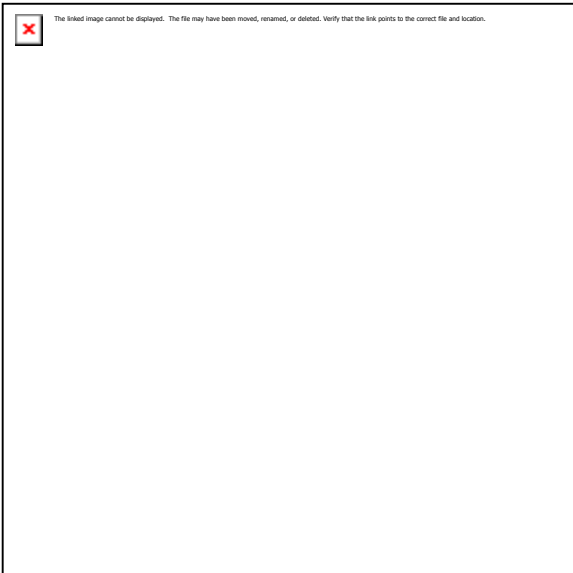




Delegated Report

Householder Planning Application

Planning Application No: 20220609

Location: Gailes Dillywood Lane Higham Rochester

Description: ****REVISED DESCRIPTION**** Erection of two storey side and rear extension, single storey rear extension, dormer extensions in front and rear roof slopes, alterations to fenestration on front, rear and side elevations and installation of solar panels on single storey roof elements.

Applicant: Mr Aman Sandhu

Site Visit Date: 03 August 2022

Submitted Documents/Plans

Application form;
Drawing no. D01 – Existing Ground Floor Plan;
Drawing no. D02 – Existing First Floor Plan;
Drawing no. D03 – Proposed Ground Floor Plan;
Drawing no. D04 – Proposed First Floor Plan;
Drawing no. D05 – Proposed Loft Plan;
Drawing no. D06 – Existing Roof Plan;
Drawing no. D07 – Proposed Roof Plan;
Drawing no. D08 – Existing Elevations
Drawing no. D09 – Existing Elevations;
Drawing no. D10 – Proposed Elevations;
Drawing no. D11 – Proposed Elevations;
Drawing no. D12 – Proposed Section AA;
Drawing no. D13 – Proposed Section BB;
Drawing no. D14 – Block Plan; and
Drawing no. D15 – Site Location.

Relevant Planning History

Reference	Description	Decision	Decision Date
19490231	Erection of a box room	Permitted	04.11.1949
20211575	Erection of a single storey rear extension with solar panels to roof, conversion of garage to living space, conversion of loft to habitable rooms with rear dormers, erection of an outbuilding with indoor swimming pool, enlarged vehicle access and hardstanding, installation of skylight windows to front and associated works.	Permitted	08.02.2022

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
- 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.

Other material considerations

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

Supplementary Planning Guidance

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).
- Development Management Policies Document April 2018

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

There are no highway implications with this proposal, whilst the bedrooms increase by one, there is currently, without the proposed garage, adequate car parking to meet car parking guidance.

No response from:

- Higham Parish Council

Neighbouring properties

7 surrounding properties were consulted plus site notice – two responses received, one of which consisted of four separate letters. The comments of which have been summarised as follows:

- Overdevelopment of the original house on this plot;
- The plans submitted bear no resemblance to the actual building on site - works have already been carried out to build the garden/wellness room given permission on a previous application but this does not exist on the existing ground floor plan or the proposed ground floor plan;
- Application ref. 20211575 was a 58% increase over original dwelling;
- Is not a modest extension and does not meet the criteria of para. 149 of the NPPF.
- Would overlook them;
- Will open the floodgates for similar development in Dillywood Lane
- Would be planning creep

Non- material planning consideration

- Comments on working hours, condition of site etc.

Procedural Note

At the site visit it could be seen that work had started on the development approved under ref. 20211575 in that the shell of the single storey rear and side extension, the outbuilding and the rear dormers were being constructed. Given the construction stage however, it is considered acceptable that these elements are not shown on the existing floor plans and elevations.

Officer's Analysis

The application site consists of a two storey detached dwelling situated in the Green Belt, the Higham Arable Farmlands Landscape Character Area and an Area of Archaeological Potential.

Planning permission was granted in February 2022 under ref. 20211575 for 'Erection of a single storey rear extension with solar panels to roof, conversion of garage to living space, conversion of loft to habitable rooms with rear dormers, erection of an outbuilding with indoor swimming pool, enlarged vehicle access and hardstanding, installation of skylight windows to front and associated works'.

This proposal is for 'Erection of two storey side and rear extension, single storey rear extension, dormer extensions in front and rear roof slopes, alterations to fenestration on front, rear and side elevations and installation of solar panels on single storey roof elements.'

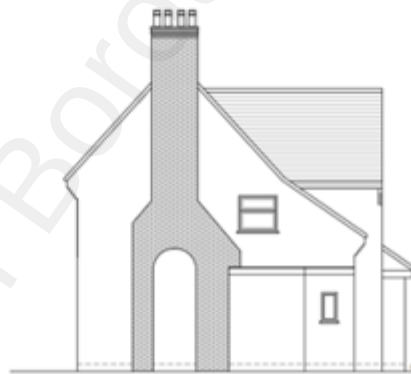
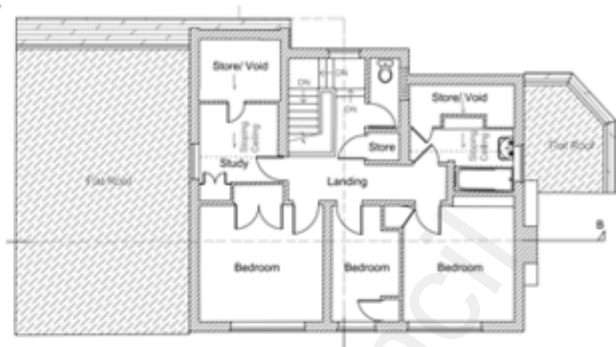
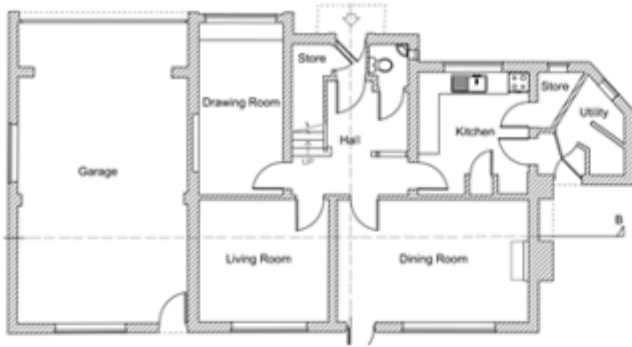
This proposal is for a part two storey, part single storey side and rear extension (as opposed to the single storey side and rear extension in the previous application). It is also for a dormer in the front roof slope and two dormers in the rear roof slope (as opposed to the two dormers in the rear roof slope only in the previous application). The rear dormers are the same as those in the previous application. The alterations to the fenestration are the same as in the previous application as are the solar panels on the roofs of the

single storey extensions.

The two storey element of the part single storey part two storey extension would extend down the north-eastern flank elevation and wrap around the corner extending from part of the south-eastern rear elevation. It would have a width of 2.7m from the flank elevation, a depth of 3m from the rear elevation and a height of 8.3m with a pitched gable ended roof. It would have a gable roof on the side and the rear part would have a hipped roof. The single storey rear extension would be the same as that approved under ref. 20211575 (apart from the element which would now be two storeys as described above). The front dormer would be located to the left of the existing front gable feature and have a pitched roof.

A comparison of the existing, permitted and proposed floor plans and elevations are as follows:

Existing dwelling



Permitted application ref. 20211575:



Proposed scheme (this current application ref. 20210609)



Principle and Green Belt

The application site is located within the Green Belt where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (Paragraph 147 of the NPPF 2021).

Paragraph 148 of the NPPF (2021) states 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 (2021) states that 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 point (c) is relevant. Any extension to the property must not result in disproportionate additions over and above the original building.

Saved Policy C13 of the Gravesham Local Plan First Review 1994 states:

Extensions to dwellings will be considered on their merits but the Borough Council will expect the following criteria to be satisfied:-

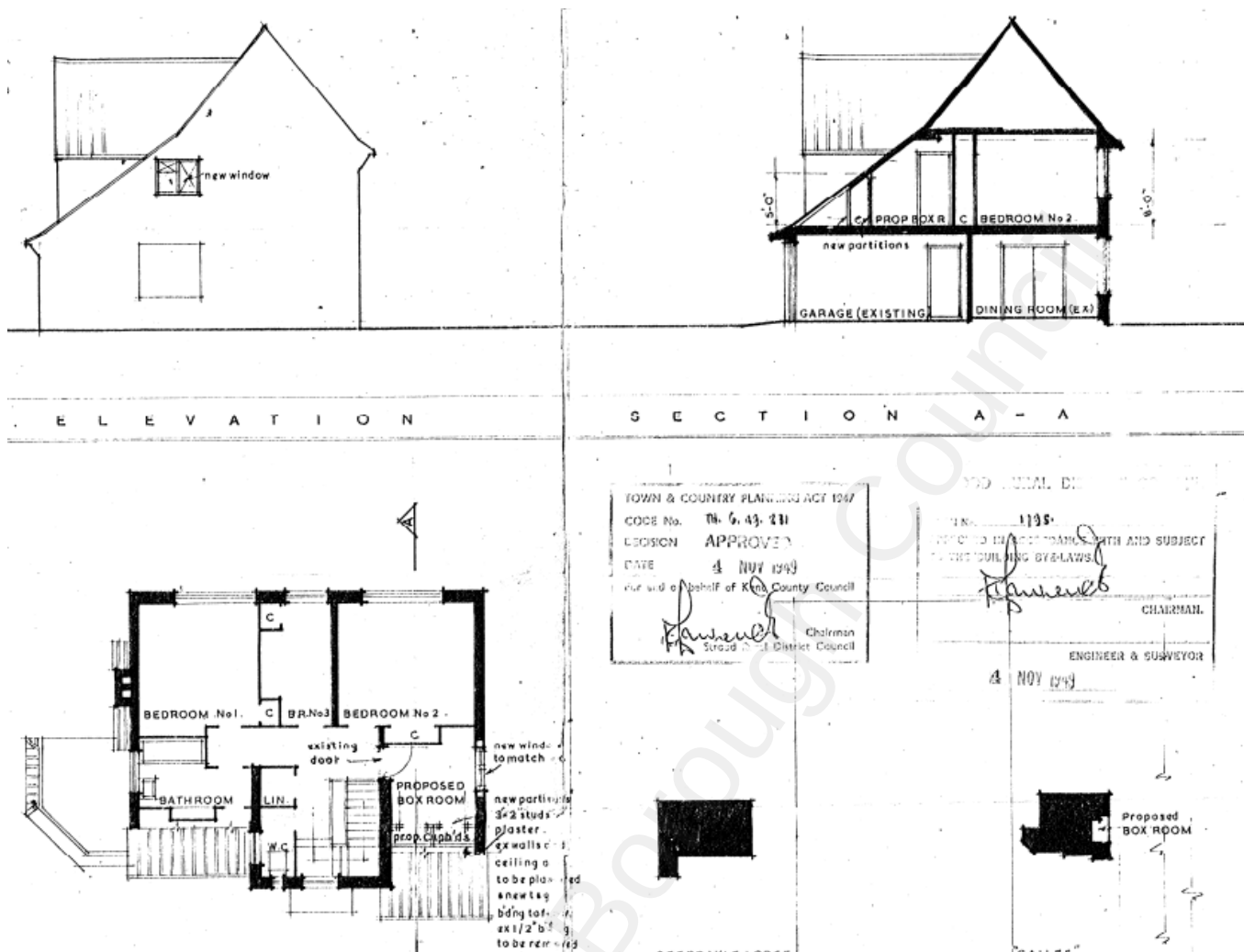
- (i) The existing dwelling must be an “original dwelling”* in permanent use as a dwelling.
- (ii) There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.
- (iii) Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted.
- (iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.
- (v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.
- (vi) The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.
- (vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

Development Management Policies Document April 2018 (a document that has been subject to consultation but is not adopted) contains Proposed Policy DM 6 which relates to extensions, replacement buildings and ancillary development in the Green Belt. Although the weight that can be attached to this document/policy is limited, it does illustrate the Borough Council’s most recent approach to the type of development proposed at the application site.

With regard to extensions, Proposed Policy DM 6 outlines that the following will be taken into account in determining whether an extension in the Green Belt is proportionate;

- its footprint, floorspace and volume compared to the original building; and
- whether its scale, mass and height is subservient to the original building.

In the case of Gales, It would appear from a search of the planning history that the property was built before 1948. The only history is an application for a box room (ref. 19490231):



It would appear from this plan that no additional volume was added to create the box room and so the first floor plan above (and the ground floor plan) is considered to be the original dwelling. It therefore would also appear that the attached garage was added at a later date and is therefore an extension to the property.

The original dwelling therefore had a floor area (measured externally) of approximately 180 sq. m.

The garage has added a further approx. 46sqm which is a **25% increase** over the original dwelling.

It is prudent to make reference to the previous application ref. 20211575 which is currently being constructed – see procedural note at the beginning of this report. The single storey wraparound rear and side extension permitted under ref. 20211575 was would add an additional 59.4sqm (the delegated report of application ref. 20211575 states it would add 55 sq. m but a measurement of the plan appears to show it was a 59.4 sq. m increase in floor area). The total increase in the floor area of the original dwelling due to the existing garage (which is 46 sq. m) and the single storey wraparound rear/side extension (which was 59 sq. m) was therefore 105 sq. m which was a **58 % increase** (the delegated report of application ref. 20211575 states the garage and the extension would have been a 101 sq. m increase in floor area which was a 56% increase but it would have been a 105 sq. m increase due to the 59 sq. m figure as explained above). It was noted the rear dormers did not add any floor area.

With this current proposal for a part two storey part single storey side and rear extension the total increase in floor area over the original dwelling would be 138 sq. m (46 sq. m for the existing garage plus 92 sq. m for the proposed part two, part single storey rear and side extensions) which is a **76 % increase**.

From the above assessment, the proposed part two storey part single storey side and rear extension would

increase the floorspace of the existing dwelling by 76% which would be considerably more than the one third (33%) limit set out in saved Policy C13.

Floorspace is just one calculation which can be used to assess whether a development is a disproportionate addition, other such measures include footprint, volume etc. The proposed extensions would add additional footprint to the dwelling but this would be no more than what has been permitted under application ref. 20211575.

The only additional extension which is proposed in this application which was not in application ref. 20211575 is the two storey element of the part two storey, part single storey side and rear wraparound extension. This element of the proposal would by its nature of being two storeys be fairly significant in height (8.3m) and would increase the width and depth of the dwelling at first floor level. Its depth would be fairly significant (9.2m) particularly as the extension would not only extend down the majority of the flank elevation but also extend beyond the rear elevation of the dwelling. Its width particularly at the rear at 5.3m would also not be insignificant. It would have a gable roof design on the flank and a hipped roof on the rear which would be truncated by the proposed dormer and would all serve to add to the prominence of the extension. The two storey side and rear extension which would increase the width and depth of the dwelling, and in combination with the extensions which already exist and have been permitted at the property would create a much enlarged dwelling. Therefore, by virtue of an assessment of floorspace and volume as well as scale, bulk, massing and design, it is considered the proposed part single part two storey rear extension would result in a disproportionate addition over and above the original building.

The proposal would be inappropriate development in the Green Belt. As such, the proposal would be contrary to Policy CS02 (LPCS), saved Policy C13 (LPFR) and paragraph 149 of the NPPF (2021).

Effect on the openness of the Green Belt

Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The proposed development by virtue of the additional form of built development at the property over and above that permitted under application ref. 2021 i.e. the part two storey side and rear wrap around extension would erode the openness of the Green Belt. The extension would add to the built form of the building, adding significant new floorspace over and above the original dwelling (and the permitted scheme ref. 20211575) and increase the width and depth of the dwelling. It would also by virtue of its scale in terms of the height, width and depth of the part two storey extension (which is the element which has not been approved under ref. 20211575), would add a dominant addition to the property which would increase its prominence. The proposal is therefore considered to have an adverse impact on the openness of the Green Belt.

Paragraphs 147 and 148 of the NPPF (2021) state 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. It is therefore now necessary to consider whether the development causes any other harm and whether there are any other considerations that are relevant to the overall planning balance.

Effect on the character and appearance of the area

The application site is located in the Higham Arable Farmlands Landscape Character Areas and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

In relation to the Higham Arable Farmlands Landscape Character Area the document highlights that the key landscape characteristics are very gently undulating topography with open arable farmland, views out to the marshes and the River Thames in the north, marsh side hamlets and settlements, isolated farmsteads and

scattered properties with locally distinct styles and materials and pockets of orchards and garden nurseries. It states that the overall condition of the landscape is poor and it has moderate sensitivity. It recommends that the landscape characteristics should be restored and created.

The area the site is located is rural in character with detached dwellings some in sizable plots. There is large amounts of farmland surrounding the area to the north, south, east and west. The site itself contains a dwelling and garage with a further outbuilding currently being constructed to the rear; there is a large garden area to the rear.

The proposed development would result in an increase in built form at the side and rear of the application property, which would consolidate and extend the level of built development on the plot and in the wider area (over and above that permitted under ref. 20211575). It is therefore considered that by virtue of the increased prominence of this residential development in the surrounding landscape and its visibility, there would be an adverse impact on the landscape character. As such, the proposal would be contrary to Policy CS12 (LPCS) and section 15 of the NPPF (2021).

Design

Although set back from the main front wall and set down from the ridgeline, the part two storey part single storey side and rear extension at the rear would be an overly dominant addition to the property due to the large depth of the two storey side and rear element. Also the hipped roof at the rear of the extension would be truncated by the nearest rear dormer pointing to the fact the extension is not a subservient addition as there is not sufficient room for it to be located. The front elevation of the extension has no fenestration leading to an overly bland treatment for the most visible element of the extension from the streetscene.

The proposed front dormer is overly large in size and there would not be sufficient space between the dormer and the existing front gable.

The fenestration alterations and solar panels are as approved under ref. 20211575.

In respect of design, character and appearance it is considered the proposed part two storey part single storey side and rear extension would be an overly dominant addition which by virtue of its size, design, bulk and massing would be contrary to Policy CS19 (LPCS).

Amenity of occupiers

The dwelling is currently three bedrooms and as a result of the proposal would increase to a six bedroom property.

Existing garden area = 619 sq. m
Existing rear garden depth = 28.3m

Proposed garden area = 578 sq. m
Proposed rear garden depth 24.2m

The property would still well exceed the minimum garden area and rear garden depths as set out in SPG2 for a dwelling with four or more bedrooms.

In terms of bedrooms due to the re-ordering of the first floor and the proposal the existing bedrooms would all be altered and two new bedrooms are proposed. The bedrooms are first floor level would be 15.7 sq. m, 9.1 sq. m, 13.2 sq. m and 22 sq. m and at second floor level they would be 21 sq. m and 11 sq. m. They would therefore all exceed the minimum standard for double bedrooms as set out in the Technical Housing Standards (2015) (11.5 sq. m) apart from two which would only be able to be single bedrooms only.

In respect of the amenity of occupiers it is considered the proposal is compliant with Policy CS19 (LPCS).

Neighbouring amenity

There would be a distance of 21.2m from the north flank elevation of the proposed part two storey part single storey side and rear extension to the south flank elevation of the neighbouring property to the north Serrayle Lodge. Due to this distance there would be no impact on Serrayle Lodge with regards overshadowing or loss of light on this property. There is a window proposed in the north flank elevation of the extension at first floor level which would serve a bedroom however, due to the distance of 21.2m to the south flank of Serrayle Lodge, this exceeds the minimum distance as set out in SPG2 for facing windows and so there would be no overlooking.

The part two storey element of the extension due to its siting and distance from the neighbouring property to the south Dillybank means there would be no impact on this property in respect of overshadowing or loss of light and there are no windows in the south flank elevation of the two storey extension. The single storey element of the extension is as approved under ref. 20211575.

There would be a distance of some 45m from the front dormer to the properties opposite therefore no overlooking.

In respect of neighbouring amenity, it is considered the proposal is compliant with Policy CS19 (LPCS).

Parking and highways

The proposal would increase the number of bedrooms at the property from three to six. SPG4 states that for a property with four or more bedrooms there should be a maximum of three parking spaces. With the existing garage and the whole front garden which is hard paved this can be achieved. In respect of parking and highway safety the proposal would therefore be compliant with saved Policy P3 (LPFR).

Very special circumstances

No specific argument has been put forward by the applicant in relation to the assessment of 'very special circumstances'.

Any Other Material Planning Considerations

None.

Conclusion and Balancing Exercise

The above discussion sets out that the proposed development would not have an adverse impact on the amenity of occupiers or neighbouring properties or parking or highway safety.

However, it has been found that the proposed development would be inappropriate development in the Green Belt, reducing its openness and compromising the objectives of the NPPF (2021) in keeping Green Belt land permanently open. The proposed part two storey part single storey side and rear extension by virtue of its scale, bulk and massing would be a disproportionate addition to the original dwelling, which would harm the openness of the Green Belt. The extensions are also considered to be overly dominant and would be harmful to landscape character.

The NPPF (2021) indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It requires that substantial weight be given to any harm to the Green Belt. Very special circumstances will not exist unless the harm to the Green Belt, and any other harm arising from the proposal is clearly outweighed by other considerations.

As set out above the weight of all the other considerations does not outweigh the harm identified. As such very special circumstances to justify the proposal do not exist. The proposed development is therefore

contrary to Policies CS01, CS02, CS12 and, CS19 (LPCS) and saved Policy C13 of the Local Plan First Review.

Recommendation

Refusal.

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	3 rd August 2022	Dated:	03 August 2022