



Delegated Report

Householder Planning Application

Planning Application No: 20230411

Location: 2 Hays Mead Henley Street Luddesdown Gravesend

Description: Erection of a two storey side extension and renewable energy heating system consisting of air sourced heat pump.

Applicant: Mr Terence Fuller

Site Visit Date: Previous Visit

Submitted Documents/Plans

Application Form
Site Location Plan
TF/LP 01 – Existing Elevations
TF/LP 03 – Proposed Elevations
TF/LP 02 – Existing Plans
TF/LP 04 – Proposed Plans
TF/LP 05 – Site Plan
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20221112	Erection of single storey rear extension with lantern to provide extended kitchen & dining with utility room.	Permitted	06.12.2023
20220498	Erection of a double storey side extension and renewable energy heating system consisting of air sourced heat pump.	Permitted	03/08/2022
19850759 (GR/85/759W)	Erection of single storey side extension to form study and dining room	Permitted	09/12/0985
19830711 (GR/82/711)	Construction of dormer extension in rear roof slope to form an additional bedroom	Permitted	21/12/1983

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

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- T1 – Impact of Development on the Highway Network
- P3 – 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)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026

Consultations, Publicity and Representations

The consultation and neighbour publicity period expired on 18th May 2023. This included the erection of a site notice placed by 14th April 2023.

Consultees

Luddesdown Parish Council: No comment received.

Ward Councillors: No comment received.

Neighbouring properties

2no. surrounding properties were consulted, and 4 comments were received from members of the public. 3 comments were in support and 1 comment objected.

Summary of objection:

- The extension is too close to the boundary.
- The extension is too high.
- The extension will restrict access to sunlight.
- The view from adjoining property will be adversely affected by the extension.

Officer Note: Impacts to views and sunlight are not material planning considerations and cannot form part of the assessment of this planning application as per planning law. Consideration as the impacts in terms of overshadowing, however, will be addressed alongside the other concerns raised with regard to location and

design.

Summary of supportive comments:

- The development would bring a derelict house back into use.
- Previous owners had let the property become run down with rubbish in the front and side garden.
- The extension would improve the visual appearance of the property and the street.
- Much needed update to make a lovely family home.
- No.1 has a similar extension, the property would be in keeping with the one it is attached to.

Officer's Analysis

Proposal

This application seeks permission for the demolition of the detached garage to the rear of the property, and the erection of a double storey side extension and renewable energy heating system consisting of air sourced heat pump.

This is an alternative scheme to recent approval ref 20220498.

The changes from the previous approval are as follows:

- Addition of a dormer/gable over the window in the side extension.
- Removal of proposed window to bathroom and replacement with roof light.

The Design and Access Statement advises that the alterations were necessary as the existing eaves are not high enough to accommodate the proposed fenestration and to be compliant with current Building Control Regulations.

For consistency where relevant the assessment will reflect that of the recent approvals.

For clarity the Design and Access provides comparison elevation (Not to Scale):



The two-storey side extension would extend 2.95m to the side of the property and would be 8.1 metres deep. It will be subservient, set back from the main front building line by 0.3m and down from the existing ridgeline by 0.4m. The roof would be pitched and hipped away from the flank boundary. The front gable proposed would be set lower than the main ridge of the dwellinghouse by 1.4m and would have a similar pitched roof to the existing, larger front gable. The extension would incorporate a garage and plant room for the renewable heating system on the ground floor and 2 bedrooms on the first floor.

Main Issues

The main issues for consideration with this pre-application proposal are as follows:

- Principle of development in the Green Belt
- Landscape character
- Design, character and appearance
- Residential amenity
- Highways

Principle of Development

National Planning Policy Framework (NPPF 2021)

Paragraphs 147-151 of the NPPF (2021) 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 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'*

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 (2021), and greater weight should be given where the approach is consistent with paragraph 149 the NPPF (2021).

"Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948. Whilst there is some planning history relating to the property, this does not appear to have been implemented. The conservatory (9.5m²) was not original (it is not on the plans relating to the 1983 permission) and would not therefore be counted within what is the original floor area of the dwelling. It was noted at the time of the most previous visit that this conservatory had been demolished.

The original dwelling has a gross floor area of approximately 104m². The conservatory had added a further 9.5m² to this but has since been removed. The proposed gross floorspace of the dwelling would be approximately 150m². It is noted that this scheme would not increase the floorspace from that previously

approved under planning approval reference 20220498.

	Original gross external floor area (m²)	Gross external floor area (m²) post-1948 extensions	Current proposed gross external floor area (m²)	Difference in gross external floor area between original and proposed (m²)
Dwelling (ground and first floor)	104	113.5 (>9.5)	150 (>36.5)	>46
Percentage		<u>>9%</u>	<u>>32%</u>	<u>>30%</u>

As a result of this extension there would be an approximate 40% increase in floor space from that of the original dwellinghouse which would be beyond the one third floorspace limit applied by this policy. It should be noted however that this policy applies this floor space limit 'unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling'.

Therefore, consideration of the effect on the existing bulk and appearance of the dwelling would also be required, this would link to the assessment on the Design, Character and Appearance.

Impact on Openness

The site can be described as previously developed land as it is an existing residential site. As the proposal would not provide affordable housing, the proposal can be judged against the first part of paragraph 149(g), which seeks to prevent a greater impact on the openness of the Green Belt than the existing development on a site. In this case, the proposal is likely to be considered as an appropriate development but its impact on the openness of the Green Belt must be also assessed, and in turn the impact on the character and appearance of the surrounding area.

Paragraph 137 of the NPPF (2021) 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. Paragraph 001 of the Planning Practice Guidance 2019 on Green Belts looks to assess the impact of a proposal on the openness of the Green Belt by taking into account the spatial and visual aspects of a development, its duration and remediability, and the activity levels generated.

The site is located within the countryside and is part of a development of semi-detached houses in fairly narrow but deep plots. The housing itself has an urban feel to it, but it is in a rural location on a country lane and with open fields surrounding the dwellings to the north and south.

The proposed two storey side extension would infill the current space at the side of the property, retaining a space of 0.5m between the flank wall of the extension and the boundary of the property. The site is clearly part of and well within the confines of the line of housing development along Henley Street, where whilst the plots sizes are deep, the spacing between the properties is not significant. The proposal would largely close up the current space to the side of the property, and this would be visible from a public vantage point, but a small side space would be retained and within this line of housing development this is not considered to unacceptably reduce the openness of the plot, nor that of the Green Belt within which it sits. As such the proposal would comply with the requirements of Policies CS02 of the of the Core Strategy 2014, saved Policy C13 of the Local Plan 1994 and paragraphs 137 and 149 of the NPPF (2021).

Design, Character and Appearance

The application site falls within the Kent Downs Area of Outstanding Natural Beauty and the Meopham Downs Landscape Character Area. Paragraph 176 of the NPPF (2021) states that great weight

should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Policy CS12 of the Gravesham Local Plan Core Strategy 2014 states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Gravesham Landscape Character Assessment (2009). The Kent Downs Area of Outstanding Natural Beauty Management Plan sets out that its aim is to ensure that the natural beauty and special character of the landscape and the vitality of communities are recognised, valued, enhanced and strengthened well into the future.

The proposal site is semi-rural in character and as discussed above is located within a linear development of housing along Henley Street. The proposal in particular would increase the size of the dwelling, but this would be consolidated at the side of the building, and as the existing conservatory and detached garage at the rear would be removed, this would help reduce the overall level and spread of built development on the plot itself and within in the wider area. Given the location of the extension immediately to the side of the dwelling, within the existing main building lines of the Hays Mead housing development, the proposed development would be considered to protect the natural beauty of the Kent Downs Area of Outstanding Natural Beauty and would not have an adverse impact on the landscape character in general. As such, the proposal would not be contrary to Policy CS12 of the Core Strategy 2014 and paragraph 174 of the NPPF (2021).

Amenity of Future Occupiers

Section 12 of the NPPF (2021) relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The design of the proposed extension would be good quality and consistent with the character of the original property, and that of similar neighbouring extensions, such as the first floor side extension granted at the adjoining property No. 1 Hays Mead (20080261). The extension has been designed in a subservient manner, which would be in keeping with the modest nature of the properties and street scene on this part of Henley Street. Although the original proposal would be preferred in terms of subservience, it is considered that the low set back front gable would not result in a dominating appearance to the extension. The windows and detailing would replicate those of the main building. The proposed materials should be conditioned to match those of the original dwelling in order to help integrate the extension into the existing building. On this basis, the proposal would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021).

Neighbouring Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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 additional bedrooms would accord with the minimum space requirements.

Garden space around the property will not be affected by the proposed extension as it would be to the side of the house and would regardless remain in excess of the recommended 100m² for a 4 bedroom property. There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

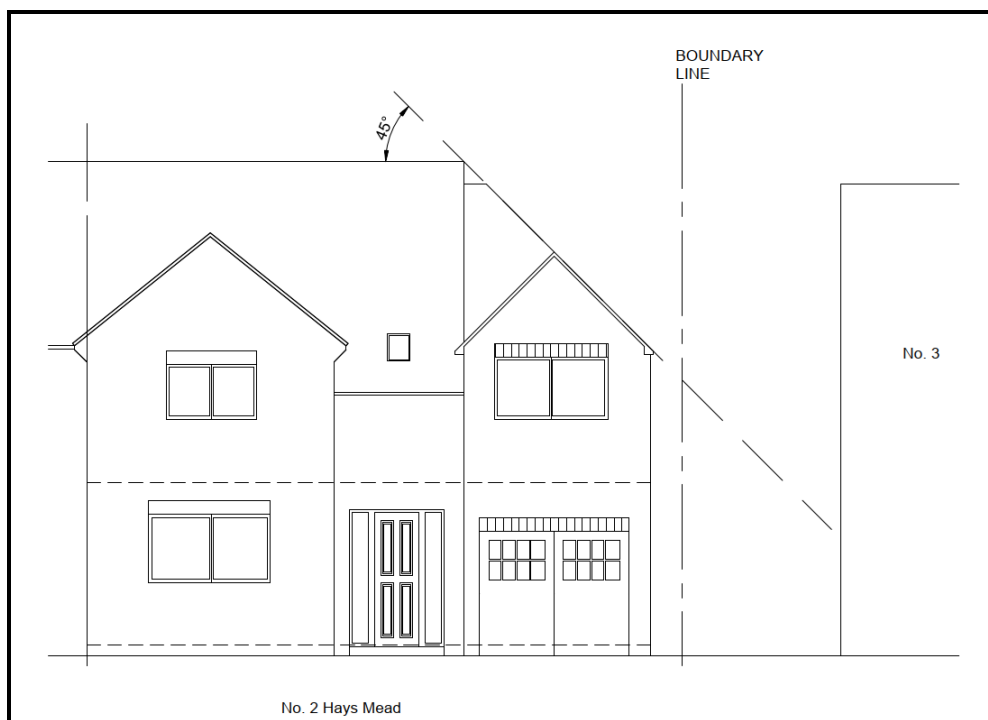
Future Occupiers

In terms of additional living accommodation, due to the reconfiguration of the layout, the proposal would add one bedroom to the application property.

Neighbouring Properties

The proposed two storey side extension would affect the outlook of the neighbouring property to the side (No. 3) from its flank windows, as the building would come 2.95m closer to the shared property boundary. There is currently 6m between the buildings; this would reduce to 3.05m. However, considering the layout of the application property which would appear to be replicated at No. 3, it would appear that these windows largely serve non-habitable rooms, with the exception of a third bedroom. There are no windows within the flank wall of the extension that would cause any mutual loss of privacy to either property. This should be conditioned to ensure the protection of privacy for both properties. It is a consideration that privacy would be improved as the two bedroom windows on the flank elevation would no longer overlook each other.

The submitted Design and Access Statement demonstrates that light to No. 3 would not be adversely affected:



It must also be appreciated that this bedroom would already face the flank wall of the application property, and whilst this flank wall would be closer to the flank of No. 3, the outlook would not be any different in nature. Existing boundary treatment will also be retained. No.3 is also set slightly behind no.2 and so there will be a slight view behind the proposed extension. The proposed extension would not project any further to the front or rear of the main building lines of the existing property, and it is therefore considered that

there would be no significant loss of privacy, sunlight or outlook daylight for the occupiers of No. 3 or other neighbouring properties from the proposal. One objection has been received. However, as assessed above the location and height of the extension would not adversely affect the neighbouring properties or result in significant overshadowing.

As such, the proposal would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF (2021).

Parking and Highways

There would be an additional bedroom at the property as a result of the proposal, and therefore the parking requirement would increase from 2 to 3 spaces. However, this is a maximum requirement. The property has existing off-street parking spaces to accommodate this number of vehicles and the proposal includes a garage. There have been no objections relating to parking in the area. It is therefore considered that there would be no significant adverse parking or highways impact from the increase in the number of bedrooms at the property. The proposal would therefore comply with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Biodiversity

Policy CS12 of the Core Strategy 2014 seeks to protect sites designated for their biodiversity value based on their level of importance and enhance, restore, recreate and maintain habitats particularly within Biodiversity Opportunity Areas, which is a designation of this site. The development is located within the curtilage of a residential property. It is not considered that it would be detrimental to biodiversity. However, the application includes details of retained trees and further planting in the front garden to promote biodiversity and therefore the proposal is acceptable in this regard.

Conclusion & Recommendation

The proposal would therefore comply with the requirements of Policies CS02, CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policy C13 of the Gravesham Local Plan First Review 1994, and paragraphs 126, 130, 137, 147, 149, 174 and 176 of the National Planning Policy Framework 2021.

The recommendation is therefore to approve subject to conditions.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2 nd June 2023	Dated:	9th June 2023