

PLANNING STATEMENT

**Woodberry Down, White Horse Road, Harvel
Gravesend, Kent, DA13 0UF**



Introduction

This statement has been prepared to support a householder planning application which proposes the construction of two side roof dormer extensions to the property.

Application Property and Surroundings

The application property comprises a large two storey detached house located on the northern side of White Horse Road, approximately 290 metres east of the junction with Harvel Road. The property is located at the end of a private driveway and forms part of a small group of wider dispersed development.

The property and its immediate neighbours lie beyond any defined village settlement within an area designated as Green Belt and an Area of Outstanding Natural Beauty.



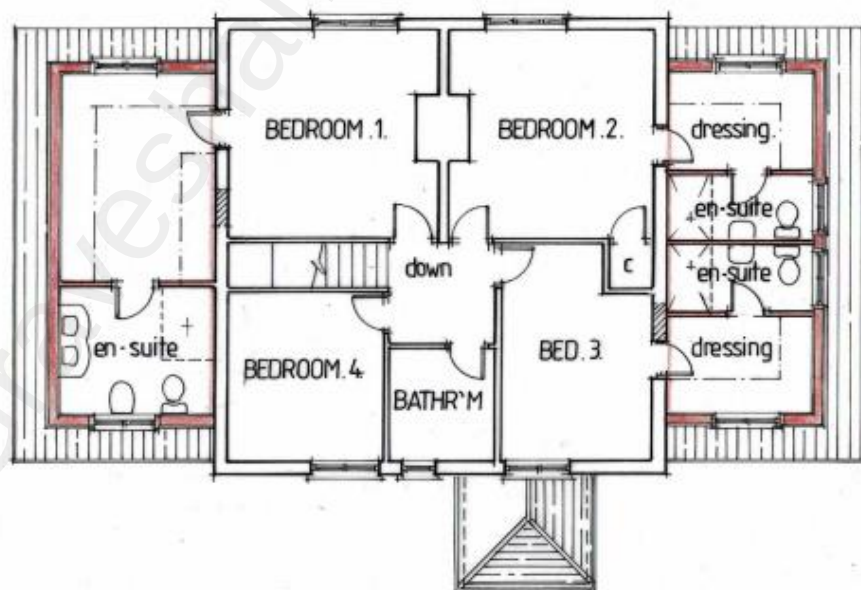
Application Proposals

The application proposals involve the erection of two side roof dormers on the north and south subsidiary roof slopes of the house.

The extensions would be designed with hipped pitched roofs and incorporate fenestration detailing and materials to match existing. The alterations would facilitate the provision of en-suite and dressing room facilities to the existing bedrooms.



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



The existing house has a gross external floorspace of 208 sq metres. The proposed extensions would have a gross external floorspace of 43 sq metres.

Local Planning Policies and Guidance

The following local Development Plan policies and adopted guidance are considered relevant.

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)

The Council have also adopted a Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) (2021) which includes commentary and guidance on extensions to existing dwellings. The most relevant text regarding side roof extensions is set out below:

Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- *Height: Should be lower than the existing ridge-line.*
- *Massing: Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.*
- *Alignment of Windows: Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.*
- *Detail: Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.*
- *Unbalancing: If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.*

Other Material Considerations

National Planning Policy Framework (NPPF)

National Planning Policy is set out in the National Planning Policy Framework (NPPF).

Paragraphs 10 and 11 of national policy confirm the presumption in favour of sustainable development.

Paragraph 138 of the NPPF confirms that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Paragraphs 147 and 148 confirm that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.

Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this however include:

- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Paragraph 176 confirms that great weight should be given to conserving designated areas including AONB's. The scale and extent of development in such areas should be limited.

Planning Considerations

Principle

The application property is an established residential dwelling and lies within the Green Belt but within an established small grouping of residential properties.

As such there are no land use or other planning policies which give rise to objection in principle to the enlargement / alteration of the application property so long as national and local planning policy criteria regarding the extension of existing dwellings is satisfied.

The neighbouring property, Poundgate, has been extended and altered with the benefit of planning permission granted by the Council. The current proposals are consistent with these approvals.

Research of the history of the application property has confirmed that it was formed by the amalgamation and conversion of two former cottages and that no additional floorspace was added at the time or since.

It is considered that whilst development in the Green Belt is restricted by national and local planning policies the circumstances of this application site and proposal are such that the proposed development would constitute a minor alteration, not disproportionately adding to the size of the property and accordingly not constituting inappropriate development in green belt policy terms.

The existing house has a gross external floorspace of 208 sq metres. The proposed additions would have a gross external floorspace of 43 sq metres representing a 21% increase. Such an increase is below the 33% criteria set out in saved local planning policy/guidance.

National planning policy is more up to date than the saved policies of the Local Plan and sets no specific floorspace criteria. The proposed additions would be seen totally in the context of the built form of the existing property and would be subservient and proportionate. The property would not be disproportionately enlarged. The proposals would accordingly be in compliance with national policy.

Design and Appearance

The current proposals are for a minor, limited, form of development. The site specifics and nature of the proposals are such that there will be no impact on the wider landscape and character of the area or its amenity values.

The design of the proposals has been considered and arrived at so as to respect the appearance of the application property and matching fenestration detail and materials are proposed.

The proposals are in accord with the Householder Extensions/Alterations Design Guide SPD guidance. The dormers will be below the relevant ridge heights and clear of the roof edges and eaves. Fenestration detail will be appropriate to the appearance of the existing dwelling and the overall balance of the property will be maintained.

Given the property's distance and relationship to White Horse Road, as well as established natural screening, there would be no unacceptable impact on the street scene or public viewpoints.

As a result, the proposals would have no adverse visual impact and would preserve the character and amenities of the area.

For these reasons the proposals accord with the relevant local planning policies and guidance.

Residential Amenities

The proposals will have no significant effect or impact on the amenities of the neighbouring dwellings in terms of loss of light, dominance or overshadowing having regard to the siting of the house and the scale, mass and height of the proposals. There would be no unacceptable overlooking / loss of privacy.

For these reasons the proposals accord with the relevant local planning policies and guidance.

Access and Parking

The existing vehicular access and the parking available would remain as existing. The proposals will not result in any additional traffic generation or give rise to additional parking requirements given the space currently available. Accordingly, the proposals give rise to no highway issues or objection.

Conclusions

The application proposals are a sustainable form of householder development.

The proposals constitute appropriate development in green belt policy terms since the additions will not disproportionately add to the size of the property. They will not adversely affect the appearance of the host property, the amenities of neighbouring properties or the wider area.

As such the proposals are acceptable and planning permission should be granted.

KH Town Planning
December 2022