



Delegated Report

Householder Planning Application

Planning Application No: 20240869

Location: Old Rectory Luddesdown Road Luddesdown Gravesend

Description: Demolition of existing orangery and erection of a two storey side and rear infill extension, installation of new timber sash windows to replace all existing windows, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.

Applicant: Mr and Mrs Holly and Neil Dewale

Site Visit Date: Site Visited during previous application

Submitted Documents/Plans

Application Form

8744-PD-01 Rev B – Site Plans and Location Plan

8744-PD-02 Rev A – Ground and Basement Floor Plans as Existing

8744-PD-03 Rev A – First, Second and Roof Plan as Existing

8744-PD-05 Rev E – Elevations as Existing

8744-PD-11 Rev C – Ground and Basement Floor Plans as Proposed

8744-PD-12 Rev A – First, Second and Roof Plan as Proposed

8744-PD-13 Rev C – Elevations and Section A-A as Proposed

Examples of Traditional Slimline Double-Glazed Timber Sash Window Manufactured by PL Glazing

Supporting Justification

Flood Risk Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20231283	Demolition of existing orangery and erection of a two-storey side and rear infill extension, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.	Permitted	07.02.2023
20160966	Demolition of existing outbuilding at the front and erection of single storey front extension providing triple garage, enlarged kitchen, w.c, utility, dog room and boot room; a detached outbuilding for a workshop/store in rear garden and replacement entrance gates and front boundary wall; erection of replacement gates and fencing to stable yard.	Permitted	14.07.2017
20090320	Erection of an orangery at the side/rear.	Permitted	10.06.2009
20081110	Erection of double bay extension to existing detached garage.	Permitted	18.02.2009
20071047	Erection of a detached building to form a pool house and erection of an extension to existing outbuilding to provide a	Permitted	21.02.2008

	double garage.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan (2021-2026)

Consultations, Publicity and Representations

Consultees

Luddesdown Parish Council

No comments received.

Ward Council

No comments received.

GBC Conservation Officer
No comments received.

KCC Heritage

I note that this application focusses primarily on matters related to proposed replacement windows and I defer to your Conservation Officer on these matters. In relation to the archaeological interest of the building and site my recommendation remains that there is in place an appropriate condition as follows:

To ensure that features with archaeological interest are properly examined and recorded during development works:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development works, including to the historic building, are observed and items of interest and finds are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed specification and timetable.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest, above and below-ground, which would be impacted by the proposed development, are properly examined, recorded and reported on, for public benefit.

Kent Downs National Landscape Unit

The Kent Downs National Landscape Team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape Team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter and in our Interim Advice Note for Local Planning Authorities. The Kent Downs National Landscape Team recommends that to help fulfill the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1.

KCC Flood and Water Management

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development. According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known

whether the development falls within sub-paragraph

(c) (i);

d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

Neighbouring properties

8no. surrounding properties were consulted and a site notice displayed/ The final date to submit comments ended on 1st November 2024. 0 comments were received from members of the public.

Officer's Analysis

Proposal

This application follows recent planning approval reference 20231283 for *'Demolition of existing orangery and erection of a two-storey side and rear infill extension, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.'*

This application seeks to make changes to that scheme as follows:

- Alterations to the fenestration and roof structure of the approved 'link' structure.
- Installation of new timber sash windows (slimline double-glazed) to replace all existing windows (Single-glazed) in the dwellinghouse.



Approved South Elevation Proposed (Not to Scale)



South Elevation Proposed (Not to Scale)

Given that the remaining elements of the scheme are unchanged from the recent approval and would not be impacted by any relevant policy changes, the focus of this assessment will be upon the changes proposed.

Principle of Development

This application is located outside the Urban Boundary, In the Green Belt where, as per paragraph 142 of the NPPF (2023), the fundamental aim is to; *prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.* A key consideration for this application is therefore whether the development would be appropriate in the Green Belt.

However, all other relevant matters should be considered. In this instance, the principal considerations in the assessment of this application are:

1. Green Belt
2. National Landscape
3. Design, Character and Appearance and Non-Designated Heritage Asset
4. Landscape Character Area
5. Amenity of Future Occupiers
6. Neighbouring Amenity
7. Archaeological Importance

Impact on the Green Belt

National Planning Policy Framework (NPPF)

Paragraphs 152-156 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 154(c) identifies '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', as an exception to this policy.

Paragraph 154(g) identifies another exception as;

'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority'

Gravesham Local Plan Core Strategy 2014

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised area as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt **NOT** forming part of settlement inset from the Greenbelt. In this context the policy states that developments; '*will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.*'

Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with paragraph 154 the NPPF 2023. "Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

In the previous application, it was clear that the scheme would result in less than one third increase. However, this is an indicator of the actual scale increase and a visual assessment should also be undertaken to assess whether the development would result in disproportionate additions over and above the size of the original building. This assessment would appropriately be undertaken in the following section of the report: National Landscape, Design, Character and Appearance.

National Landscape, Design, Character and Appearance and Non-Designated Heritage Asset

This application site is located in Kent Downs National Landscape where greater weight is placed on impact to the character of the area. KCC Heritage have advised in their comments that the building should be considered a non-designated heritage asset. Whilst the authority does not have a local list of non-designated heritage assets, a case-by-case approach should be taken. Given the age and the high-quality appearance of the building, it is appropriate to consider this building a Non-Designated Heritage Asset.

The changes proposed by this application would not change the overall increase in floorspace. The alterations to the single storey roof element would not result in significant increases in visual bulk. Nor would the proposed replacement windows.

The roof structure changes to the single storey element at the front of the building would be minimal, the overall height would not increase and the minor changes in eaves and roof proportions would have a minimal visual impact.

The proposed development would use double glazed timber sash windows. Whilst it is unfortunate that a number of original timber windows would be lost on this Non-Designated Heritage Asset, the proposed scheme could not be reasonably resisted as other window changes could be made under permitted development rights. In this case, where appropriate slimline windows would be use, there would be improvements from the replacement of poorer examples of more recently replaced windows on the building, which do not reflect the character of the building. An appropriate window schedule with full sections of all windows to be replaced would be required to ensure that they are appropriately slimline, with through glazing bars.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The proposed development would retain adequate space standards for the additional rooms provided. Adequate external amenity space will also be retained in line with the National Space Standard requirements.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

This dwellinghouse is relatively isolated. There are some dwellinghouses to the south (195 metres from the dwellinghouse) and one to the northeast (193 metres from the dwellinghouses) of the site. However, given the distance from the site and nature of the development, it is unlikely that these dwellinghouses nearby would be impacted.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Archaeology

KCC Heritage have requested pre-commencement conditions related to archaeology. The planning agent has previously responded to this request in the later submitted Heritage Statement addendum, in the most recent planning application and have not agreed to the condition. They state that the condition would be unnecessary as the area of excavation to the rear has previously been excavated for the existing conservatory in its place and the front extension would entail a minor section of excavation. These reasons are noted, and it is agreed that the condition in this particular circumstance would be unnecessary and unreasonable. However, the point reflected upon by the planning agent that previous approvals did not require any archaeological conditions, is irrelevant as each case is dealt with on its own merits.

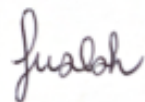
Conclusion

The proposed development complies with all relevant national and local planning policies, subject to inclusion of planning conditions.

Recommendation

The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	

Dated:	14th November 2024	Dated:	26 November 2024
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