertised by site notice and individual letters to 5 properties.

On letter of representation received. No objections but concerns raised with regards to construction:

- Construction hours/building noise

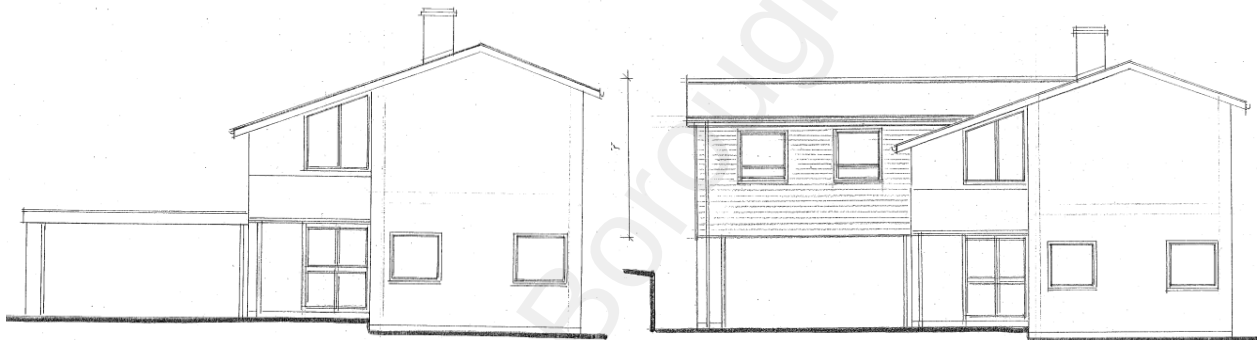
- Bonfires/smoke
- Utility services
- Resurfacing responsibilities
- Potential damage to the telegraph pole
- Hibernating hedgehogs and bonfires
- Parking during construction

(construction concerns are not a material planning consideration and are dealt with under other legislation).

Analysis

Proposal

This application seeks planning permission for the erection of a first floor side extension, with alterations to the external surfaces of the existing house. The proposed extension will be located above the existing garage and therefore will be approx. 5m wide and 5.7m deep. It will be approx. 5.8m high with a pitched roof. It will provide for two additional bedrooms (loss of one study that could be used as a bedroom).



Green Belt

The application site is located within the Green Belt. The Government attaches great importance to Green Belts and the fundamental aim is to prevent urban sprawl by keeping land permanently open. Para. 143 of the National Planning Policy Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para. 145 of the National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this area (c) 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.

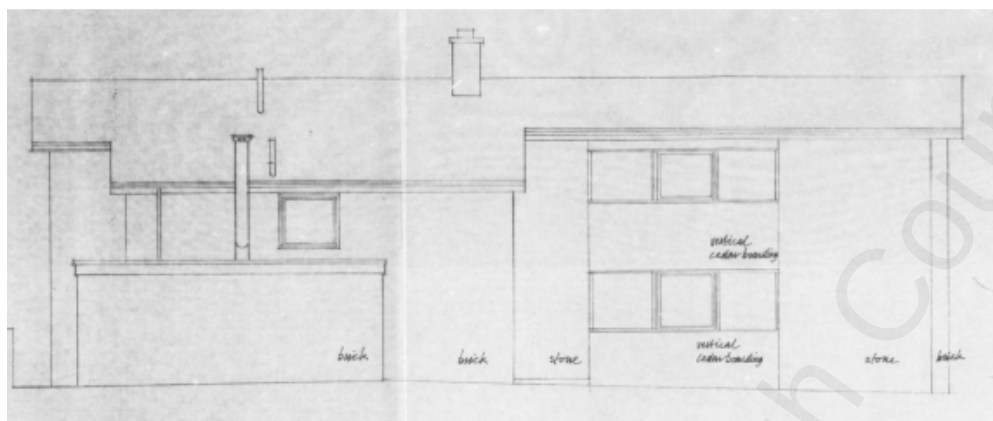
In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (November 1994) which relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2021), 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.

It would appear from the historic plans below that permission was granted for a similar development in 1979 but only the porch appears to have been implemented.

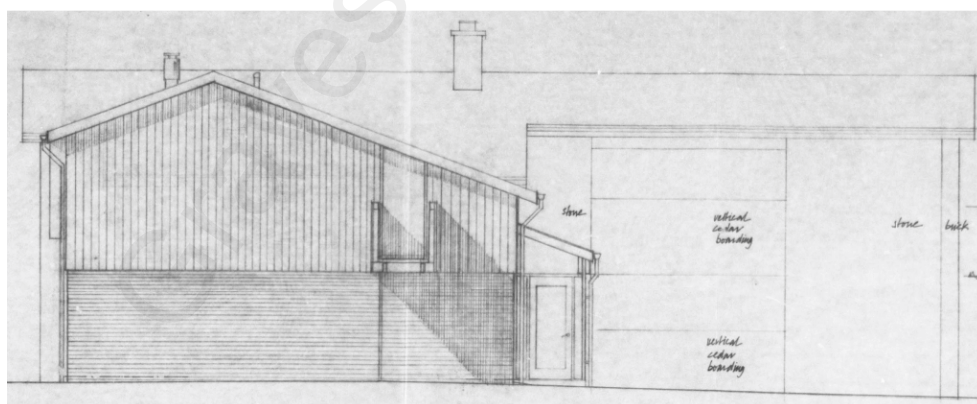
Existing side (north) in 1979:



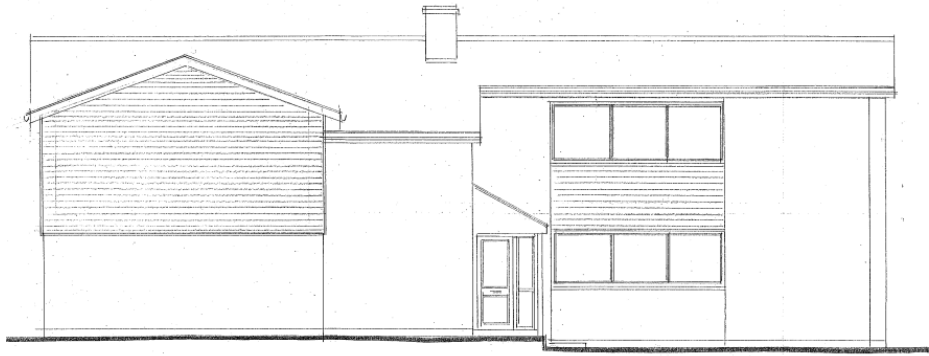
Existing side (north) elevation:



Proposed in 1979:



Now proposed:



The original external floor area of the building equates to approx. 252.3sqm. The proposed floor area equates to approx. 286sqm. The porch was not original so has been counted in the proposed floor area. The total increase is 33.7sqm which equates to approx. 13%. In terms of policy C13 the proposal falls within the 1/3 limit and is considered in keeping with the original dwelling in terms of massing and scale. The proposal is not considered to result in disproportionate additions that will impact on the openness of the Green Belt and therefore meets the exception criteria (c).

Character and Appearance

The application site is located within the Shorne Woodland Landscape Character Area. This area is characterised by undulating topography, chestnut coppice woodland and varied building style and age.

Policy CS12 of the Gravesham Local Plan Core Strategy 2014 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 proposed development is not considered to impact on the character of the landscape as the property given its position within a relatively well development part of the Shorne Woodland Landscape Character Area.

The proposed extension utilises features of the original building such as the cladding and the low pitch on the roof which will complement the dwelling. The proposed extension appear subservient to the original dwelling and therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

As the proposed development is above the existing garage, there will be no loss of outdoor amenity space. The garden is large and can accommodate the potential additional occupant as a result of the additional bedroom.

Neighbouring Amenity

There are no neighbours within close proximity of the proposed development and therefore there will be no loss of outlook, sunlight or daylight. The new windows will be located in the western flank that will overlook the front garden and road and therefore there will be no loss of privacy.

A number of concerns have been raised with regards to the construction of the development however most are not material planning considerations and are dealt with under different legislation.

The proposed extension therefore accords with the objectives of policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Parking and Highways

The parking arrangements will not change. There is ample off road parking and the additional bedroom will not increase the requirements. No objections are therefore raised on highway grounds.

Conclusion

The proposed extension will have no detrimental impact on the openness of the Green Belt, character of the street scene or landscape, amenities, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 1 February 2022.	Dated: 1 st February 2022