

PLANNING STATEMENT

For the

Resubmission of planning application ref. 20230250 for the demolition of the existing conservatory and erection of a two-storey side extension. Demolition of existing porch and erection of two storey front extension. Installation of new roof with dormers and rooflights to create a first floor with habitable rooms. Demolition of existing garage and erection of new double garage with re-siting of vehicular access.

At

42 BEECHWOOD DRIVE,
MEOPHAM,
GRAVESEND, KENT.
DA13 0TX

Introduction

This application is made following the decision of Gravesham Borough Council to refuse the previous planning application to extend this property. (ref. 20230250)

Since the refusal the applicant has received pre-application planning advice based upon a reduced scale proposal.

The contents of this advice have been employed in re-designing the proposed extensions.

Site and Surroundings

The application site is an existing bungalow which forms part of the extensive post war residential development within the Meopham Parish.

The locality is characterised by predominantly single storey bungalows or chalet style properties that have extended the footprint and enlarged the roof space to provide additional accommodation.

Several of the properties on this development have double garages within their curtilage.

The area is considered to be within the green belt and the Harvel Wooded Downs Landscape Character Area.

Relevant Planning History

19910405 – Two single storey side extensions, to the north and south sides. (Southern extension not built)

20010724 – Conservatory to the southern side and front porch.

Planning Policy

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. The relevant exceptions to this policy are as follows: Paragraph 149(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 149(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'

There is no specific definition of "openness" in the NPPF, and the concept of what is considered as openness has only really emerged from case law. Effectively, 'openness' is epitomised by the absence of built development (i.e. land that is not built on) and it follows therefore that any new built development is likely to have an adverse impact on the openness of the Green Belt, but whether that impact is greater or lesser on sites where there is already built development will be dependent on an assessment on a case by case basis. It is a different concept to "visual impact". Although openness may be considered in a visual sense, the visual impact of a development in the Green Belt may be harmful through the siting, design and materials used. The presence of landscaping or screening may serve to mitigate the visual impact of a development including built development but there might still be an impact on openness.

Proposals

The existing frontage of the property is enclosed by an existing wall and gates, the proposal to provide a detached garage would mean re-siting the gates to the opposite side of the plot but this would have little effect on the 'street scene' on this unmade road.

The wall is exists on the road frontage so there is no available space for landscaping.

The provision of a detached double garage to replace the existing single sized one is consistent with other properties on this development.

The highways consultation on the previous application had no objection as long as two secure cycle spaces would be provided and sight lines maintained.

The applicant would be pleased to accommodate these by condition if the Council is minded to allow this application.

The existing bungalow has an extension to the north side and a conservatory to the south side and a porch to the front.

The bungalow is set towards the back of the plot and therefore the proposal is to extend the front forward as this does not have any effect on the neighbouring properties.

A new roof is proposed to provide additional accommodation within the roof space.

The higher roof element has been deliberately sited to the south side to maintain reasonable distances to the boundaries as the bungalow does not sit parallel to the sides of the plot.

On previous applications in this locality for new roofs to accommodate first floor bedroom accommodation it would appear that these have not been considered as increased floor areas.

In this application (in line with the pre-app advice) the design has been amended to reduce the eaves height to 2.425m and the ridge to 6.5m which is in line with that approved at the next-door property at no. 41 Beechwood Drive.

The front projection has now been reduced back to a 17.2m² increase in area. The extension that replaces the conservatory is only 6.0m² larger making a total ground floor increase in area of 23.2m².

I have attached examples of other approved applications as Appendix A but with their drawings separate from this statement.

Conclusion

The eaves on this application has been reduced and the ridge lowered in line with the adjacent neighbouring property.

The double garage has been retained as the majority of other properties have them and they clearly have not been considered within general floorspace increases or to be detrimental to the Green Belt.

We now believe the proposed extensions to this property are acceptable within the restrictions of the Green Belt.

Appendix A

Details of the current proposal and other examples of local applications with drawings.

42 Beechwood Drive – Subject of this appeal.

Existing footprint – 82.0m²
Proposed footprint – 105.2²
Existing eaves height – 2.3m
Proposed eaves height – 2.425m
Existing ridge height – 3.9m
Proposed ridge height – 6.5m

41 Beechwood Drive - Approved

Ref: 20020167 - Erection of single storey side and rear extensions to form lounge, kitchen, utility room, study, w.c. and hall and re-roofing of dwelling to provide 3 no. bedrooms, bathroom and en-suite bathroom in the roof space.

Existing footprint – 84.0m²
Proposed footprint – 92.0m²
Ridge height – 6.5m
Eaves height – 2.4m

46 Beechwood Drive - Current

Ref: 20230702 - Raising and redesign of existing roof with gable walls front and rear, barn hip ends to the side and provision of two dormers to the front and rear elevation to provide two bed rooms and bathroom in roof.

Existing footprint – 85.0m²
Proposed footprint – 85.0m²
Ridge height – 5.67m
Eaves height – 2.3m

Jemui 32 Beechwood Drive - Approved

Ref: 20200436 - Raising of roof and erection of a first floor

Existing footprint – 118.0m²
Proposed footprint – 118.0m²
Ridge height – 6.0m
Eaves height – 3.6m

Ashdale 21 Rhododendron Avenue - Approved

Ref: 20200174 – Removal of existing hipped roof, construction of enlarged barn hip roof and use of loft space as habitable rooms replace garage to match house.

Existing footprint – 94.0m²
Proposed footprint – 114.0m²
Ridge height – 6.0m
Eaves height – 2.4m

Westwood 38 Rhododendron Avenue – Approved

Ref: 20230225 – Demolition of existing dwelling and erection of replacement dwelling

Existing footprint – 88.0m²
Proposed footprint – 124.0m²
Ridge height – 6.5m
Eaves height – 2.25m

Linga Longa Rhododendron Avenue - Approved

Ref: 20190479 - Construction of roof enlargement including a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.

Existing footprint – 137.0m²

Proposed footprint – 137.0m²

Ridge height – 6.4m

Eaves height – 2.64m

Maples Rhododendron Avenue - Approved

Ref: 20210906 – Erection of a single storey side extension, alteration to roof, conversion of loft to habitable rooms with side dormers and skylight windows.

Existing footprint – 82.0m²

Proposed footprint – 110.0m²

Ridge height – 5.4m

Eaves height – 2.2m