

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH

Telephone: 01474 816690

e-mail: apenfold448@btinternet.com

HERITAGE AND PLANNING STATEMENT

THE WHITE HOUSE, FOXENDEN LANE, MEOPHAM, KENT, DA13 0BP

ERECTION OF SIDE AND REAR SINGLE STOREY EXTENSIONS WITH BALCONY ABOVE AND STORAGE BELOW REAR EXTENSION

Introduction

The White House, Foxenden Lane, Meopham, Kent, DA13 0BP is located within the Parish of Meopham and within the Harvel Wooded Downs and therefore within an area classified as Green Belt

This application is submitted for the erection of side and rear single storey extensions with balcony above and storage below rear extension

Submitted Documents/Plans

The application comprises the following documents and plans:-

Householder Application Form including Certificate A
Drawing No. 01 – Plans and Elevations As Existing – A1
Drawing No. 02 – Plans and Elevations As Proposed – A1
Drawing No. 03 - Site Location - A4
Drawing No. 04 - Block Plan As Existing - A2
Drawing No. 05 - Block Plan As Proposed - A2
Planning Statement

Relevant Planning History

Erection of an agricultural building Ref. No: 19750059 | Status: Application Permitted

Erection of a two-storey extension at side to form additional living accommodation

Ref. No: 19750298 | Status: Application Permitted

Erection of a two-storey extension at side for kitchen dining room utility room shower room and two bedrooms Ref. No: 19750054 | Status: Application Refused

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
- Technical Housing Standards - Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Gravesham Landscape Character Assessment (2009)

Analysis

Proposal

This proposals for the application are in two parts: -

1. The erection of a single storey side extension, and
2. The demolition of an existing conservatory which already has a balcony over and storge below and the erection of a replacement rear extension with balcony over and storage below

The erection of the rear extension is to replace an existing conservatory structure, which is in an extremely poor state of repair. The existing conservatory has a balcony over and storage below.

The appropriateness of the development within the Green Belt

Inappropriate development in the Green Belt is development that by definition, is 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.

The NPPF (2021) notes that 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 permanence. At paragraph 138 the NPPF (2021) lists the 5 purposes which the Green Belt serves. Of particular relevance in this case is that it assists in safeguarding the countryside from encroachment.

The NPPF (2021) makes it clear that new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions (paragraph 149). The listed exceptions 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.

Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014) (LPCS) prioritises development in the urban area as a sustainable location for development. In the rural area it 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 (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in (LPCS)

Furthermore, Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) (LPFR), which relates to extensions to dwellings in the countryside, sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2021), 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 (2021).

In particular 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 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 (2021) and should be afforded weight

In determining proposals for residential extensions in the Green Belt an assessment will be made against the impact of the 'original' existing development. The original building is the building as it existed on 1 July 1948, however, for older homes constructed prior to July 1st, 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date. Any additions that have occurred since the 'original' dwelling date are considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed. The reason for this is small reductions in openness, repeated many times, can have a cumulatively detrimental effect.

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.

The proposed extensions will not harm the openness of the Green Belt as the side extension is single storey, of minimal size and at the eastern side of the property, is not visible from the road and the rear extension is, although marginally larger than the demolished conservatory, is to replace a dilapidated existing structure will be and therefore will not have any impact on its permanence or open character.

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

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. Section 12 (Achieving well-designed places) of the NPPF sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the

lifetime of the development.

The proposed single storey side extension will be constructed using materials and details to match the host dwelling. It is located at the side of and set back from the front wall of the host dwelling. Foxenden Road is set at a higher level than the White House and surrounding amenity space and is lined with natural hedgerows. The side extension is therefore not visible from Foxenden Road and will have no adverse impact on the street scene or the appearance of the area.

The proposed rear extension being at the rear of the host dwelling is not visible from Foxenden Lane. The proposed extension is to replace a similar structure albeit slightly larger and will therefore have no more impact on the appearance of the area than the existing structure.

The application site is within an area that slopes away from Foxenden Road towards the fields at the rear. The storage area below the proposed extension is therefore created by the natural slope of the site and groundworks will consist of no more than traditional strip foundations and will not require the disposal of any additional spoil from these excavations.

Other matters

Amenity of Future Occupiers

The development is not considered to have any detrimental impact on the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring

The development will not impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, overshadowing, outlook or sense of enclosure. As such, the development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highways issues related to this proposal. The property benefits from access from Foxenden Lane with ample parking provision within the site.

Impact on the Landscape

The proposed extensions will have no impact on the local landscape or ecology.

No trees will need to be removed.

Conclusion

In summary this proposal will not be harmful to the landscape, amenity of surrounding dwellings, and no adverse impact on the highway network.

It will make a positive contribution to the architectural attributes of the dwelling within a rural setting.

I therefore conclude that this application should be granted consent.

PHOTOGRAPHS



FRONT ELEVATION FROM FOXENDEN LANE



SIDE ELEVATION



REAR ELEVATION SHOWING EXISTING CONSERVATORY
WITH BALCONY OVER AND STORAGE BELOW



REAR ELEVATION SHOWING EXISTING CONSERVATORY
WITH BALCONY OVER AND STORAGE BELOW