



Delegated Report

Householder Planning Application

Planning Application No: 20211455

Location: Pine Glen David Street Meopham Gravesend

Description: Erection of a roof extension involving the raising of the existing roof, the construction of four front and four rear dormer windows, installation of solar panels to front roof slope, a glazed two storey front porch extension and a two storey glazed rear extension.

Applicant: Max Goldsmith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 26/11/2021
- Existing/Proposed Block Plans Received 14/01/2022;
- Site Location Map Received 14/01/2022;
- Existing/Proposed Floor Plans Received 14/01/2022;
- Existing/Proposed Elevations Received 14/01/2022;
- 3D images Received 14/01/2022;
- Proposed Roof Plan Received 12/01/2022.

Relevant Planning History

20201371	Demolition of existing outbuilding and erection of a detached double garage and gym.	Permitted	23.02.2021
20100897	Application for Lawful Development Certificate for the proposed installation of six velux windows in rear roof slope and one velux window in front roof slope and conversion of roof space into three bedrooms and bathroom.	Certificate Granted	26.10.2010
20210346	Erection of a roof extension involving the raising of the existing roof, the construction of 3 front and 3 rear dormer windows, installation of solar panels to front roof slope and a two storey glazed front porch extension.	Permitted	10.05.2021
19900270	Erection of conservatory at the rear.	Refused	02.05.1990
19780571	Outline application for erection of a detached bungalow and private garage	Refused	27.07.1978
19750234	Erection of single storey extension to kitchen at rear and side extensions to form three bedrooms and bathroom and double garage	Permitted	23.04.1975
19750071	Erection of single storey side extensions for additional domestic accommodation and alterations	Refused	26.03.1975

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- Saved Policies in the Gravesham Local Plan First Review (November 1994):C13: Extensions to Dwellings in the Countryside
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision making
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

The Parish Council's comments were:

"We object to this application on the grounds of the bulk and scale of the proposed extension, in addition we believe it would be an inappropriate change to and out of keeping with the existing rural street scene."

KCC - Heritage Conservation (E & W)

KCC's comments were:

"I have no archaeology comments to make on this application."

Neighbouring properties

The application was advertised by way of Site Notice and Letters to Six Surrounding properties. The consultation period expired on 31st December 2021 and No comments were received.

Analysis

Proposal

The proposal seeks the erection of a roof extension involving the raising of the existing roof and hip to gable enlargement, the construction of four front and four rear dormer windows, the installation of solar panels to front roof slope, and a glazed two storey front porch extension and a two storey glazed rear extension.

The roof height will be increased by approx. 2.3m and changed from a hip to gable design. There will be four dormers in the front roof slope which will project approx. 3.4m. The dormers will not be uniform in width, and so the two dormers situated to the northern side will span approx. 2.6m in width and the two dormers situated to the south will span approx. 3.2m, a height of approx. 2.7m. The dormers will be finished with a pitched roof.

There will be four dormers to the rear will project approx. 3.3m. As with the front elevation the dormers will not be uniform in width, and so the two dormers situated to the northern side will span approx. 2.6m in width and the two dormers situated to the south will span approx. 3.1m. The dormers will have a height of approx. 2.7m. The dormers will be finished with a pitched roof.

To the front porch to the front will project approx. 1.5m with a width of approx. 3.5m, the overall height will be approx. 7.4m over two storeys. The porch will include an apex style window to the first floor and will be finished with white render.

To the rear there will be a similar but slightly larger double storey extension which will project approx. 1.5m and span approx. 4.2m with an overall height of 7.9m. This extension will also include an apex style window to the first floor and will be finished with white render.

The proposal also seeks to raise the roof height from approx. 6.8m to 9.1m and change the existing hipped roof to a gable ended roof.

Green Belt

The application site is located in the Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 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 the Local Plan Core Strategy.

The principle issues in the determination of this application are;

- Is the proposed development appropriate in the Green Belt?
- Effect on the openness of the Green Belt
- Effect on the character and appearance of the area - including landscape character
- Other matters
- Very special circumstances

The NPPF regards the construction of new development as inappropriate in the Green Belt but there are exceptions to this which 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.

The term "original building" is defined in the NPPF as "a building as it existed on 1 July 1948 or, if

constructed after 1 July 1948, as it was built originally”.

Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) 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 145 of the NPPF.

The approximate calculations of the original property compared to the proposals in relation to saved Policy C13 (GLPFR) are as follows:-

Original dwelling:

Original ground Floor Space = 63m²
One third Allowance = 21m² (33%)

Proposed dwelling:

Ground floor additional space = 111m² (Including previous Extensions)

It is therefore evident that the increase in floor area would be above the one third limit prescribed by Saved Policy C13 (GLPFR). The existing proposal forms approx. 13.1sqm of additional floor space with the bulk of the proposal forming a roof extension. However the previously permitted garage and outbuilding under reference 20201371 may also be relevant to this assessment as it contributes towards a cumulative addition to the overall development within the plot.

Impact on the openness of the Green Belt

The NPPF (2021) makes it clear that an essential characteristic of Green Belt is its openness. Open means the absence of development irrespective of the degree of visibility of the land in question or from public vantage points.

This stance is reflected in Saved Policy C13 of Gravesham Local Plan First Review (1994) which seeks to protect the openness of the countryside and ensure that extensions are not excessive in size which may lead to harm to the openness.

The proposed dwelling in addition to the previous extensions and permitted outbuilding if built will result in a bulky development which when compared to the original modest bungalow on this plot will be excessive and detract from the openness of the green belt area. This proposal if permitted would result in significant built form on the site and impact the natural character of the site.

The proposed extensions are an incremental addition which when considering the previous extensions to the ground floor would result in a disproportionate sized addition in comparison to the original host dwelling. As such the proposal is considered unacceptable and contrary to Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 (GLPFR) and paragraph 145 of the NPPF (2021).

Very Special Circumstances

As indicated above, national planning advice states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Furthermore, it states 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 application does not include an “Very Special Circumstances” within the submission and it is not considered that the benefits to the occupants for the extensions amounts to very special circumstances. As noted above, this application represents an extension to an already extended house, which will result in a significant amount of cumulative enlargement and harm to Green Belt openness.

In conclusion it is considered that the harmful effect of the development in relation to the Green Belt is not clearly outweighed by other considerations. There can, in consequence, be no very special circumstances

and therefore the proposal is in conflict with Policy CS02 of the Local Plan Core Strategy, Saved Policy C13 of Gravesham Local Plan First Review and the Section 13 of the NPPF (2021).

Impact on Landscape

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) states that the overall landscape character and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

The application site is located in the Harvel Wooded Downs 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 regards the Harvel Wooded Downs Landscape Character Area, the document highlights that the key landscape characteristics are varied topography with steep valley slides and plateaux, ancient woodland, chestnut coppice and small paddocks and pasture, traditional historic settlement of Harvel, occasional traditional farmsteads and haphazard mosaic of residential plots and small holdings set within the woodland. It states that the overall condition of the landscape is moderate and it has moderate sensitivity. It recommends that the strong landscape elements should be conserved whilst design standards should be defined to halt the erosion of the area with inappropriate development.

As stated above the application site is located in an area which is rural in character with vast amount of open green belt land surrounding it. The site itself contains an already extended dwelling and there is further permission to erect a substantial garage/gym.

The proposed development would result in an increase in built form to the property, which would consolidate and extend the level of built development on the plot and in the wider area. Although there is some tree coverage to the west, the extension would still be visible from David Street and so the development would not be shielded from public view. 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 not be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 and section 15 of the NPPF (2021).

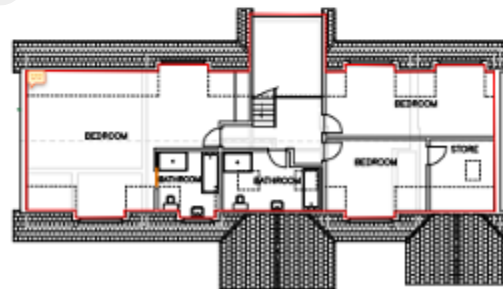
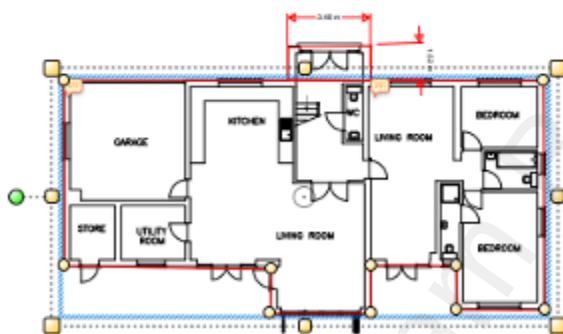
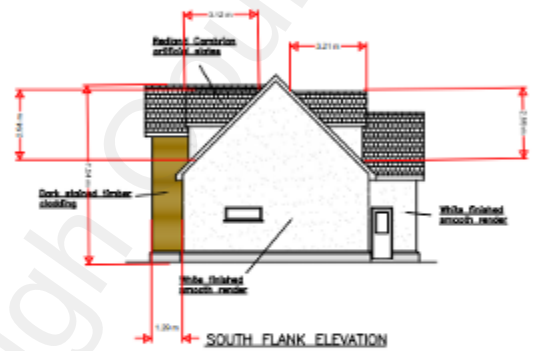
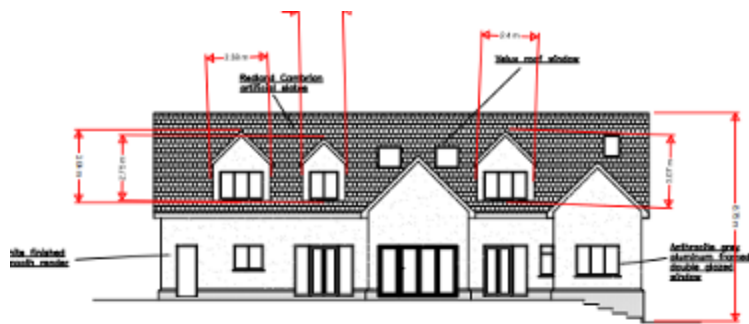
Character and Appearance

The application site is a detached chalet bungalow which is located in the countryside designated as Green Belt and within the Harvel Wooded Downs landscape character area. It is located on a fairly generous plot which benefits from generous frontage and a rear garden which is soft landscaped.

The property has been previously extended to the sides and rear under reference 19750234 to create additional bedrooms, bathroom and garaging. A lawful development certificate was also issued in 2010 for the proposed installation of six velux windows in rear roof slope and one velux window in front roof slope and conversion of roof space into three bedrooms and bathroom. There was also an application refused under permission 19900270 citing concerns about the impact on the character of the area and the green belt. Most recently permission was also granted for an outbuilding and double garage to the side of the house.

There was also a recent permission granted under reference 20210346 for an increase to the roof height including a hip to gable enlargement, a front porch, three dormers to the front, three dormers to the rear and solar panels. The current permission is an increase to the permission previously granted.

Previous Proposal Granted permission under 20210346



Current Proposal



East Elevation Existing

1:100



East Elevation Proposed

5



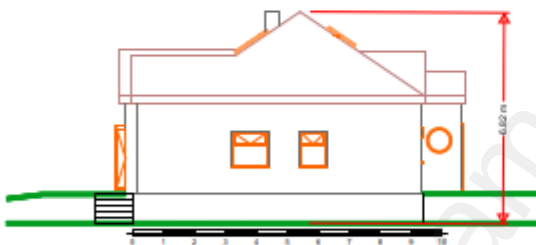
West Elevation Existing

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West elevation Proposed

6



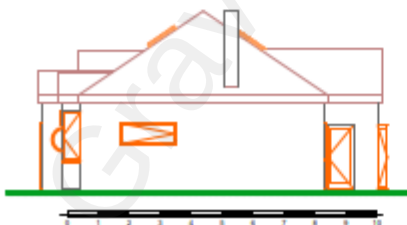
North elevation Existing

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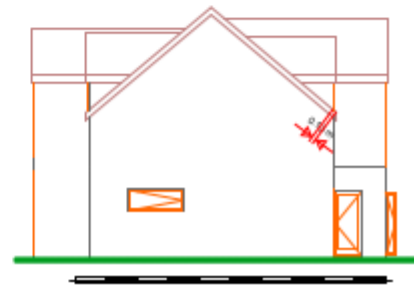
North elevation Proposed

7



South Elevation Existing

1:100



South Elevation Proposed

8

Image from 1940



Image from 1960

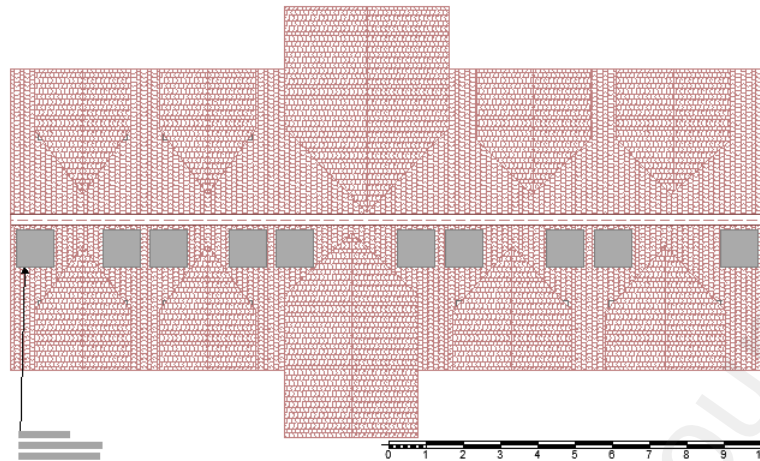


As can be seen from the above images subsequent extensions have increased the size of the existing dwelling. The proposed extension will result in approx. 61sqm of additional living space (not including previous extensions). The original house measured approx. 90sqm. In terms of actual footprint the building will have a minimal increase in size as most of the work will be carried out in the roof space in the form of a hip to gable enlargement with dormers in both the front and rear elevations.

It is considered that the increase in roof height is substantial at 2.3m, this would increase the bulk of the property and result in a development which would barely retain any of the original modest dwelling's characteristics.

The additional increase in roof height in addition to the hip to gable enlargement would result in a prominent development which would not respect the character of the surroundings. It should be noted that under permission 20201371 a large outbuilding has also been granted permission which can be constructed in close vicinity to the dwelling and should this be constructed alongside the host dwelling, has the potential to harm the openness of the green belt by way of overdevelopment.

The front dormers are not clearly set back from the main roof eaves, the plans show they are set back by only 0.1m. The dormers overwhelm the roof space especially in conjunction with the 10 Solar Panels which are proposed, in total there are eight dormers (four to the front and four to the rear) which are not uniform in size. The dormers unbalance the development and their positioning does not show a clear retention of the eaves. The dormers and solar panels result in an incongruous and overcrowded addition to the roof space with the larger dormers being excessive and out of scale.



The front porch is acceptable in terms of design and scale and the two storey rear is also considered acceptable in terms of design however the impact on scale will be forthcoming. In terms of impact on the surroundings, the front porch is of a similar scale to what has been previously granted permission. The rear extension is not visible from a public vantage point and so this is deemed acceptable.

The proposed development, by virtue scale, extent and design would introduce a bulky and harmful addition to the host building and streetscene, and result in overdevelopment. The development would therefore fail to constitute good design, and be materially harmful to the character and appearance of the host building and streetscene. The application is therefore contrary to CS19 of the Gravesham Local Plan Core Strategy September 2014 and Section 12 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposal will result in an increase to the bedrooms in the roof space of which all are compliant with the council's technical standards. The front porch will result in a minimal loss of garden space and so the proposal is considered to safeguard the amenity space of future occupiers.

Neighbouring Amenity

Due to the proximity of nearby houses the proposal will not affect outlook, privacy or light received to neighbouring properties. Therefore the proposal is deemed to safeguard neighbouring amenity.

Parking and Highways

The property has adequate onsite parking provision and so there are no concerns in this regard.

Conclusion & Recommendation

The proposed development, by virtue of scale, extent and design would introduce a bulky and harmful addition to the host building and streetscene, and result in overdevelopment which would adversely impact on the Openness of the Green Belt. The development would therefore fail to constitute good design, and be materially harmful to the character and appearance of the host building and streetscene and wider landscape. The application is therefore contrary to Gravesham Local Plan Core Strategy Policies CS02, CS12 and CS19 and Section 12, 13 and 15 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21 st January 2022	Dated:	24th January 2022