

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20230343

**Location:** Horton, Dillywood Lane Higham Rochester

**Description:** Erection of single storey side extension

**Applicant:** Mr & Mrs R Patten

**Site Visit Date:** Desktop Assessment

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### Preliminary Matters

The agent provided site photos for Horton on 19.05.23, as requested on 16.05.23. Sufficient plans and documents were provided for the application and it was not necessary to carry out a site visit.

### Submitted Documents/Plans

Application Form;  
Supplementary Information – Design and Access Statement;  
Drawing No. 23 402 01 – Floor Plans and Elevations – Existing with OS and Block Plan; and  
Drawing No. 23 402 02 – Floor Plans and Elevations with Block Plan – Proposed.

### Relevant Planning History

No relevant history.

### 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

#### Gravesham Local Plan: First Review (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.

#### 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).

### **Consultations, Publicity and Representations**

#### Consultees

##### Local Ward Councillors

No comments.

##### Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 18.04.23 and no responses were received. The overall consultation period expired on 12.05.23.

### **Officer's Analysis**

Horton, Dillywood Lane is a two storey detached dwelling located north west of the highway.

(Site Photo)



(Google Image)



This application proposes the erection of a single storey side extension and a new decking area.

## Proposed Development

The development would create space for a wet room and a living room/bedroom as required. In addition, a new path will ensure level access from the front garden through the new door, with the rear decking area to provide access to enjoy the garden.

Proposed external materials for the extension include; facing brickwork, white uPVC windows and fascia, along with a timber door, all to match the existing dwelling, and the development would have the following dimensions:

| Side Extension                                                                                                   | Raised Deck                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Height 3.45m (max)</li><li>• Depth 6.41m</li><li>• Width 3.40m</li></ul> | <ul style="list-style-type: none"><li>• Height 1.54m (including railings)</li><li>• Depth 2.02m</li><li>• Length 3.43m</li></ul> |





### Extension to Dwelling

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 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, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

There are five principle issues in determining this application;

1. Is the proposed development appropriate in the Green Belt?
2. The effect of the proposal on the openness of the Green Belt;
3. The effect on the character and appearance of the area and impact on the landscape;
4. Other matters; and
5. Any very special circumstances?

#### *1. Is the proposed development appropriate in the Green Belt?*

There are strict policy considerations within the Green Belt whereby paragraph 147 of the National Planning Policy Framework (NPPF) (2021) states that inappropriate development is, by definition, 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. A local planning

authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 149 of the NPPF (2021), which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside. It 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 of the NPPF (2021).

In particular Saved Policy C13 (LPFR) (1994) 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 due weight.

|                                  | <b>Original Dwelling<br/>(Ground Floor)</b> | <b>Proposed Extended<br/>Dwelling<br/>(Ground Floor with<br/>deck)</b> | <b>% increase above<br/>original</b> |
|----------------------------------|---------------------------------------------|------------------------------------------------------------------------|--------------------------------------|
| <b>Footprint (m<sup>2</sup>)</b> | 33.39m <sup>2</sup>                         | 43.91m <sup>2</sup>                                                    | 31.5%                                |

The calculations demonstrate that the proposed extension is within the one third limit set out in saved policy C13 (LPFR) (1994). In numerical terms, the extension is in accordance with the local plan Green Belt policy and can be considered an acceptable increase of the original building footprint.

The volume calculation of the extension to the original dwelling, has not been calculated in this application and will be assessed visually instead.

The numerical calculation forms part of the overall assessment. In paragraph 149 (c) of the NPPF (2021), it states the extension or alteration of a building may be acceptable, provided that it does not result in disproportionate additions over and above the size of the original building. The extension is single storey, located to the side and rear of the property. It would be set back from the front projection and is less than half the width of the existing dwellinghouse. The raised deck is located to the rear and is modest in scale. As such, the development would not be an incongruous addition causing the property to appear excessive in bulk and mass. In addition to this, the single storey side extension (minus the decking area) could potentially be constructed under permitted development rights.

It is considered that the proposed development would not result in a disproportionate addition to the dwelling and as such the proposal would not be inappropriate development which is by definition, harmful to the Green Belt. It therefore complies with Policy CS02 (LPCS) (2014), Policy C13 (LPFR) (1994) and to paragraph 149 (NPPF) (2021).

## *2. The effect of the proposal on the openness of the Green Belt*

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.

Any new built form of development is likely to impact on the openness of the Green Belt, however it is important to establish the degree of harm. The extension is single storey, subservient to the main dwelling and does not considerably project from the existing flank wall. The decking area is appropriately modest in scale. It is therefore not considered to result in harm to the openness.

Reference back to paragraphs 147 and 148 of the NPPF (2021) 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.

### *3. The effect on the character and appearance of the area and impact on the landscape*

In addition to being within the Green Belt, the site is also located within the Higham Arable Farmlands Landscape Character Area - This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks. Policy CS12 (LPCS) (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

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.

The Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021) states single storey side extensions should consider the impact on both the host building and the street. They should be designed to ensure that appropriate materials are used, they are not overly dominant, and they should incorporate roof designs to reflect the main property's roof.

As aforementioned in this report, the proposed extension would be single storey, set in from the front elevation and would be constructed with materials to match the existing dwelling. In addition, the plans show the development would project modestly from the flank and rear walls of the existing dwellinghouse. A new door and window is proposed in the front elevation along with a set of patio doors in the rear elevation. A condition can be added to the decision notice to ensure the front window would be obscure glazed, as it would serve a wet room. It is generally not preferable for side extensions to incorporate a flat roof design. However, as aforementioned in this report, the extension could potentially be constructed under permitted development rights. In addition, the proposed development is screened by existing tall and mature hedges, and the site is set back from the road. As such, the development would have a minimal impact of the street scene.

Overall and on balance, the proposal is considered to be acceptable and is not considered to impact the landscape or detrimentally impact the host dwelling or street scene. As such, the development is in accordance with Policies CS12 and CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

### *4. Other matters*

#### *Amenity of Future Occupiers*

The proposal will safeguard the amenity of future occupiers. The resultant private garden area exceeds the minimum garden area and depth as set out by Gravesham's SPG 2 - Residential layout guidelines including Housing Standards Policy Statement (RLG 2020). The proposed rooms are considered to accord with the RLG (2020) recommendation for floorspace. At 10.07sqm, the new room would provide sufficient space for a bedroom as single occupancy. Additionally, if the room were to be utilised as a living room, although it would fall below the 13.20sqm, it is noted this would be an additional living room, and is therefore considered to provide sufficient living space. Furthermore, the new rooms will receive sufficient natural light. As aforementioned above, the new window to serve the wet room in the front elevation could be conditioned to be obscure glazed to protect privacy. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

### *Neighbouring Amenity*

The proposed development will have no impact on neighbouring properties in terms of loss of light, loss of outlook or create any sense of enclosure. The development is set away from neighbouring property, Little Norton, and the existing garage would screen the development from view. With regards to neighbouring property, Cherrydene; there would also be no detrimental impact. The proposed extension is single storey, with no windows proposed in the flank elevation. It would be set away from the shared boundary by approximately 3.32m, and the positioning of Cherrydene (further north west) in relation to Horton, means the development as a whole would not cause detriment to neighbouring amenity. In addition, there are existing tall mature hedges that provides a screen between the properties.

The proposed development is therefore considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

### *Parking and Highways*

There are no parking or highway issues related to this proposal.

### *5. Very special circumstances*

The proposed development is not considered to be inappropriate development within the Green Belt, and as such, this is not relevant.

### **Conclusion**

The proposed single storey side extension with proposed rear raised deck adheres to the one third limit set out in saved policy C13 (LPFR) (1994) and also complies with paragraph 149 (c) of the NPPF (2021). The extension has been designed to be subservient to the existing dwelling and the proposed bulk and massing is acceptable. Appropriate external materials to match the existing dwelling will be used and the development as a whole will not significantly project from the flank/rear walls of the existing dwellinghouse. Furthermore, in isolation, the single storey side extension could potentially be constructed under permitted development rights. Therefore, the proposed extension and rear raised decking area, is considered to be a proportionate addition that is appropriately scaled within the green belt setting and not harmful to its open character. There will be no detrimental impact on future occupiers or neighbouring properties and no harm will be caused to the character of the landscape.

As such it is recommended that planning permission is granted, subject to conditions.

### **Recommendation:**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                           |                     |                                 |
|----------------------|---------------------------|---------------------|---------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin           | <b>Team Leader:</b> | <b>Richard Hart</b>             |
| <b>Signed:</b>       | L Hankin                  | <b>Signed:</b>      | <i>R Hart</i>                   |
| <b>Dated:</b>        | 24 <sup>th</sup> May 2023 | <b>Dated:</b>       | <b>24<sup>th</sup> May 2023</b> |