

Delegated Report

Householder Planning Application

Planning Application No: 20210846

Location: The Barn East Court Farm Church Lane Gravesend

Description: Erection of a two storey extension connect to the main dwelling by a glazed link and to be used as ancillary to the main dwelling.

Applicant: Mr H Singh

Site Visit Date: Various

Submitted Documents/Plans

Application form;
Planning & Heritage Statement;
Drawing No.86 – Existing Site Plan;
Drawing No.87A – Location Plan;
Drawing No.89 A – Wider Site Plan;
Drawing No.90- Existing Plans and Elevations;

Drawing No.102 A – Comparison Plan and Elevations;
Drawing No.84 F – Proposed plans and Elevations;
Drawing No.84 E – Proposed Site Plan;

Relevant Planning History

20200176 - Erection of two storey extension joined by glazed link to existing dwelling for use as home gym with ancillary facilities and with guest bedroom suite over and ensuite bathroom. Refused on 25.09.2020 and appeal dismissed on 01.03.2021.

There is extensive planning history relating to the wider site which for the ease of reading is contained with the delegated report for 20200176 which is attached as appendix 1.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2: Policy for Listed Buildings
- C13: Policy for Extensions to Dwellings in the Countryside
- T1: Impact of Development on the Highway Network

- P3: Policy for Vehicle Parking Standards

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt Land
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006); and
- Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Internal

Highways Development Management Officer

No objection

External

Environment Agency

No comment

Dickens' Country Protection Society

Concerned regarding further development in the Green Belt.

Shorne Parish Council

We note that this application is a revised version of application 20200176, which was refused by GBC and then dismissed at Appeal.

We have the following comments on this application:

- The present proposal aims to answer some of the previous objections by having a smaller footprint, reduced amount of glazing and a sunken ground floor to reduce the overall height. The reduced footprint has less impact on the available garden space but this remains significant.
- The length of the reduced building still means that the eaves overhang of the roof gable end protrudes slightly on the lateral view so might better be reduced just a little more in length so as to prevent this.

- The northern flank wall is built right up to (and possibly over) the boundary of the residential plot which will mean that its roof overhangs outside of the plot. The building should be reduced in width or moved at least 0.5m southwards.
- The appearance and layout continue to give the impression of self-contained residential accommodation, in a format that could be construed as capable of becoming a separate dwelling.
- The proposed building is an annexe rather than an extension. A well designed, historically sympathetic and visually compatible attached extension to the barn building might be a preferable means of providing additional residential accommodation for the barn if this is required.
- The glazed linking corridor seems out of character with the existing building and conveys separateness rather than connection as would be more appropriate for an extension. It is considered that the design of the corridor could be made more compatible with the existing building that it serves.
- No special circumstances have been put forward to justify the need for the proposal, which still has impact on openness in the Green Belt.

Should the proposal be permitted in this format then there should be very strong conditions attached that it is only an annexe ancillary to the main house, preventing its use for long-term accommodation or as a separate dwelling, or for any commercial/business purpose.

Neighbouring properties

21 surrounding properties were consulted and a site notice displayed on site with an overall expiry date of 6 August 2021. One objection has been received raising the following concern.

The proposed plan drawings shown are overtly large storey structure with a large area of window casements. The latest proposal is out of character with traditional building style for an agricultural building. The design could relate to a domestic setting. The area size of window casements and rooflight are over large especially at the rear elevation. In previous planning applications, The barn existing structure has reached a maximum number of windows and rooflights. In the latest application, the proposed glazed link is not a traditional structure to attach to a listed building and an agricultural building. Therefore this proposal conflicts with earlier planning conditions.

Concerned about the potential impact of this application upon the setting of the East Court Manor listed building complex and to further encroachment within the designated green belt.

Given the overtly large double storey design of the proposed structure, there is concern this building will feature prominently in the surrounding landscape. Planting is proposed as screening, but the height or species of this planting once established is not referenced in the Proposed scheme wider site plan nor in the Site plan block plan documents. The level of visual intrusion on the surrounding landscape can only be presumed. But given the potential this building will pose for conversion to a future residential use in a similar application to the previous application 20180375 Listed building consent for conversion of The Threshing Barn, then the proposed building has a negative impact upon the green belt designation. This negative impact caused by visual intrusion into the landscape of a previously undeveloped section of land. The application within the Green belt designation contains no special circumstances to justify the additional structure.

Revised consultation undertaken for 14 days which expired on 7th October 2021 with two comments received both supporting the application with the following comments:

- Have reviewed new amended drawings and have no concerns or objections for the new proposed drawings.

Officer's Analysis

Background

The application is for the erection of a two storey extension with a glazed link connection to the main dwelling, the proposal follows a planning application (20200176) which was refused on the following grounds:

- 1. The application site lies within the Green Belt, as defined by the Gravesham Local Plan Core Strategy (September 2014). The proposed extension to this converted former historic threshing barn in terms of its overall size, the design approach and the resultant form, scale and massing including the extent of additional hardstanding is considered to be inappropriate development, which by definition (paragraph 143 of the NPPF) is harmful to the visual openness of the Green Belt. Furthermore the extension will have a suburbanising effect that will detract from the character and appearance of this rural location and further harm the openness of the Green Belt. The applicant has not provided sufficient evidence to demonstrate that very special circumstances exist which would outweigh the harm to the Green Belt. As a result it is considered that the proposed development is contrary to Core Strategy policies CS01 (Sustainable Development) and CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy, saved Local Plan First Review Policy C13 and the guidance set out in section 13 (Protecting Green Belt Land) of the National Planning Policy Framework (NPPF).*
- 2. The size, bulk, form, siting, design and external appearance including the domesticated fenestration of the proposed extension will disturb and harm the plain symmetry and simple form of this former historic threshing barn now converted into two dwellings and which is considered as a curtilage listed building and would not be subservient to or be subordinate to the original barn building. It would extend beyond the rear elevation of the existing building and completely mask the north elevation and would appear as a prominent and incongruous addition increasing the built up appearance and detracting from the current open rural character of the site. The development is therefore contrary to Core Strategy policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC2 (Policy for Listed Buildings) and Sections 12 (Achieving well-designed places) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (NPPF).*

Following the refusal an appeal was lodged and subsequently dismissed on 1 March 2021. A copy of the appeal decision is attached as appendix 2.

East Court Farm is located on the east side of Church Lane, Chalk and originally comprised a quadrangle of a number of redundant farm buildings adjacent to East Court Manor (Farmhouse) which is a Grade II listed building. The main barn on the east side of the site is a former oak framed threshing barn, which was unused over the last 20 or so years, other than for some low key storage, and consisted of 10 bays and dating possibly from the 1840's or even earlier. The barn was of feather edged weatherboarding with brick plinth and the roof was previously clad with fibre cement sheeting. To the south of the main barn there is a lower range of buildings and originally comprising an open 8 bay Wagon/Cart Lodge of brick with a plain tiled roof (which replaced modern concrete tiles), previously used for storage, and a stable and Waggoner's accommodation which was also previously used for storage and had a partial first floor. It was originally painted brickwork with a concrete tiled roof. The stable and Waggoner's accommodation has been converted into a dwelling unit as part of a planning permission granted in 2005. The brickwork walls were restored and the roof reclad with plain tiles. The farm buildings including the threshing barn and cart lodge are considered as curtilage listed buildings.

A post war Dutch barn to the north of the stable and granary building and west of the threshing barn was removed a few years ago and the site was grassed and planted. Two single storey ranges of buildings to the north (one of brick and one of weather boarding) and immediately east of East Court Manor also remain but are used in connection with the farmhouse either for domestic purposes or for stabling of horses and

these are in separate ownership, alongside the main listed farmhouse.

The farmstead is set within a scatter of development outside of the urban area to the east of Gravesend. Immediately to the south of the farmstead is East Court Oast which was converted into living accommodation in the 1980's. There are open fields and open countryside beyond the site to the east. To the north of the main barn there is a paddock of 3 hectares used for the grazing and exercising of horses and contains some stables.

Church Lane is a narrow rural lane with lighting that links Lower Higham Road with the A226 Rochester Road. There are no public footpaths within the vicinity of the site. The barn and other surrounding buildings are all within the Green Belt. It is outside the flood risk zone in the Environment Agency's flood maps.

The main threshing barn has now been converted into two dwellings (The Barn which comprises the northern half of the former barn building and The Granary, which comprises the southern half of the former agricultural building) following a planning permission and listed building consent granted in January 2017 (refs 20151207 and 20160336), and as subsequently amended, and with both dwellings now occupied. The side barn/wagon lodge has also been converted into a further dwelling unit (under a planning permission and listed building consent (refs 20170820 and 20170821, as subsequently amended). This is also now occupied and named as Meadow Lodge.

In order for this application to be supported the applicant needs to have demonstrated that the proposal complies with local and national planning policy.

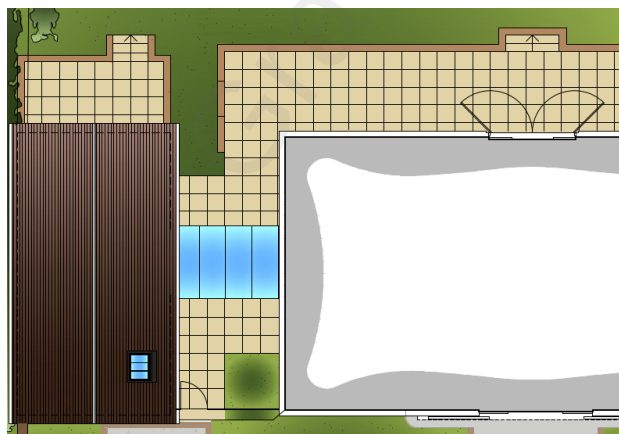
During the course of the application negotiations took place with the agent in accordance with paragraph 38 of the (NPPF) 2021 (positive proactive approach to planning) and as a result, revised plans were submitted which went out for re-consultation for 14 days to third parties, Ward Councillors and the Parish Council.

Proposed Development

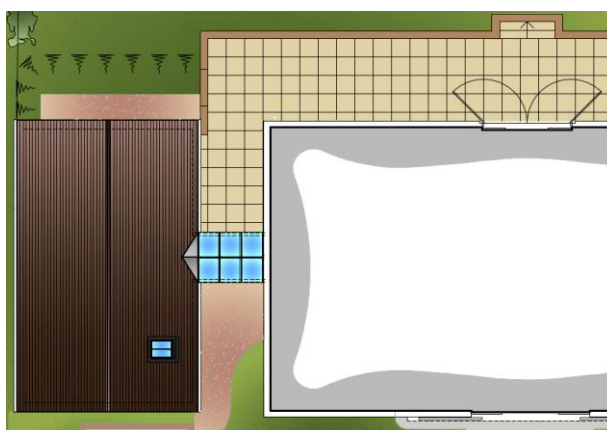
The extension would be 9m long by 5.6m wide and 5.6m high to the ridge (from ground level) and joined to the main dwelling (barn) with a pitched roof glazed link of 2.3m long by 1.73m wide. Internally the floor area would comprise a ground floor of 39m², a first floor of 28m² and a lobby link of 3.75m², thus approx. 70.75m² of additional floor space. The development also includes additional areas of hard surfacing both between the extension and the main barn and also to the rear elevation of the extension.

The following extract shows a comparison between the initially submitted plans for this application and the revised plans.

Submitted Block Plan



Revised Block plan (also showing revised hard standing)



Submitted Rear Plan



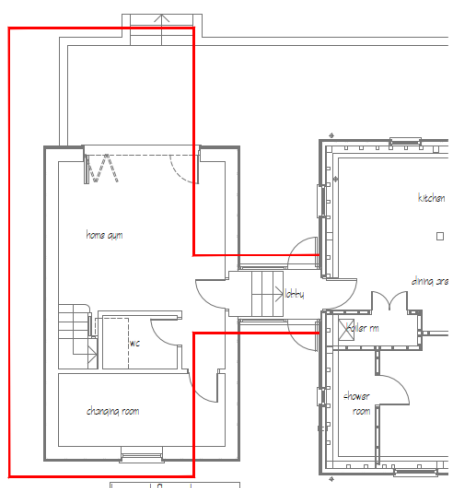
Revised Rear Elevation



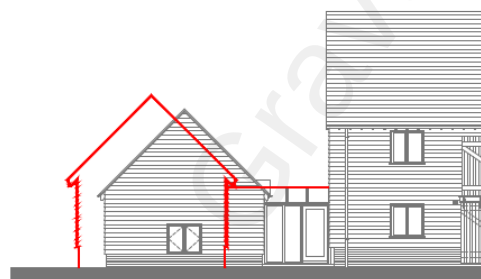
In addition the application is now supported by a comparison drawing between the revised plans and the plans dismissed at appeal.

The following image extracts show the previously refused scheme (in red) overlaid on the current proposal.

Footprint



Front Elevation



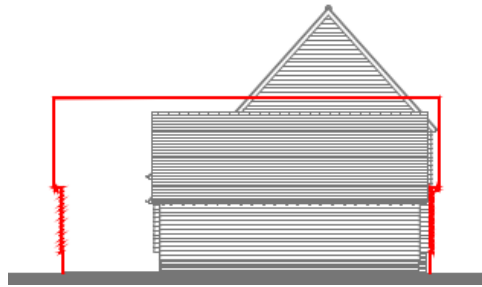
Rear Elevation



Side Elevation (Internal)



Side Elevation (External)



They key changes between the originally submitted plans and the revised plans are as follows:

- Glazed link reduced in depth from 3.4m to 2.3m.
- Glazed link flat roof design replaced with a small pitch roof design.
- Side elevation velux window reduced in size.
- Depth of building reduced to 9.04m and stepped in slightly from front elevation of the dwelling.
- Width of building increased to 5.63m from 5.2m.
- Footprint proposed reduced from 59.86m² to 54.73m²
- Hardstanding reduced from to 49.4m² to 25.13m²

Proposal and Key Issues

The current application proposes a two storey extension joined by a glazed link to existing dwelling (barn).

The key issues to consider are:

1. The Principle of the Development and Green Belt Issues, and notably
 - (i) Whether the development would constitute inappropriate development in the Green Belt;
 - (ii) The effect of the development on the openness of the Green Belt and the purposes of including land in it; and
 - (iii) if the development would be inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances needed to justify it.
2. Conservation/Design Issues
3. Impact on the Wider Landscape
4. Highways, Access and Parking Issues
5. Environmental Impacts/Amenity Impacts
6. Very Special Circumstances

Principle of Development and Green Belt

Policy CS02 (LPCS) embeds national policy on Green Belt into the Local Plan. National policies for protecting the Green Belt are set out in section 13 of the NPPF (2021) and Saved Policy C13 (LPFR).

Great importance is attached by the Government to Green Belts, with their fundamental aim being to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence (NPPF/paragraph 137).

Green Belts serve five purposes (NPPF/paragraph 138):

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

Substantial weight should be given to harm to the Green Belt in the decision making process and '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 (NPPF/paragraph 148).

The NPPF (at paragraphs 149 & 150) then goes on to set out certain types of development which should not be considered 'inappropriate' in Green Belt terms in the form of two 'closed' lists.

The construction of new buildings (paragraph 145) is considered to be 'inappropriate' development in the Green Belt except where this involves (amongst other things) the:

- 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.

Saved Policy C13 (LPFR) which relates to extensions to dwellings in the countryside is also relevant to this determination. 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 the NPPF.

In particular saved Policy C13 (LPFR) 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 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 extension is proportionate in relation to the original building and are broadly in line with the NPPF and as such are given weight in this determination.

The fundamental consideration in assessing this development proposal is whether the proposed extension is appropriate development within the Green Belt, in this regard consideration will also be given to the Inspectors reason for dismissing the appeal.

The relevant comments from the Inspector can be found in paragraph 16 and 17 of the appeal decision which are shown below (key comments highlighted in yellow).

16. The original barn was converted relatively recently and it has been submitted that the proposed extension would add less than one third to the existing floorspace. Nevertheless, the building extension would be large by comparison with the existing house and, although it would be smaller than the host building, with a much lower ridge line, it would represent a substantial addition to the building volume at the property.
17. In view of the scale and bulk of the proposed extension, it would amount to a disproportionate addition to the original building and, hence, an "inappropriate development" in the Green Belt. In such cases, the 'National Planning Policy Framework' explains that "very special circumstances" are required, if a grant of planning permission is to be justified.

It is noted that the applicants have provided a supporting planning statement which sets in the applicant's view why this revised scheme has addressed the failings of the previous scheme. The planning statement takes the following view on the proposed development.

- 5.2.9 Therefore the extension of existing buildings which would not result in disproportionate additions over and above the size of the original building would preserve the openness of the Green Belt and not conflict with the purposes of designating land within it, would not be considered inappropriate development for the purposes of applying Green Belt policy.
- 5.2.10 The proposal is for the extension of the existing dwelling to provide gym facilities and guest bedroom accommodation. Given the extension proposed is of a subservient mass and scale, and proposes a design which is appropriate to the host dwelling, the proposal would not conflict with the purposes of Green Belt policy. Furthermore, the dwelling lies within an area which is already characteristic of residential use therefore there would be no increase in the presence of residential paraphernalia in association with the use of the extension. In addition, the proposed extension is located well within the site and does not extend beyond the building line set by the nearby properties and outbuildings located to the west of the site boundary. The scheme would therefore not encroach on the wider countryside and Green Belt in this regard.
- 5.2.11 It is acknowledged that policy C13 is somewhat out of date, having been adopted in 1994 prior to the creation of the National Planning Policy Framework in 2012, and its subsequent update in 2019, however the policy was saved as part of the Local Plan First Review in 2014. It can therefore be used as a suitable measure for considering whether the extension would be considered as a 'disproportionate addition' as outlined in paragraph 145(c) of the NPPF. Given the proposal would provide less than a third of an uplift in floorspace at 24% of the original dwelling it is submitted by the applicant that the scheme is proportionate to the host dwelling and complies with the proportionality test required under the NPPF.

In addition to further demonstrate the bulk and volume of the extension has been reduced the following calculations have been provided by the agent.

Original Planning Application

Volume of building and link – 261.4m³

Floor area – ground floor 61.1m² first floor 37.5m²

Revised Planning Application

Volume of building and link – 190.0m³

Floor area – ground floor 43.0m² first floor 26.2m²

The salient facts in this part of the analysis are that:

- The extension as proposed is to provide further living accommodation (as an annexe) to a former agricultural building that was large enough in itself without further enlargement to provide 2 no very large 3 bed dwelling units with ample sized rooms;
- The additional extension is not required to make the original conversion work in terms of floorspace requirements, which might be the case in some examples where a minor extension might be considered necessary;
- The floorspace as shown in the submitted plans would provide circa 70.75m² of additional floor space;
- The floorspace in itself would be sufficient to create a generous sized one bed two storey dwelling unit;
- Criteria (iv) of saved policy C13 of the Local Plan Review requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting;

- The development does not only include the footprint of the extension including the glazed link but a significant area of hardstanding around it (circa 25.13m²); this adds to the impact of the development on the openness of the Green Belt; it also takes out approved soft landscaping;
- It is not being built on a part of the site that currently contains buildings or built development. It is on a part of the site that forms a garden and curtilage to the converted barn;
- The design of the extension has a number of separate entrances and enclosure such that it could be used as a separate living unit to the main dwelling(s) within the converted barn;
- The fact that the Borough Council imposed planning conditions on the further enlargement of the converted barn was for the very reason of maintaining the character and integrity of the former agricultural building to avoid indiscriminate appendages to the building and to maintain openness of the Green Belt;

The reduced extension would be below 33% of the original dwelling and be approx. 28%. The volume of the reduced extension would be approx. 328 cubic meters, with the volume of the glazed link approx. 10.40 cubic meters, together this would be approx. 34% of the original dwelling which stands at approx. 983 cubic meters.

Taking into account the proposed extension's relationship to the original dwelling, it is considered that the form of the proposed extension (including size, height, bulk, massing, etc) and its scale (height, width and length) would be a proportionate addition to the original dwelling, and thus it would constitute appropriate development within the Green Belt, in accordance with Para. 145 of the NPPF.

For the avoidance of doubt and notwithstanding the concern raised by 3rd parties the extension as proposed is all within the residential curtilage of the dwelling. To ensure that the proposed extension remains ancillary to the original dwelling, a suitable condition will be added to the decision notice.

Heritage and Design

At a national level the NPPF in Paragraph 126 (Achieving well-designed places) advises the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

At a local level Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area.

In respect of historic impacts the Framework (NPPF) states that the significance of a heritage asset such as a listed building can be harmed or lost through development within its setting (paragraph 194) while at a local level Policy CS20 (LPCS) advises that the weight accorded a designated heritage asset's conservation value will vary having regard to the importance and significance of the asset and the degree of impact. Saved policy TC2 (LPFR) requires any alterations or extensions to listed building or effecting the setting of listed buildings will maintain the integrity of the original list building and be sympathetic to the listed building in terms of massing, scale, appearance and materials.

The existing dwelling is curtilage listed building for East Court Manor (Grade II Listed).

Having regard to the distances from the primary listed building, East Court Manor, it is not considered that there would be material harm to the setting of the main listed building.

The building is designed as a side barn and with similar materials as have been used in the conversion of

the agricultural buildings on the site in dwelling units with a glazed link to connect to the main barn.

The Inspector was very clear in the most recent appeal decision that the overall design of the extension is acceptable by stating the following:

13. In this case, the appeal building is described by the Council as being “curtilage listed” (although that is unclear from the evidence provided) and it clearly lies within the setting of the listed farmhouse, forming a significant feature in the setting. In such cases, it is necessary to have special regard to the desirability of preserving the setting.

18. The proposed scheme would provide additional accommodation for ‘The Barn’ and I accept that it would be useful as such. The extension has been designed to harmonise with the host building and its surroundings and it would integrate well with its surroundings, since the simplicity and directness of the design reflect the character of the original farm buildings and would not detract from them. Moreover, the separation between the new extension and the original barn building would underline the evolving nature of the building group and identify its historic derivation. Thus, the proposed extension would be architecturally attractive in itself and it would not harm the character or appearance of the surroundings, nor the setting of the listed farmhouse, more specifically. The scheme has clear architectural merit.

The conservation architect was consulted on the application and raised no objection to the proposal, as it was clear from the Inspectors appeal decision there was no conflict with Design and Heritage. However, the conservation architect requested the following improvements to ensure a high development that respects the character of the Grade II listed building.

- Reduction in length of the glass link (This has been achieved).
- A more traditional glass link design over the contemporary design originally submitted (This has been achieved).
- Reduction in roof velux windows (this has been achieved).
- Bulk massing of the extension reduced to ensure the extension is subservient to the existing swelling (this has been achieved)

It should be noted that Shorne Parish Comments were taken on board when amending the proposal; specially the following:

- Depth of building has been reduced so it's now shallower than the existing dwelling.
- The glazed link has been amended to away from a glazed cube to a more traditional design.

Concern from third parties comments are noted but it is considered that the design is deemed acceptable and furthermore the Inspector was clear that the design has historic merit.

Taking into account this revised scheme is an improvement over the refused scheme it is considered that this proposal complies with Policies CS19 and CS20 (LPCS), Saved Policy TC2 (LPFR) and section 12 and 16 of the NPPF.

Impact on the Wider Landscape

Paragraph 174 of the NPPF indicates that planning decisions should contribute to and enhance the natural and local environment by, amongst other things:

- (a) protecting and enhancing valued landscapes,
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The site is located within the countryside where policies CS12 CS19 (LPCS) state that development should be visually attractive and locally distinctive and that the character of and landscape of the countryside should be conserved, restored and enhanced.

The site is within the Higham Arable Farmlands landscape character area in the Gravesham Landscape Character Assessment where the key characteristics are the very gently undulating topography, open arable farmland, views out to the marshes and the River Thames in the north, isolated farmsteads and scattered properties with locally distinct styles and materials, amongst other things.

The extension would to some extent reflect the agricultural character of the existing barn and it should be noted that the Inspector raised no concern regarding the impact of the development on the landscape.

Taking into account the Inspector raised no concern with the previously dismissed scheme (which was significantly larger) in regards to impact on the landscape, on balance it is concluded there would be no overriding material harm to the character and landscape of the surrounding countryside. Thus the development is not contrary to Policies CS12 and CS19 (LPCS) and section 15 of the NPPF.

Environmental Impacts/Amenity Impacts

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The building would be located away from neighbouring residential occupiers such that it would not materially affect their living conditions including privacy, daylight and sunlight. For future occupiers the development will provide a home gym/changing room/wc at ground floor with guest bedroom and bathroom at first floor.

All the proposed rooms are acceptable size and sufficient garden space is retained for future occupiers of the dwelling.

Appropriate condition(s) will be included to ensure the development is not used as independent accommodation.

No conflict with Policy CS19 (LPCS).

Highways and Access

Policy CS11 (LPCS) indicates, amongst other things, that sufficient parking in new developments will be provided in accordance with adopted parking standards reflecting the availability of alternative means of transport and accessibility to services and facilities.

There is adequate access to the application site via the new access to the north of East Court Manor although Church Lane is a narrow rural lane without footpaths.

The development is therefore not contrary to Policy CS11 (LPCS).

Conclusions and Balancing Exercise

In summary it is considered that the submitted scheme compared to the overall footprint and volume of the existing dwelling is not disproportionate compared to the existing dwelling. Furthermore, the scheme has been reduced in bulk/massing/volume in regard to the dismissed scheme and further design improvements have been secured.

The extension has clear architectural merit and whilst it would increase the spread of built development to the side of the dwelling there is no principle policy objection to extending dwellings within the countryside subject to extensions being modest extensions.

The development is considered to be appropriate development in the Green Belt and can be supported subject to appropriate conditions securing details.

The proposed development is considered to comply with local and national planning policy and permission

is recommended.

Case Officer:	Mr Richard Hart	Team Leader:	Mr Shazad Ghani
Signed:	<i>R Hart</i>	Signed:	<i>S Ghani</i>
Dated:	12 th October 2021	Dated:	14 th October 2021