

Delegated Report

Householder Planning Application

Application No: 20220193

Location: Broadeaves, Bowesden Lane, Shorne, Gravesend, Kent, DA12 3LA

Description: Erection of part single story part two story extension.

Applicant: Mr L Button

Site Visit: 4th May 2022

Submitted Documents/Plans

The application comprises the following documents and plans:

Application Form - dated 22/02/2022;
Supplementary Information - Original Plan Photographs;
Ordnance Survey Site Location Plan (scale - 1:1250);
Existing Block Plan (scale - 1:500);
Proposed Block Plan (scale - 1:500);
Drawing no. 170821/1 - Existing Ground Floor Plan;
Drawing no. 170821/2 - Existing First Floor Plan;
Drawing no. 170821/3 - Existing Elevations;
Drawing no. 170821/4 - Existing Roof Plan;
Drawing no. 170821/5B - Proposed Ground Floor Plan;
Drawing no. 170821/6A - Proposed First Floor Plan;
Drawing no. 170821/7 - Proposed Roof Plan;
Drawing no. 170821/8B - Proposed Elevations;
Drawing no. 170821/9 - Proposed Sections.

~~Drawing no. 170821/5A - Proposed Ground Floor Plan - SUPERSEDED;~~
~~Drawing no. 170821/6 - Proposed First Floor Plan - SUPERSEDED;~~
~~Drawing no. 170821/8 - Proposed Elevations - SUPERSEDED.~~

Plan Note

The plans submitted with this application are hand drawn, and due to this there is some marginal discrepancies between some dimensions. However, these were not sufficient to require amendment, nor affect the determination of the application.

Relevant Planning History

No relevant planning history - formally known as Duart Lodge. The applicant has submitted supplementary information in the form of historic plans from 1938 of the original property. The

plans show the floor plans and elevations that are identical as the existing property, therefore the Local Planning Authority are satisfied that the existing property is original.



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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

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 Assessment (2009)

Consultations, Publicity and Representations

Due to an error on public access the proposed elevation drawings were not published online for the first consultation period. As such, all relevant consultees and neighbours were reconsulted on the application with all plans published.

Internal consultees

Local Ward Councillors - No representations received on either consultation.

External consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals would have a significant below-ground archaeological impact.

Shorne Parish Council -

First consultation - The Parish Council has no objection in principle to the proposal subject to there not being any significant valid objections from neighbours.

We note that the proposed ground floor, single-storey rear extension extends laterally beyond the existing side wall of the house.

At the time of writing there is no "proposed elevations" plan available. For the new first-floor bedroom on the eastern elevation, there appears to be a window proposed on the east elevation as well as a new window on the south (front) elevation. There seems to be about 20m distance to the eastern boundary to the neighbouring property (Heron Gate) and the total distance between buildings is a little more than the minimum standard privacy distance of 26m however consideration might be given to modifying this east side window (e.g. with privacy glazing) or omitting it completely and instead enlarging the south window of the same room.

There should be enough parking provision on-site to support the increase in the number of bedrooms from four to six.

The plans do not include any landscaping in the garden areas or any removal of trees. Any relevant mature trees should be protected with Tree Preservation Orders. In view of the amount of enlargement of the house that is proposed we suggest that permitted development rights should be withdrawn for the site.

Second Consultation - No comment received.

Neighbouring properties

First Consultation - A notice was displayed on site 1st March 2022. In addition, three neighbouring properties were consulted and no representations have been received. The consultation period expired 25th March 2022.

Second Consultation - Three neighbouring properties were consulted and no representations were received. The consultation period expired 12th May 2022.

Preliminary Matters

The plans originally submitted with this application showed the two single storey bay window

extensions with differing widths, which conflicted with the attempt to create a balanced, symmetrical appearance at the rear. The agent was contacted regarding this and the plans were amended accordingly, these were submitted to and accepted by the Local Planning Authority 23rd May 2022.

Analysis

Broadeaves is a large detached two storey dwelling located on the northern side of Bowesden Lane. The property has not previously been extended, there is no planning history and evidence has been provided by the applicant of original plans dated 1938. There is a substantial driveway on the site with adequate parking space and an open carport on the eastern boundary.



Proposed Development

This application proposes the erection of side and rear extensions to the property. The side extension to the east will be an upward extension to the existing garage and lean-to structure. This extension will include three dormer windows, on the front, side and rear respectively. The rear extensions will involve part single storey and part two storey extensions, with the western two storey extension mirroring the existing rear projection and a central narrower extension set in-between. The single storey elements involve bay windows and a side projection beyond the western flank wall of the main dwelling (see screenshots below for comparisons).

As demonstrated by the comparative screenshots, the extensions are set-down from the main ridge of the dwelling and subordinate. The dimensions of each aspect of the proposed extension are listed below:

Side Extension (Eastern)

- Depth - 3.05m
- Width - 3.95m
- Height (max) - 7.4m
- Height (eave) - 2.75m

Dormer Extensions (Western x1 / Eastern x3)

- Depth - 1.25m / 1.25m
- Width - 1.75m / 1.4m
- Height - 1.4m / 1.4m

Single storey rear (Bay extensions)

- Depth - 1.2m
- Width - 4.95m
- Height (max) - 3.4m
- Height (eave) - 2.65m

Two storey rear (Central)

- Depth - 5.1m
- Width - 4.4m
- Height (max) - 7.7m
- Height (eave) - 5.1m

Two storey rear (Western)

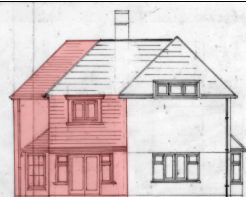
- Depth - 3.65m
- Width - 4.45m

Single Story Side Extension (Western)

- Depth - 4.15m
- Width - 2.7m

- Height (max) - 7.7m
- Height (eave) - 5.1m

- Height (max) - 5.1m
- Height (eave) - 2.75m

Existing Elevations	Proposed Elevations
	
	
	
	

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; and
5. Any very special circumstances?
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.

In this case, as aforementioned in the report, this property has not previously been extended and therefore the existing footprint is considered to be the original dwelling. The table below shows a comparison of the footprint and floorspace calculations of the original dwelling and the proposed extended dwelling.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m²)	142m ²	199.68m ²	40.6%
Internal Floorspace Area (m²)	207m ²	325.6m ²	57%
Volume	-	-	-

The calculations demonstrate that the proposed additions to the dwellinghouse significantly exceed the one third limit set out in saved policy C13. Therefore purely in numerical terms, the extension is contrary to the local plan Green Belt policy, potentially representing a disproportionate increase over and above the original building. The volume calculations of the extensions, over the original dwelling, have not been calculated in this application and 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, although increasing the footprint of the property, will not significantly project beyond any existing elevation of the existing dwelling. The extensions have been designed to ensure subservience and that they are subordinate to the main dwelling, with hipped roofs to

reduce the perceived bulk.

The additions to the rear of the property are the larger and bulkier features, however the western extension has been designed to match the existing rear projection, with the central extension being narrower albeit deeper. The single storey bay extensions will also serve to create a symmetrical appearance. At the side the western projection is single storey and will have a catslide roof, is set back from the front elevation and will not extend beyond the flank elevation of the property significantly. The extension above the garage will match the existing roof pitch of the garage and the main pitch of the property, it is set-down from the ridge and will introduce a small flat roof dormer facing eastwards. Overall, the extensions are considered to respect the original character of the dwelling, have been designed to reduce bulk and as such are deemed to be proportionate additions.

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 complies to Policy CS02 (LPCS), Policy C13 (LPFR) and to paragraph 149 (NPPF).

Moreover, when assessing the local context and the surrounding properties planning history, it is clear that other properties have been significantly extended over the one third limit and considered acceptable, with enlargements of a similar scale to that proposed in this application approved.

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 extensions are subservient to the main dwelling and have been designed with hipped roofs to reduce the perceived bulk. Moreover, the extensions will not significantly project beyond any existing elevation of the property.

As such, although introducing additional built form of development into the Green Belt, the extensions have been designed to reduce bulk and be subordinate to the dwelling, and is therefore not considered to result in any significant harm to the openness.

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.

As aforementioned in this report the extensions are subordinate and subservient to the main dwelling, with the bulk of the development located at the rear. The extensions to the rear will create a symmetrical appearance by matching the design of the existing rear projection, introducing two identical single storey bay window extensions and creating a central narrower two storey feature. The roofs of all extensions will be hipped which serves to reduce their perceived

bulk. Lastly, due to the property being set-back significantly and set-above, the highway there will be no impact on the street scene.

There are no objections to the extension in terms of design, the development will not impact on the street scene and will be finished in matching materials to the dwelling. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

4. Other matters

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers. The garden is large and will not be significantly reduced as part of this development. The rooms proposed are in accordance with Gravesham's Residential Layout Guidelines (2020) and will receive sufficient natural light. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

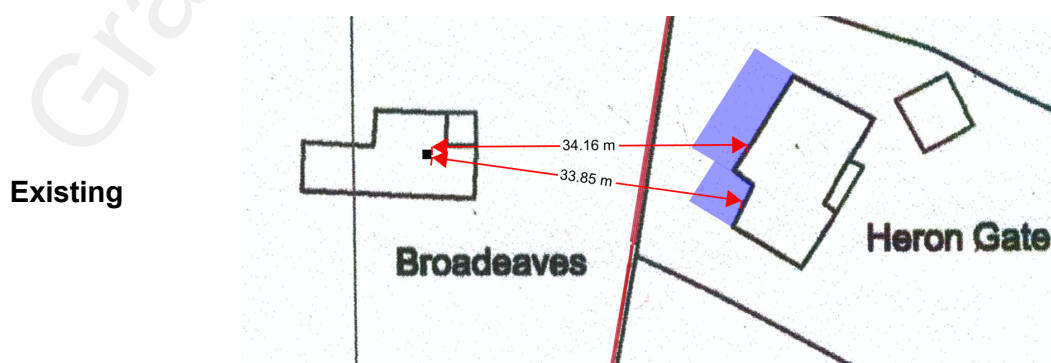
Neighbouring Amenity

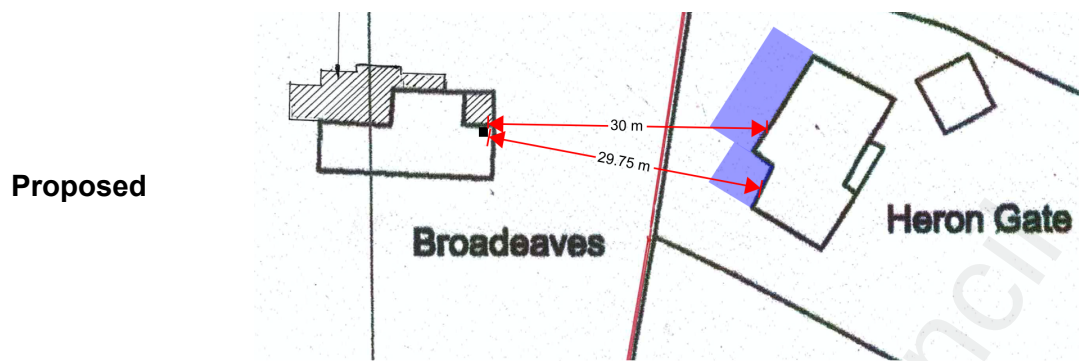
The development will have no material impact on the amenity of any adjoining property in terms of loss of light, loss of outlook or create any sense of enclosure, due to the distances between the properties on Bowesden Lane.

No objections were received from any surrounding property consulted. However, there were some concerns with the relocation of the existing dormer window onto the roof slope of the first floor extension above the garage. This would move the window approx. 4.2m towards the neighbour at Heron Gate, which backs onto the application property with its rear windows facing towards the proposed dormer. As such there is potential for the new dormer window to overlook and impact on the amenity of the neighbour.

Gravesham's Residential Layout Guidelines (RLG) (2020) states that the minimum window-window distance, over a private garden area, must be 26m. In this case, the existing window-window distance is approx. 34m, and the proposed distance will be approx. 30m (as demonstrated in the annotated drawings below). Therefore, the proposed distance accords with the recommendation within the RLG.

The annotated plans also show the private amenity space of the neighbouring property (Blue), which is defined as the first 5m of garden. It is acknowledged that the proposed window would, if the 26m window-window distance is considered transferrable, overlook the first 1m (approx.) of private garden space of the neighbour at the closest points to the window. However, the window would only overlook the first 1m of the neighbours' private garden area for a small section at the southern edge of Heron Gate and there is mature foliage along the boundary serving as a screen to overlooking.





Lastly, the proposed dormer window is small and is not considerably larger than the window it is replacing. Therefore, the proposal will not introduce significantly more fenestration facing the neighbour, which would serve to increase the perception of overlooking.

Overall, the proposed development is not considered to harm the amenity of neighbouring properties. Although introducing a dormer window closer to the immediate neighbour, the window-window distance accords with the requirements set out in the RLG. In addition, the majority of private garden area will remain private and the development will not introduce any additional windows facing the neighbour that would increase levels of perceived overlooking. As such, on balance the proposed extensions are considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

5. Very special circumstances

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

6. Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Shorne Woodland Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland and a strong sense of enclosure. The developments are often located around traditional village greens, are buildings have varying styles and ages with chequered brickwork and ornamental brickwork.

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 proposed development is not considered to impact on the landscape, by virtue of the minimal extension beyond the existing projections on the property. As such, the development is in accordance with Policy CS12 (LPCS).

Conclusion

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

The proposed extensions are large and will exceed the one third limit set out in saved policy C13 (LPFR), however they have been appropriately designed to reduce their bulk, are subservient and subordinate to the dwelling and do not project significantly beyond any existing elevation of the property. Therefore, the proposal is considered to be proportionate additions that are appropriately scaled within the Green Belt setting and are not harmful to its open character. The extensions will be finished in matching materials, are not visible from any public vantage point and will have no impact on the street scene. There will be no impact on the amenity of future occupiers or neighbouring properties, there is sufficient space available for off-street parking and there will be no harm caused to the character of the landscape.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23 rd May 2022	Dated:	24 May 2022