



Delegated Report

Application No: 20211219

Location: High Ridge, Pear Tree Lane, Shorne

Description: Demolition of existing side extension, chimneys, lower front bay and part of study roof. Erection of a two storey side extension, first floor bay over study and section of new pitched roof over first floor flat roof. Rendering over of existing brickwork. Replacement of windows and doors.

Applicant: Mr & Mrs Molloy

Site Visit Date: 12 October 2021

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 4 October 2021.
Drawing no. SP-480-P-20-02 (location plan) received 4 October 2021.
Drawing no. SP-480-P-20-09 (proposed site/block plan) received 4 October 2021.
Drawing no. SP-480-P-20-05 (existing site/block plan) received 4 October 2021.
Drawing no. SP-480-P-20-04 (existing elevations) received 4 October 2021.
Drawing no. SP-480-P-20-03 (existing elevation) received 4 October 2021.
Drawing no. SP-480-P-20-02 (existing floor plans) received 4 October 2021.
Drawing no. SP-480-P-20-08 rev A (proposed elevations) received 14 December 2021.
Drawing no. SP-480-P-20-07 rev A (proposed elevations) received 14 December 2021.
Drawing no. SP-480-P-20-10 rev A (volume calculations) received 14 December 2021.
Drawing no. SP-480-P-20-06 rev A (proposed floor plans) received 14 December 2021.

Relevant Planning History

20171068	Application for a Lawful Development Certificate in respect of the proposed erection of single storey rear and both side extensions.	Certificate refused	12.02.2018
20170717	Erection of a replacement five bedroom detached dwelling and associated parking.	Refused, appeal dismissed	06.09.2017

19960371

Erection of a two storey extension on the western elevation to form snooker room and bed-sitting room at ground floor level with 2 no bedrooms over, one with ensuite bathroom and dressing room.

REF

12.07.1996

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Shorne Parish Council

The Parish Council has NO OBJECTION IN PRINCIPLE to this application, subject to there not being any significant valid objections from neighbours.

We also have the following comments:

- High Ridge is presently a relatively small property for the size of its curtilage, there is room on the site for the remodelling and proposed extension without compromising the distance to the boundaries.
- It is unclear whether the property has previously been extended.
- The design layouts of the proposals are in keeping with the existing house and the area.
- The change to exterior rendered finish is noted, brick as existing might be preferable to be more compatible with the area and reduce effect on the streetscene.
- The proposed additional Juliet balcony will not cause or increase overlooking to neighbouring properties.
- The full-height glazing to the stairwell at the front might be reconsidered as a standard window.
- There is a fireplace(?) shown in the new living room but not apparently any chimney or vent.
- The proposals do not affect any trees on the site.
- There will be enough parking on the site to serve the enlarged house.
- The plans do not include any alteration to the road boundary treatment or site entrance gates.
- Suggested Conditions:
 - Side windows of first floor bathrooms should be top hung, to only open above 2m and to be obscure glazed.
 - If externally rendered, the colour of this should be a shade within white to cream as standard locally (off-white is stated on plans).

Neighbouring properties

The application was advertised by site notice and individual letters to 5 neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the demolition of existing side extension, chimneys, lower front bay and part of study roof. Erection of a two storey side extension, first floor bay over study and section of new pitched roof over first floor flat roof. Rendering over of existing brickwork. Replacement of windows and doors.

Existing floor plans as of 1996:	Refused two storey side extension (19960371)
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The above plans show the original footprint of the property. The plans to extend were refused for the following reasons:

- (i) The application site lies within the Metropolitan Green Belt to which Policies RS1 and RS6 of the approved Kent Structure Plan together with Policy C13 of the Gravesham Local Plan First Review apply. Whilst the said policies allow for modest extensions to existing dwellings subject to a range of criteria, Policy C13 limits the size of such extensions to a maximum of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall affect on the existing bulk and appearance of the dwelling.

The proposal substantially exceeds the one third limit, adding to the existing bulk and appearance of the dwelling in a prominent location on Pear Tree Lane, contrary to established policy and detrimental to the character and appearance of the Green Belt in this location.

- (ii) Granting consent for an extension as per the proposals subject of this application would be contrary to established policy and create a precedent whereby the District Planning Authority would find it difficult to refuse similar proposals for other properties in the locality detrimental to the character and appearance of the Green Belt in the area.

Character and Appearance

Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para. 147 of the National Planning Policy Framework 2021 states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'

Para. 148 states '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.'

Para. 149 states 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) 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.'

In this case part (c) is relevant as the proposal involves the extension to a building. This is acceptable within the Green Belt providing it does not result in a disproportionate additions over and above the size of the original building.

Policy C13 of the Gravesham Local Plan First Review 1994 states that extensions to dwellings in the countryside will be considered on their merits and lists a number of criteria. One of which is that there will be an overall limit of 1/3 of the gross floor area of the original dwelling.

The original building appears to be that which is shown under the 19960371 application above. On this basis the demolition of the single storey projection and construction of the two storey side extension would add approx. 65sqm to the building which would equate to approx. 28% larger and therefore meets the criteria of this Policy.

Design and Landscape Character

The properties located in Pear Tree Lane are generally large, detached and of differing design. The existing dwelling has a flat roof to the front at two storey which appears to be original:



The proposed alterations retains part of this flat roof and introduces a new front facing hip to the opposite side as the existing hip. On balance, given this flat roof exists, no objection is raised to this in terms of design. The two storey side extension, however, is large at approx. 4.8m projection and was originally shown to have a flat roof. The width of the extension and the flat roof that resulted from this created a dominant form of development that did not appear subservient to the original dwelling. This concern was raised with the applicant's agent who has revised the plans to show a dual hipped roof in place of the flat roof. This improves the appearance of the development. Given that the extension represents less than 1/3 of an increase in floor area and the plot is large enough to accommodate such an extension, it is considered to not detrimentally impact on the openness of the Green Belt and to conserve and enhance the character of the surrounding area.

The Parish Council have raised concerns regarding the use of render. The plans do not show any of the building being rendered, however, the rendering of a property does not require planning permission unless it is located in a Conservation Area or is Listed. It would not be reasonable to impose a condition regarding render.

The site is located within the Shorne Woodlands Landscape Character Area. The key characteristics are undulating topography and varied building style and age. The condition is good and sensitivity moderate. The guidelines are to conserve and reinforce. The proposed plans are not considered to conflict with the guidelines and will not have a detrimental impact on the surrounding landscape character area and therefore accord with Policy CS12 of the Core Strategy 2014.

The proposed extensions comply with the objectives of Policy CS19 of the Core Strategy 2014, C13 of the Gravesham Local Plan First Review 1994, and para. 130 of the National Planning Policy Framework 2021 that seek to ensure developments are visually attractive and sympathetic to local character.

Amenity of Future Occupiers

The proposed extensions will retain enough outdoor amenity space for the future residents of the dwelling that no concerns are raised. All new habitable rooms contain sufficient levels of outlook and daylight.

Neighbouring Amenity

There are no dwellings within close proximity to the application site and all habitable room windows are located to the front and rear. Therefore there will be no loss of outlook, sunlight, daylight or privacy to any neighbouring dwelling.

In terms of amenity, the proposals accord with Policy CS19 of the Core Strategy 2104 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

One additional bedroom is being created however there is ample off road parking available and therefore no objection is raised on highways grounds.

Conclusion

The proposed extensions and associated works will have no significant detrimental impact on the character and appearance of the area, openness of the Green Belt or local landscape, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 14 December 2021.	Dated: 15 th December 2021