

Planning Statement

Astrality (formerly known as Ashleigh), 39 Rhododendron Avenue, Meopham, Kent, DA13 0TU

Erection of two-storey rear extension and front porch. To include the increase in roof height



RTPI

Chartered Town Planners



PlanMan

By: GRAHAM SIMPKIN PLANNING

For: Michael and Natasha Louth

Project reference: PR4406

22 May 2025

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GSP

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1 Introduction

- 1.1 This Planning Statement has been submitted in support of an application for the following development at Astrality (formerly known as Ashleigh), 39 Rhododendron Avenue, Meopham, Kent, DA13 0TU (hereafter referred to as 'the Site'):

Erection of two-storey rear extension and front porch. To include the increase in roof height

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K451079	ASHLEIGH RHODODENDRON AVENUE, MEOPHAM, GRAVESEND DA13 0TU	The Applicant

- 1.3 The application is accompanied by the following plans and documents:

- 4406.ON – Planning Statement
- 4406 – PL01 Site Location Plan, Existing Block Plan and Proposed Block Plan
- 4406 – PL02 Existing Floor Plans and Existing Roof Plan
- 4406 – PL03 Existing Elevations
- 4406 – PL04 Proposed Floor Plans
- 4406 – PL05 Proposed Elevations (North, East and West)
- 4406 – PL06 Proposed Elevations and Proposed Roof Plan
- 4406 – PL07 Shadow and Solar Study
- 4406 – PL08 Biodiversity Gain and Landscaping Statement
- 4406 – PL09 Sustainable Drainage Statement
- 4406 – PL10 External Lighting Statement
- 4406 – PL11 Photographic Evidence

2 Site Context

- 2.1 The Site is a detached bungalow style dwelling that is situated on the west side of Rhododendron Avenue on a 0.12ha parcel of land amongst other detached residential dwellings that vary in size and design.
- 2.2 As per the 1996 outline planning application, the dwelling comprises 3 bedrooms, one of which is labelled as a study, two bathrooms, one of which is an en suite, a kitchen and lastly a dining area. It has become clear that the dwelling has fallen into disrepair and is currently uninhabitable.
- 2.3 The dwelling is unique in design and is constructed from a Tudor style black timber boarding and white render that covers the brickwork, which is exposed on the lower portion of the dwelling. The front door appears to be a red wood material with the windows on the ground floor being of muntin design. There has also been a loft conversion which has been turned into a room, which comprises round windows on the gable ends.
- 2.4 In front of the principal elevation of the dwelling is a garage which was approved at the same time as the dwelling and is matching in design to the dwelling comprising white render and black timber boarding. There is also a large white garage door.
- 2.5 Besides the garage, the front garden comprises a large parking area along with a variety of mature landscaping and trees. The front boundary comprises a wooden fence, brick pillars and a black steel gate.
- 2.6 In a wider context, the site forms part of a predominantly residential area of Meopham comprising a range of dwellings that vary in size and style which is evident along Rhododendron Avenue.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
- Metropolitan Green Belt
 - Harvel Wooded Down Landscape Character Area
 - Flood Zone 1

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

[Outline application for the erection of detached bungalow and detached garage and installation of septic tank.](#)

Ref. No: 19960134 | Status: Application Permitted on 25th March 1996

[Erection of a detached dwelling with 4 bedrooms in roof space.](#)

Ref. No: 20010771 | Status: Application Refused on 5th December 2001 on the grounds that it was inappropriate development in the Green Belt, that there was no 'approved chalet' to replace and the proposal would be detrimental to the open, rural qualities of the surrounding landscape.

4 Proposed Development

4.1 The application entails the following elements:

- Erection of a two-storey rear extension to the dwelling
- To extend in a staggered nature from original rear wall on the ground floor
- The shortest part of the extension is 2.6m whilst the longest is 4.6m
- Includes 3 additional first floor windows
- Ground floor to comprise bi-folding doors
- Proposed windows to be ceiling to floor and 2m in width
- Windows to be wooden framed
- Roof ridge to be increased by 1m
- Pitch altered to cater for increase in height of the roof
- Erection of front porch
- Materials to match the existing dwelling
- Comprises pitched roof with the same pitch as the dwelling
- Extends 1.5m from the existing front wall of the dwelling
- Includes internal reconfiguration
- 3 bedrooms to be within existing loft space
- Net increase of 1 bathroom
- Demolition of north chimney
- Total volume of the dwelling to increase from 441.52m³ to 684.96m³ which is a total of 66%
- Extensions to include bird and bat boxes
- Solar panels

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 39 of the Framework encourages Local Planning Authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for Gravesham (within which the Site is located) comprises the following documents:

- Core Strategy (2014) (CS)
- Gravesham Local Plan First Review (1994) (LPFR)

5.6 The CS sets out a long-term vision for the future of Gravesham based on evidence of the need to support communities and outline what makes Gravesham a distinctive and attractive place to live and work. Furthermore, it helps to support and inform sustainable development via investment in infrastructure, economic development, and regeneration proposals within the borough, while promoting healthy communities. Lastly it aims to provide a consistent basis for planning application decisions. The following policies are considered as relevant:

- Policy CS01 – Sustainable Development
- Policy CS02 – Scale & Distribution of Development
- Policy CS12 – Green Infrastructure
- Policy CS19 – Development & Design Principles

5.7 The Gravesham Local Plan First Review (1994) was replaced by the adopted Local Plan (2014). In September 2007, the Secretary of State issued a direction on policies to be saved and deleted. The following are policies that have been saved, remain operational and are relevant to the proposal.

- Policy P3 – Vehicle Parking Standards
- Policy T1 – Impact of Development on Highway Network
- Policy C13 – Extensions to dwellings in the countryside

Other Material Considerations

The Framework

5.8 In summary, the following paragraphs are considered most relevant as additional material considerations in the determination of this application:

- Paragraph 7 – Achieving sustainable design
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 131 – Achieving well designed places
- Paragraph 142 – Protecting Green Belt Land
- Paragraph 143 – 5 purposes of the Green Belt
- Paragraph 154 – Exemptions to development in the Green Belt

Further material considerations

- Householder Extensions/Alterations Design Guide (2021)
- Nationally Described Space Standard (2015)
- Landscape Character Assessment (2009)
- Gravesham Design Guide (2024)

6 Planning Assessment

Key Issues

6.1 The following are considered to be the key issues in the assessment of this application:

- 1) Pre-application advice
- 2) Green Belt
- 3) Design, character and appearance
- 4) Amenity of future occupiers and neighbours
- 5) Impact on highway safety
- 6) Sustainability

1) Pre-application advice

6.2 To begin with, the subject application has undergone a pre-application assessment prior to this submission which, overall, was viewed unfavourably by the Officer, at the time.

6.3 The main points that were highlighted by the Officer related to impact on the Green Belt, design, and the amenity of future occupiers and neighbouring dwellings.

6.4 It was made clear that the proposal (which had a total floor space of 259.1m²) would be considered to be a disproportionate extension in the Green Belt and is well above the 33% increase in floor space that the adopted policy usually allows.

6.5 It was also suggested that the Harvel Wooded Down area *could be* adversely impacted since it is characterised by the typology, ancient woodland and haphazard mosaic residential plots. However, the planning officer highlighted that insufficient detail has been provided to fully assess these potential impacts.

6.6 The design was also criticised by making clear that the extensions would almost entirely encompass the original dwelling with only 'tokenistic features' being retained such as the two end gables. It was highlighted that an increase in roof height is unlikely to be acceptable as it does not correspond to the patterns of the street.

6.7 The last relevant point is the impact on the amenity of future occupiers and neighbours. It was made evident that there will be little to no impact on privacy,

but due care will need to be given to overshadowing. Lastly, the rooms will need to be up to Nationally Described Space Standards (NDSS).

- 6.8 Overall, it is considered that the subject application to extend the dwelling have addressed the points made clear by the Officer which are detailed in the below sections of this statement.

2) Green Belt

- 6.9 Gravesham's Local Plan First Review has a number of policies that have been retained from 1994, one of which being policy CS13 which covers extensions to dwellings in the countryside. The policy, amongst other points, highlights that dwellings are only able to be extended to a limit of one third of the gross floor area of the original dwelling, prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling (i.e. basements, small infills etc).
- 6.10 Although this was made clear in the pre-application advice, it is arguable that the guidance provided by GBC is extremely outdated being over 40 years old. This is supported by appeal decision 3298308 (Appendix 1) at 38 Rhododendron Avenue for a rear and front extension as well as a loft conversion at the dwelling.
- 6.11 The Inspector states that Saved Policy CS13 is not consistent with the Framework and that numerical restrictions are a 'crude measure in isolation as it does not recognise the potential to accommodate additional floors in an existing building in addition to other extensions'.
- 6.12 The Appeal decisions also sets out that the fact that a development can fail simply on the basis of criterion 'ii' renders these additional considerations irrelevant in such circumstances. As such, this policy does not reflect the more wide-ranging scope for alterations allowed under Framework Paragraph 149c (which is now paragraph 154c), which refers to 'size', a term which encompasses more than simply a comparison of floorspace figures. As such, in considering the application of Policy C13 to development in the Green Belt, the policy is out-of-date, and as demonstrated in the above referenced Appeal decision cannot be afforded any significant weight.
- 6.13 In the case of the Appeal decision, the increase in floorspace was a total of 251% but only resulted in a 41% increase in volume. In the subject application, the proposal will add a total of 48% floorspace but only 66% increase in volume which is in keeping with the appeal decision.

- 6.14 Not only is this significantly lower than what was proposed as part of Westwood, it has been confirmed that this figure carries limited weight when assessing if the proposal is appropriate in the Green Belt. Please see Appendix 1 for the full appeal decision.
- 6.15 In addition to Westwood, there have been a multitude of decisions in GBC confirming that Policy C13 is outdated and subsequently there have been a range of approvals for extensions in the Green Belt that exceed their 33% increase. These include:
- Valley Side (ref. no 20220785) – Resulted in a 36.35% increase in the floorspace to the dwelling and confirmed that the alterations were 'within the parameters of Policy C13' despite exceeding the 33% requirement. Please see Appendix 2 for the delegated report
 - Two Trees (ref. no 20240427) – Resulted in a 223% increase in floorspace to the dwelling. The decision references Appeal decision 3326603 which suggested policy C13 was 'broadly in line with the Framework and should be afforded considerable weight'. Despite this, it was accepted that regardless of the excessive increase in 'total floorspace', the total 'addition' of floorspace was 59% since 115m² of the added floorspace was in the existing loft space. Furthermore, there was only an additional 16m³ added to the roof as a result of the dormer windows. Please see Appendix 3 for the delegated report
 - Poplars (ref. no 20210227) – Resulted in a 50% increase in floorspace but was concluded that the extensions were considered to not be excessive or disproportionate in size and therefore were in line with policy C13. Please see Appendix 4 for the delegated report.
- 6.16 Although all planning proposals should be judged on their individual merits, the similarity between the two application proposals, as well as their close proximity, should provide enough evidence to suggest that the proposed development should be considered as appropriate development in the Green Belt.
- 6.17 Overall, it is considered that the proposed development will adhere to paragraph 154c of the Framework as it will not result in disproportionate additions over and above the size of the original building.
- 6.18 Disproportionate is not defined in the Framework and therefore should be determined on planning judgement, having regard to the particulars of the proposed development and the relevant site-specific circumstances. This is a

viewpoint that is supported by multiple approvals and appeal decisions, specifically in Gravesham

Very Special Circumstances

- 6.19 If this is not accepted by GBC, it is considered that the Applicant has some Very Special Circumstances (VSCs) which clearly and demonstrably outweigh the potential harm on the Green Belt.
- 6.20 As it exists, the dwelling has fallen into a state of disrepair and is uninhabitable by the Applicant or any other person. To begin with, the existing roof space is uninhabitable for the average person with the roof height being below what is suggested in the NDSS. This is also considered to be the same for the existing ground floor bedrooms which are substandard.
- 6.21 The proposal does not include any additional bedrooms but simply ensures the proposed bedrooms will be habitable as well as making better use of the ground floor of the dwelling.
- 6.22 The proposal will also allow for the dwelling to be properly insulated and will include the erection of solar panels as well as an Air Source Heat Pump to ensure the dwelling is able to reduce its carbon footprint in the pursuit of sustainability.
- 6.23 The addition of the rear and side extensions to the dwelling will bring back the purpose of the dwelling and allow both the current and future occupiers to live in the dwelling, which is considered to outweigh any potential harm of extending the dwelling.
- 6.24 If the extensions are not permitted, the dwelling would remain out of use and it is considered to result in a continued eyesore for the rest of Rhododendron Avenue and impact the Harvel Wooded Down Landscape.

3) Design, character and appearance.

- 6.25 Since the proposal was put forward for pre-application advice, the size of the proposed extension has been decreased dramatically in line with the officers advice and to ensure that the existing dwelling remains prominent after the alterations, as opposed to simply a feature.
- 6.26 Policy CS19 states that all proposals should be '...visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local

built, historic, and natural environment, integrate well with the surrounding local area, and meet anti-crime standards.' This will be the case at Astrality.

- 6.27 In terms of the materials that are proposed to be used at the subject site, they are in keeping with the surrounding area as well as being matched to the existing dwelling.
- 6.28 Furthermore, it is considered that the proposed extension is of an appropriate scale, bulk, height and mass in comparison to the original dwelling as a result of the high-quality design and therefore adheres to both the CS and the Householder Extensions/Alterations Design Guide SPD.
- 6.29 As confirmed by the Appeal decision in Appendix 1, the increase in ridge height by 2m is not considered to be of great detriment to the existing dwelling. The roof height is only to be increased by 1m in the subject application and therefore does not result in an adverse impact.
- 6.30 Lastly, the proposed development will adhere to paragraph 131 of the NPPF whereby it states development should create 'high quality, beautiful and sustainable buildings and places' which is 'fundamental to what the planning and development process should achieve'.
- 6.31 The proposed development will function well and add to the overall quality of the area, is visually attractive, optimises the potential of the Site and creates a place that is safe, inclusive and accessible.
- 6.32 Furthermore, the proposed development will be making the most effective use of the land available in order to make better use of the existing dwelling. As a result of the proposed development, the three existing bedrooms all become significantly larger along with the lounge and kitchen. It will also create space for the snug, a pantry, a new family bathroom and an en suite for bedroom 1.
- 6.33 Overall, it is considered that the proposed development has been designed so as to adhere to the above policies relevant to the Site and will not adversely harm the character or appearance of the dwelling itself and the wider area.

4) Amenity of future occupiers and neighbours

- 6.34 It was suggested as part of the pre-application advice that a daylight/sunlight analysis should be provided as part of any future application. A daylight/sunlight analysis has been submitted as part of this application demonstrating that the

proposed alterations to the dwelling will not result in an adverse impact on the daylight to the adjacent dwellings.

- 6.35 Not only will there be no impact on the daylight to neighbouring dwellings, but there will also not be an adverse impact on the privacy of the adjacent dwellings.
- 6.36 As part of the proposal, there are no windows in the side elevation of the dwelling which means there is no opportunity to create any overlooking into number 37. The only proposed windows are in the front elevation that face the subject site's driveway and will create no impact on the neighbouring dwellings. Overall, there will be no adverse impacts on the neighbouring dwellings in terms of loss of sunlight or breach of privacy.
- 6.37 Also submitted as part of the subject application is an external lighting plan which shows the proposed lighting to be implemented at the dwelling. The lights will have no adverse impact on number 37 due to their low lux level and them being situated at a reasonable height.
- 6.38 In relation to future occupiers, the increase in size of the dwelling will only benefit any future residents as there is an increase in living and amenity space to be utilised.

5) Impact on highway safety

- 6.39 Highway safety was also listed as a concern as part of the pre-application in terms of sufficient parking on the Site.
- 6.40 As per KCC Parking Standards (2006), a 3-bedroom dwelling requires 2 or more parking spaces. This will be the case as Astrality as per the existing block plan.
- 6.41 Furthermore, the pre-application suggested that cycle parking will be required. Given the large garage on Site, this is considered to provide enough room for cycle storage should it be required.
- 6.42 The Applicant also considers both elements to be securable by condition should the LPA feel it is vital to the outcome of the application.

6) Sustainability

- 6.43 Whilst it is noted by the Applicant that, since this is a householder application, BNG is not relevant, they are still keen to ensure that the landscape is protected and enhanced as part of the application.

- 6.44 Therefore, as part of the application, a range of native plants have been included such as laurel hedging and hawthorn as well as Viper's Bugloss, common knapweed and lavender to enhance the soft landscaping on Site.
- 6.45 Furthermore, the application includes bat boxes, bird boxes, bug hotels and log piles to ensure the biodiversity on Site will remain sustainable and healthy.
- 6.46 For more information, please see separately submitted biodiversity and landscaping plan. Whilst not supported by a metric, it is considered that these small changes will be of huge benefit to the ecology on site.
- 6.47 Another benefit to the sustainability on Site is both the drainage plan that has been submitted as part of the subject application. It confirms the surface run-off strategy as well as irrigation supply for the dwelling to ensure the additional built form does not result in any adverse impacts.
- 6.48 Please see separately submitted plans for further information.

7 Conclusions

- 7.1 Overall, it is considered that the proposed application is appropriate development in the Green Belt and will not result in visual or spatial harm which is due to the outdated policy from GBC's Core Strategy.
- 7.2 Without prejudice, if this is not accepted by the LPA, it is considered that the Applicant's VSCs set out in section 6 above are considered to outweigh the harm of any impact on the Green Belt.
- 7.3 The proposal has been designed in such a way to improve the appearance of the existing dwelling and fit with the character of the wider area of Rhododendron Avenue.
- 7.4 The extensions will not result in any harm to the neighbouring dwellings in relation to loss of light or privacy whilst the extensions will benefit any future occupiers of the dwelling.
- 7.5 Lastly, the proposal is considered to have sufficient parking for both vehicles and bicycles and will not result in any harm to highway safety.
- 7.6 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority, and it is respectfully requested that this submission is approved.

8 Appendices

Appendix 1 – Appeal Decision 3298308 at 38 Rhododendron Avenue



The Planning Inspectorate

Appeal Decision

Site visit made on 8 November 2022

by **Luke Simpson BSc MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29 November 2022

Appeal Ref: APP/K2230/D/22/3298308

Westwood, 38 Rhododendron Avenue, Meopham, Gravesend DA13 0TT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr T Raif against the decision of Gravesham Borough Council.
 - The application Ref 20220070, dated 20 January 2022, was refused by notice dated 25 March 2022.
 - The development proposed is rear and front extensions and a loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for a rear and front extensions and a loft conversion at Westwood, 38 Rhododendron Avenue, Meopham, Gravesend DA13 0TT, in accordance with the terms of the application, Ref 20220070, dated 20 January 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 2021-022v1-Location Red line site boundary plan; 2021-022.P01 Proposed layouts; 2021-022.P02 B Proposed roof plan; 2021-022.P03 Proposed front and side elevations; 2021-022.P04 Proposed rear and side elevations; 2021-022.P05 A Existing block plan; 2021-022.P06 Proposed block plan; 2021-022.P07 Existing ground floor and roof plans; and 2021-022.P08 Existing elevations.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
 - 4) Notwithstanding the provisions of Article 3, Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification) no additional window, door or other form of opening shall be formed at first floor in the southern flank elevation of the dwelling, other than those expressly authorised by this permission.

<https://www.gov.uk/planning-inspectorate>

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- 5) Notwithstanding the provisions of Article 3, Part 1, Classes A, AA, B, C and D of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order, with or without modification), no enlargement, improvement or other alteration (including construction of any additional storeys, dormers, rooflights or other roof alterations and any porch constructed or erected outside any external door) shall be carried out, other than expressly authorised by this permission.

Main Issues

2. The main issues are:

- Whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies.
- Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal’.

Reasons

Inappropriate development

3. The appeal site is located within the Green Belt and comprises an existing single storey detached dwelling. Saved Local Plan¹ Policy C13 relates to extensions to dwellings in the countryside. Criterion ‘ii’ of this policy limits increases in floorspace to one third of the gross floor area of the original dwelling where there is an overall effect on its bulk. The proposed development would exceed this limit.
4. Nonetheless, Saved Policy C13 is not consistent with the Framework, particularly in relation to development in the Green Belt. I accept that numerical restrictions can be helpful as a means to quantify the threshold of harm, in terms of whether a development constitutes disproportionate additions. However, criterion ‘ii’ only accounts for an increase in floorspace. This is a crude measure when used in isolation. For example, it does not recognise the potential to accommodate additional floors in an existing building in addition to other extensions, as is proposed here.
5. Policy C13 includes other criteria which take the mass of the building into account. However, the fact that a development can fail simply on the basis of criterion ‘ii’ renders these additional considerations irrelevant in such circumstances. As such, this policy does not reflect the more wide ranging scope for alterations allowed under Framework Paragraph 149C, which refers to ‘size’, a term which encompasses more than simply a comparison of floorspace figures. As such, in considering the application of Policy C13 to development in the Green Belt, the policy is out-of-date and I do not afford the conflict with it any significant weight.

¹ Gravesham Local Plan First Review: Saved and Deleted Policies Version (Sept 2014)

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6. Notwithstanding this, Core Strategy² Policy CS02 provides further policy relating to development in the Green Belt, requiring that such development accords with national policies.
7. Framework Paragraph 149 states that the construction of new buildings in the Green Belt should be regarded as inappropriate development, except in certain circumstances. One such exception is set out under Framework Paragraph 149C, which relates to 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.
8. The Framework does not include guidance on what is considered to be 'disproportionate'. I note that the appellant has provided many examples of decisions nearby where larger dwellings have been allowed. Indeed, a larger dwelling may be acceptable in certain circumstances. Nonetheless, every case should be treated on its own merits and the rationale for those decisions will have been based on site-specific circumstances. In essence, whether or not extensions and alterations are disproportionate is a matter of planning judgement, having regard to the particulars of a proposed development and the relevant site-specific circumstances.
9. Whilst there would be a large increase in floorspace (the Council indicates an increase of 251%), this manifests itself as only a moderate increase in the footprint of the dwelling (approximately 41% using the Council's figures). In addition, the height of the dwelling would only be increased by approximately 2 metres to facilitate accommodation in the roof. This increase is minor, even taking account of the small scale of the existing building.
10. Roof alterations include a hipped roof with gable ends, dormer windows and rooflights. These design features would further limit the visual impact of the proposal. There would also be some first-floor windows within the elevation. As a result, the dwelling would have a one and a half storey appearance. Nonetheless, overall, the proposal would not be much more prominent than the existing building.
11. Taking all of these considerations into account, the massing, scale and form of the development would be appropriate to the existing dwelling (which is also a requirement of saved Local Plan Policy C13) and the proposed development would not result in disproportionate additions to the original building. The proposal would be not inappropriate within the terms of Framework Paragraph 149.
12. The impact on openness is implicitly taken into account in the exceptions to inappropriate development unless there is a specific requirement to consider the actual effect on openness. In this case, Framework Paragraph 149C does not require an additional consideration of openness. As such, there is no requirement to separately assess the impact of the development on the openness of the Green Belt.
13. The proposal would conflict with saved Local Plan Policy C13 insofar as it would result in an increased floorspace beyond the threshold allowed under criterion 'ii'. However, taking into account other aspects of 'size' and the case-specific circumstances, I conclude that the development would not result in extensions

² Gravesham Local Plan Core Strategy (Adopted September 2014)

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or alterations which are disproportionate additions over and above the size of the original building. For these reasons the proposal is not inappropriate development and it would therefore comply with Core Strategy Policy CS02 and the relevant provisions of the Framework.

Conditions

14. I am imposing the standard householder conditions, as advocated by the government's Planning Practice Guidance. These are to ensure that the development is implemented in accordance with the approved plans, and that the external materials used should match those of the existing dwelling.
15. A condition removing permitted development rights in respect of windows within the first floor of the southern elevation is necessary to preserve the living conditions of neighbouring occupiers. The same condition need not apply to the ground floor, given that the neighbouring dwelling to this side does not include windows at first floor level in the north facing elevation.
16. The Town and Country (General Permitted Development Order) (England) 2015 (GPDO) does not include restrictions pertaining specifically to the Green Belt. Nonetheless, I consider that the proposed development comprises close to the maximum additions whilst ensuring that they are proportionate to the existing dwelling. As such, it is necessary to impose a condition removing permitted development rights in respect of enlargements, improvements or other alterations of the dwelling, the construction of any additional storeys, dormers rooflights or other roof alterations and porches. This would ensure that the openness of the Green Belt is preserved.
17. A condition pertaining to obscure glazed bathroom windows is not necessary given that the proposed bathrooms are not overlooked by neighbouring dwellings and vice versa.

Conclusion

18. In contrast to saved Local Plan Policy C13, Core Strategy Policy CS02 is consistent with the Framework and directly relevant to the main issue of this appeal (given that it relates specifically to development in the Green Belt). As such, on balance, the most important policy (CS02) in considering this appeal is not out-of-date. This means that Framework Paragraph 11d is not engaged.
19. Nonetheless, there would be a technical conflict with Saved Local Plan Policy C13. However, I do not afford this conflict any significant weight (for reasons already given) and it would be outweighed by other considerations including the proposals compliance with Policy CS02 and the Framework. The appeal is therefore allowed, subject to conditions.

Luke Simpson

INSPECTOR

Appendix 2 - Valley Side (ref. no 20220785)



Delegated Report

Householder Planning Application

Planning Application No: 20220785

Location: Valley Side 53 Rhododendron Avenue Meopham Gravesend

Description: Erection of single storey side extension with new front and rear dormers

Applicant: Mr Luke Webster

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 3621.WD.02 – Existing Floor and Site Plans with Location Plan;
Drawing No. 3621.WD.102 – Proposed Floor and Site Plans;
Drawing No. 3621.WD.03 – Existing Elevations Front East and Side North;
Drawing No. 3621.WD.04 – Existing Elevations Rear West and Side South;
Drawing No. 3621.WD.105A – Proposed Elevations Front East and Side North; and
Drawing No. 3621.WD.106 – Proposed Elevations Rear West and Side South.

Relevant Planning History

There is quite extensive planning history on this site, however for the purposes of assessing this current application, the following entry is considered to be the most relevant in terms of the existing site.

Reference	Description	Decision	Decision Date
20220361	Erection of single storey side extension with new front and rear single window dormers.	Permission	24.05.2022
20220040	Erection of a single storey side extension, demolition of an existing rear gable end and erection of a rear dormer.	Refused	14.03.22

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20020157	Erection of two detached three bedroom dwellings with rooms in the roofspace, both with detached double garages and installation of one new cesspool	Permission	17.06.2002
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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
- T1 – Impact of Development on Highway Network

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
- 4 – Decision making
- 9 – Promoting sustainable transport
- 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

Meopham Parish Council

The Parish Council has no objections to this planning application.

Neighbouring properties

The application has been advertised by a site notice and individual neighbour letters to 4 properties with an overall consultation expiry date of 19th August 2022. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Officer's Analysis

Background

From the planning history, planning permission was granted in 2002 for the erection of two detached three bedroom dwellings with rooms in the roofspace, both with detached double garages and installation of one new cesspool (Ref. 20020157). It would appear from the plans available that the property that was constructed is in accordance with approved plans, and with the exception of the canopy to the side that is to be demolished as part of the current application, the property appears to be the original property.

Approved Plans (Ref. 20020157)



There does not appear to be any history in relation to the canopy

As the recent planning history shows, a previous application was submitted and approved for a similar development. The side extension remains unchanged from the approved scheme. The main alterations is the design of the rear dormer which would be the replacement of the single gable end dormer with an extension to the existing gable end, with a shallow pitch roof over.

The following images highlight the differences between the previous and current applications:

Approved Application (Ref. 20220361) Proposed Front Elevation



Proposed Side (North) Elevation

Current Proposal





Gravesham Borough Council

Proposed Side (South) Elevation



Proposed Rear Elevation



The key issues in consideration of this application is whether;

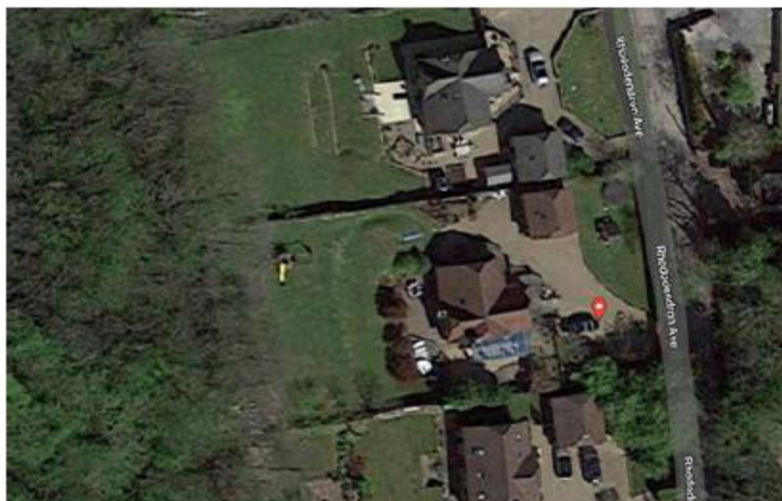
- the proposal would be inappropriate development in the Green Belt and, if inappropriate its effect on the openness of the Green Belt and the purposes of including land with it;
- the proposal would impact on adjoining properties;
- the proposal would impact the living conditions of future occupiers
- the proposal would result in any parking and highway safety issues;
- the proposal would adversely impact on the landscape character of the site;

Site and Surrounding Area

The site is located in the Green Belt and in the Harvel Wooded Downs Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map and this must be the starting point for determining this application.

The application site at Valley Side, 53 Rhododendron Avenue is a detached chalet style bungalow set in a large plot. The property benefits from a large detached double garage to the front and off road parking to the front for more than three cars and two detached outbuildings to the rear.





The proposal is for the erection of single storey side extension with new front and rear single window dormers.

Existing Front Elevation



Proposed Front Elevation



Existing Side (North) Elevation



Proposed Side (North) Elevation



Existing Side (South) Elevation



Proposed Side (South) Elevation



Existing Rear Elevation



Proposed Rear Elevation



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 existing dwelling in this case does not appear to have been extended since its original construction, with the exception of the canopy to the side.

Existing dwelling (as built)

Ground Floor 80.59m²

First Floor 68.35m²

Total floor space: 148.94m²

Proposed Extensions

Ground Floor 48.5m²

First Floor 5.65m²

Total floor space increase: 54.15m²

Total floor space proposed: 203.09m²

Total Percentage Increase of Floorspace (over original dwelling): 36.35%

Saved Policy C13 (LPFR) provides the local interpretation of national policy and states 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.

In this case the increased floorspace would only be marginally above the one third limit and overall it is considered to be within the parameters set by Policy C13 (LPFR).

The original dwelling is a modest well-designed chalet style bungalow. The proposed side extension would replace the canopy to the side. The proposed single storey side extension would project approx. 4.78m from the existing principle side elevation and would be set back from the principle front elevation by 4.22m. The ridge height of 5.8m would be set lower than the host dwelling by 700mm and would have a gable end to the front and rear with full height glazing. The roof would be pitch on both sides with 4no. roof lights on the south facing roofslope and would join the side elevation or barn hip roof of the existing dwelling with a small pitch. It would also be constructed with facing brick and roof tiles to match the host dwelling. Paragraph 10.4 of the Householder Extensions/Alterations Design Guide (2021) states that extensions should generally aim to appear subservient to the original building by lying behind the main front building line and should be no greater than half the width of the original building. It should also incorporate roof designs to reflect the main property's roof, as well as matching external materials.

The proposed front dormer is small with a gable style and would respect the host dwelling and therefore there is no objection in this regard. The rear roof extension would adjoin the existing gable end and would have a shallow pitch roof that would not sit higher than the ridge height of the main roof. Paragraph 10.9 of the Householder Extensions/Alterations Design Guide (2021) states that rear dormers should be lower than the existing ridge-line and should not overwhelm the roofslope. Paragraph 10.10 states that front dormers are generally not acceptable where there is not an existing established character within the immediate surrounding streetscene. The majority of the properties on Rhododendron Avenue vary significantly in design and the proposed front dormer is both modest and well designed.

Whilst the proposed extensions are slightly outside the one third limit increase over the original dwelling, it is only marginally and overall they have been designed to reflect the existing dwelling and incorporate features of the original property and are considered to be subservient to the original build. Furthermore, the external footprint of the proposal would not increase from the previously approved scheme.

The proposed extension and front and rear dormers are acceptable additions to the existing dwelling that would respect the property and the development is therefore in accordance with Policy CS19 of the Local Plan Core Strategy and the Householder Extensions/Alterations Design Guide (2021).

Impact on the openness of the Green Belt

The NPPF (2021) makes it clear that an essential characteristic of Green Belt is their 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 existing dwelling is a 3-bed chalet style bungalow with detached double garage to the front. The proposed side extension would project 3.49m past the principle rear elevation and 4.78m from the principle side elevation, both of which are considered to be modest projections and the footprint is not considered to be excessive.

It is therefore concluded that the proposed development would not undermine the openness of the site and would preserve the character and appearance of the Green Belt and would accord with 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 Very Special Circumstances within the supporting details.

Impact on adjacent properties.

Development should not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 130 of the NPPF (2021) which requires the amenity of existing residents to be protected.

Given the sufficient distance to the neighbouring properties, it is considered that the proposed development would not adversely affect the neighbouring properties in terms of loss of light, privacy, outlook and increased overshadowing. As such, the proposal would comply with Policy CS19 (LPCS) and the NPPF (2021).

Parking and Highways

The property benefits from a detached double garage and an existing driveway providing 4 parking spaces. The proposal would not result in an increase of bedrooms. There is no objection on the grounds of highway safety. The proposal complies with Policies CS11 and CS19 (LPCS) and Saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Landscape Character Area

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) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Harvel Wooded Downs Landscape Character Area. The topography is varied with steep valley sides and plateaux. The area is characterised by ancient woodland, chestnut coppice and small paddocks of pasture. The condition is considered moderate and the guidelines are to conserve and create.

Due to the nature of this proposal with the proposed built form not being excessive in projection, there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Conclusion & Recommendation

For the reasons given above, the proposed extensions would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	26 th August 2022	Dated:	30 th August 2022

Appendix 3 – Two Trees (ref. no 20240427)



Delegated Report

Householder Planning Application

Planning Application No: 20240427

Location: Two Trees Rhododendron Avenue Meopham Gravesend

Description: Erection of single storey rear extension with chimney and rooflights; dormer extension in rear roof slope; front porch; outbuilding at the rear; and installation of rooflights in front roof slope.

Applicant: Mr & Mrs Watts

Site Visit Date: 16 April 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. PL-133-01 Existing elevations, layouts, site location and block plans;
Drawing no. PL-133-02 Rev. A Existing outbuilding layouts and elevations;
Drawing no. PL-133-10 Proposed elevations, layouts, sections and overlay of neighbouring property;
and
Drawing no. PL-133-10 Rev. B Proposed elevations, layouts and sections.

Superseded Documents/Plans

~~Drawing no. PL-133-10 Proposed elevations, layouts and sections.~~

Procedural issues

Following discussions with the case officer, the height of the proposed rear extension was reduced, two existing outbuildings were shown to be removed, the first floor layout was amended and a replacement single storey outbuilding was proposed to be constructed. As such, the description of the development was amended from 'Erection of single storey rear extension with chimney and rooflights; dormer extension in rear roof slope; front porch; and installation of rooflights in front roof slope.' To that shown at the start of this report. Because the proposed amendments were not material alterations, no additional publicity or consultation was undertaken.

It should be noted that the original submission contained two versions of drawing no. PL-133-10. One showing the proposed elevations, layouts and sections and one showing the proposed elevations, layouts, sections and an overlay of a neighbouring property. Following the amendments to the proposal, drawing no. PL-133-10 still shows the original proposed layout and elevations with an overlay of a neighbouring property and drawing no. PL-133-10 Rev. B shows the amended proposed elevations, layouts and sections. An amendment to drawing no. PL-133-10 has not been sought as it is for information purposes only.

Relevant Planning History

Reference	Description	Decision	Decision Date
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DRR3 – Delegated Report V3

20240101	Application for a Lawful Development Certificate in respect of erection of dormer in rear roof slope; single storey rear extension with chimney; pitched roof over existing porch; and rooflights in front roof slope.	Certificate refused	23.04.2024
20040722	Erection of a detached double garage at the front and variation of condition (9) of planning permission reference number GR/1997/741 (for the erection of the bungalow) to allow the caravan to be retained on the site and used for residential purposes after the bungalow is occupied, for a temporary period of 12 months.	Permitted	30.03.2005
19980615	Variation of conditions 3 and 7 of planning permission ref no. GR/97/741 to allow extension of the roof over the north west corner of the building and alterations to various windows including installation of velux windows in roof slopes, additional window in front elevation, installation of new windows, including a semi-circular window in rear elevation and installation of semi-circular window in north side elevation.	Permitted	19.11.1998
19970741	Erection of detached bungalow and formation of vehicular access.	Permitted	24.03.1998

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites
- C13 – Extensions to dwellings in the countryside

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt land
- Section 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and RepresentationsMeopham Parish Council

We would refuse this proposal on the grounds of overdevelopment in the greenbelt relative to the original size of the property and impact on the sloping rear landscape.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. Two representations have been received and are summarised as follows;

- Supports the proposal.
- The proposal would improve the presentation of the house and be in keeping with its neighbours.
- The rear extension would not be visible from the road.
- The proposal would not affect anyone in the area.

Officer's Analysis

The application site lies within the Green Belt, outside the village of Culverstone Green, which is a rural settlement, inset from the Green Belt and identified on the Local Plan Core Strategy Policies Map. The site falls within an area known as the Culverstone Valley Area. While this area has always been subject to Green Belt policy, up until 2014 development within the area was considered against a specific area policy, Policy C14 of the Gravesham Local Plan First Review. Policy C14 and the associated Supplementary Planning Guidance for the Culverstone Valley Area were withdrawn following the adoption of the Gravesham Local Plan Core Strategy September 2014, on the recommendation of the Examination Inspector. From this point onwards, development in this area has been considered against national and locally adopted Green Belt policy, in the same way as other areas within the Borough that lie in the Green Belt.

Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014) 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.

Therefore, the principle issues in the determination of this application are;

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

Is the proposed development appropriate in the Green Belt?

Paragraph 142 of the National Planning Policy Framework 2023 (NPPF 2023) sets out that the essential characteristics of Green Belts are their openness and permanence and paragraph 143 lists the five purposes that the Green Belt serves. At the application site, the Green Belt assists in safeguarding the countryside from encroachment. Paragraph 152 of the NPPF 2023 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special

circumstances.

Paragraph 154 of the NPPF 2023 states that the construction of new buildings should be regarded as inappropriate development in the Green Belt but it lists certain exceptions. These exceptions are set out in sub-paragraphs 154(a) to 154(g). Sub-paragraph 154(c) identifies 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.

Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) 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 2023, the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with paragraph 154 of the NPPF 2023.

In particular Saved Policy C13 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 2023 and should be afforded weight.

A recent decision at no. 42 Beechwood Drive (reference APP/K2230/D/23/3326603 dated 13 February 2024), is relevant. Here, the Inspector stated that;

"The GLPFR pre-dates the Framework's publication and, through applying restraint upon development in the Green Belt, Saved Policy C13 appears broadly consistent with the Framework and thus should be afforded considerable weight."

Regard should also be had to an emerging policy in the Regulation 18 (Stage 2) Development Management Policies Document (2020), Proposed Policy GB 5 Extensions, Replacement Buildings and Ancillary Development in the Green Belt. In relation to extensions, this policy reads as follows;

Proposed Policy GB 5 Extensions, Replacement Buildings and Ancillary Development in the Green Belt

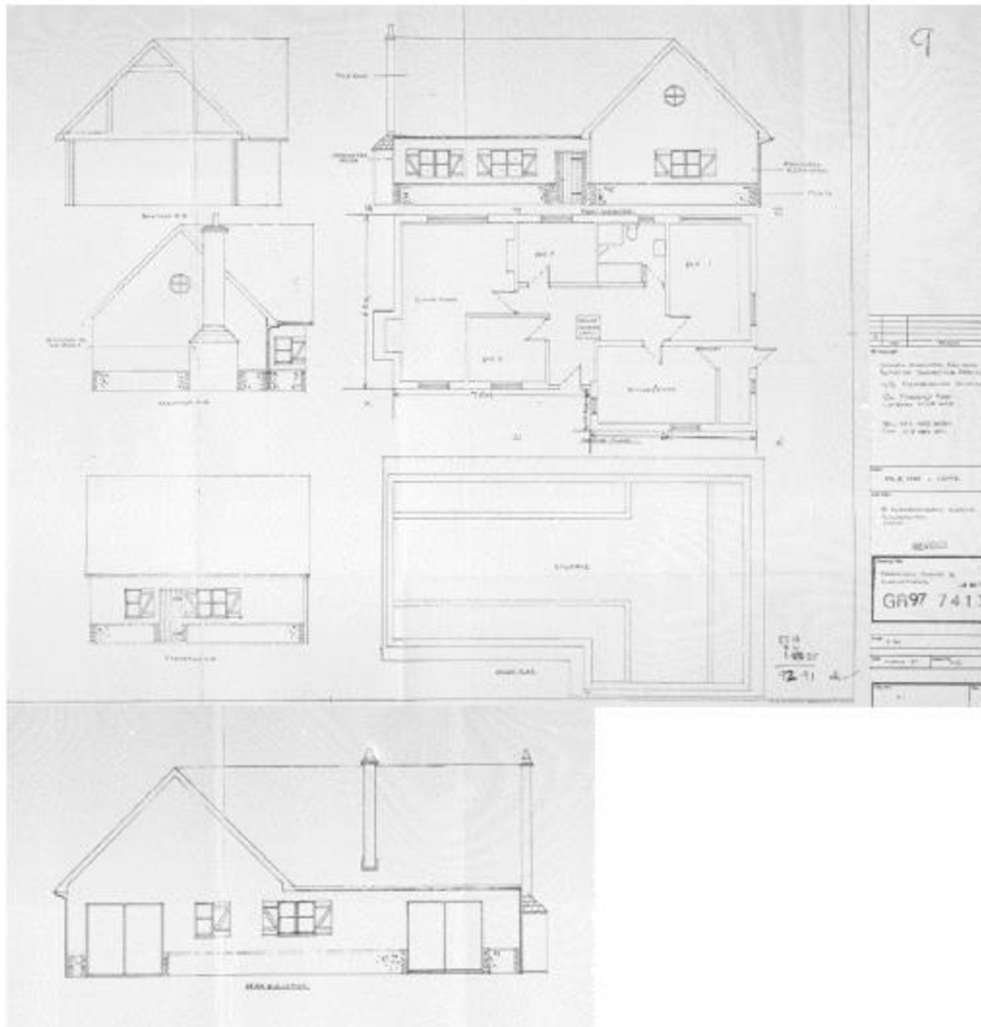
Extensions

- 3.6.12. Proposals for the extension of an original building¹ in the Green Belt will only be permitted where the extension will not result in disproportionate additions over and above the size of the original building unless justified by very special circumstances that clearly outweigh harm to the Green Belt and any other harm. The following will be taken into account in determining whether the proposal is proportionate:
- its footprint, floorspace² and volume compared to the original building;³ and
 - whether its scale, mass and height is subservient to the original building;⁴
- 3.6.13. In addition to the above, Core Strategy Policy CS19 will be applied to determine whether the design of any proposed extension is appropriate, having regard to the presence of any existing extensions and outbuildings, prominence and visual impact of the proposal.

It is noted that as an emerging policy, the weight attached to it is very limited but it does illustrate the Borough Council's intended approach to the assessment of green belt extensions.

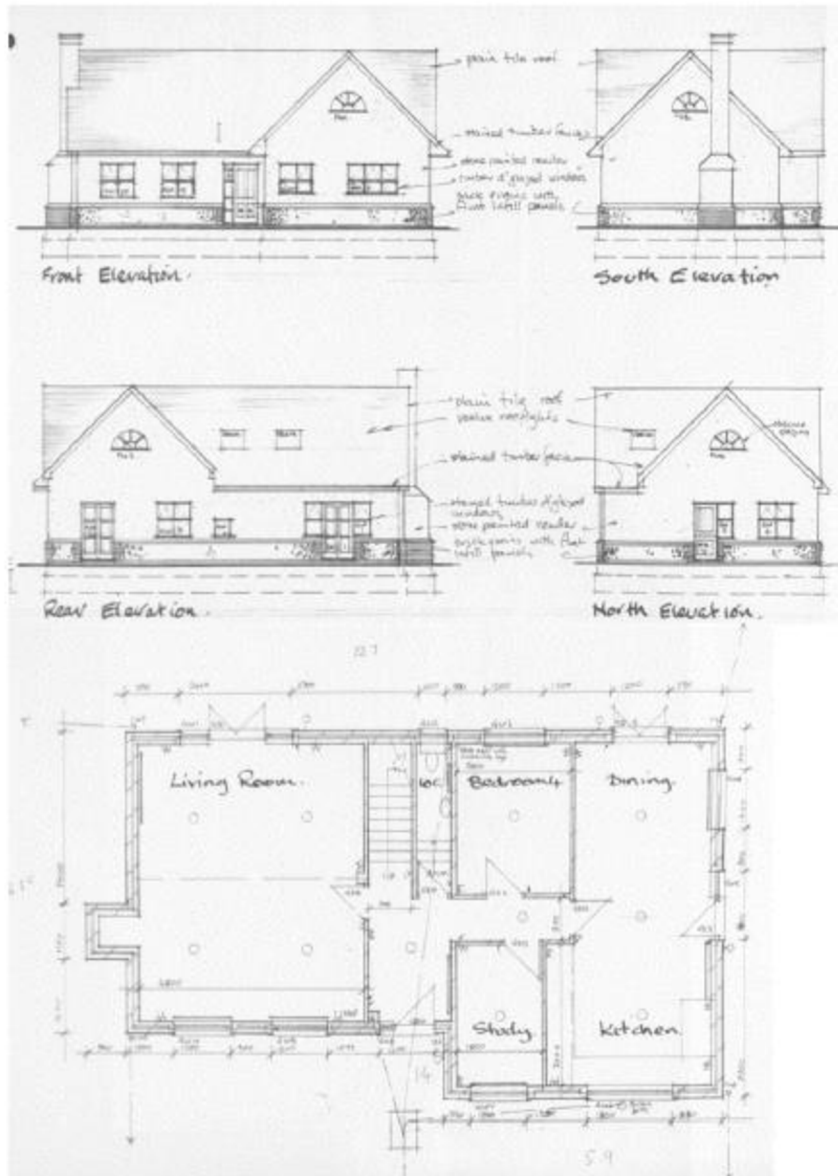
The original building, for the purposes of assessing whether the proposed development is a

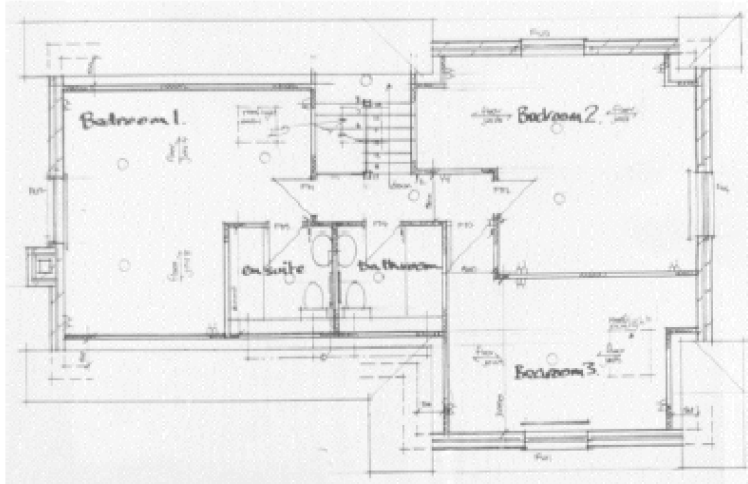
disproportionate addition or not, was granted planning permission in March 1998 (reference 19970741). The following are images of the approved drawings;



The floor area of the original building was 94 square metres, it had a height of 6.5 metres and was a modest bungalow with a simple gable end roof design and an L-shaped footprint.

Under planning permission reference 19980615 the application property was extended by an addition to the roof. The permission allowed the habitable use of the roofspace, i.e. it created a usable first floor area. The following are images of the approved drawings;





This extension added 83 square metres floor space to the application property (not footprint) and was an 88% increase in floor area above the original building, utilising the roof space. However, it is noted that the majority of the new floor area was contained within the original roof volume, with the building footprint unchanged from original. The bulk of the building was slightly increased by the addition of a pitched roofed, gable end on the northern side of the roof.

In March 2005 planning permission was granted for the erection of a detached garage at the front of the application site (reference 20040722). The approved garage has subsequently been extended into the roof space and converted into living accommodation over two floors. The floor area of the garage is 56 square metres.

In addition, there are two outbuildings located in close proximity to the dwelling. The outbuilding on the northern side has a floor area of 11 square metres and the outbuilding on the southern side has a floor area of 14 square metres (this floor area does not include an open lean to construction).

It should be noted that there is case law (most notably *Sevenoaks District Council v Secretary of State for the Environment and Dawe* 1997 and more recently *Warwick DC v Secretary of State for Levelling Up, Housing and Communities* 2022) which establishes that a domestic outbuilding may be regarded as an extension to a dwelling provided that it forms a 'normal domestic adjunct'. In considering whether a proposal is considered to be a normal domestic adjunct, consideration is given to location and use in relation to the main dwelling.

The use of the outbuildings at the application site are currently as habitable accommodation (former garage), as a utility area with a washing machine (outbuilding on the northern side) and as a shed (outbuilding on the southern side), which would be ancillary and incidental to the use of the main dwelling.

All the outbuildings have a close physical and functional relationship to the main dwelling. As such, they are considered to be normal domestic adjuncts and constitute extensions to the dwelling at the application site. Therefore, the floorspace of these buildings would be included in the assessment of whether the proposal constitutes a disproportionate addition to the original building.

The garage has a floor area of 56 square metres and the rear outbuildings have cumulative floor areas of 25 square metres, which amount to an 81 square metre or 86% increase above the original building.

The proposed development would add a rear dormer extension in the rear roof slope and a single storey rear extension which would amount to 60 square metres of new floor area or a 64% increase above original. To assist in limiting the built development immediately surrounding the property, the proposed development involves the removal of two existing outbuildings (located at the side/rear of the dwelling) and

the erection of a replacement outbuilding to the rear of the dwelling. The new outbuilding would have a reduced floor area of 11 square metres.

When the floor area of the existing extensions (minus the floor area of the outbuilding to be removed) is taken into consideration, the cumulative increase in floor area (footprint and floor space) above the original building would be 210 square metres or 223% increase above original.

As a general rule (and in line with Saved Policy C13 of the Gravesham Local Plan Core Strategy (2014)), the Borough Council considers that extensions which exceed the overall floor area of an original building by one third (33%) or more, are likely to be disproportionate additions. However, it is acknowledged that floorspace is only one measure of such impact and in coming to a conclusion on this issue, the Council has regard to a range of other factors including footprint, floorspace, volume, scale, mass and height (in line with Proposed Policy GB 5 of the Regulation 18 (Stage 2) Development Management Policies Document (2020)).

The cumulative increase in floor area proposed would be in excess of the one third limit set out in Saved Policy C13 of the Gravesham Local Plan First Review November 1994. However, it is noted that a significant proportion of the existing increased floor area is in the roof of the property did not add to the external size/volume of the building (as it was within the existing roof space). Furthermore, the proposed increase to the footprint of the dwelling resulting from this application, would only be some 55 square metres or 59% above the original. Lastly, the proposed dormer extension would only add around 16 cubic metres of volume to the roof. Therefore while it is acknowledged that the property has been extended significantly from its original form, the alterations proposed as part of this application are relatively modest and limited to the footprint, bulk and massing, such that a refusal is not considered defensible at appeal.

Importantly, the proposed increase in bulk and massing would be located at the rear of the building and would be seen in the context of the existing large rear gable. In addition, the proposed removal of an outbuilding located on the northern side of the building would reduce the impression of built development across the plot, by narrowing the built form.

It is acknowledged that the proposed development, by its nature as new built form, would erode openness and therefore would be detrimental to the Green Belt in spatial terms. However, due to its location at the rear of the building and in a plot that is surrounded by mature trees and vegetation, the proposed development would not be widely visible from any public vantage points. Therefore, the visual detriment to the openness of the Green Belt would be limited.

It should be noted that Meopham Parish Council considers the proposal to be an overdevelopment in the Green Belt relative to the original size of the property. However, for the reasons given above, it is considered that, by virtue of an assessment of floorspace, volume, scale, bulk, massing and design, the proposed development would not result in disproportionate additions over and above the size of the original building.

It should also be noted that a very similarly sized and proportioned rear extension has recently been granted planning permission at Poplars, no. 99 Rhododendron Avenue (reference 20210227).

Overall, the proposal would be appropriate development in the Green Belt and in line with Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 of the Gravesham Local Plan First Review and paragraph 154(c) of the NPPF 2023.

Effect on the character and appearance of the area

The application site is located in the Harvel Wooded Downs Landscape Character Area (LCA) and the Meopham Downs LCA adjoins the rear boundary. 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.

According to the Gravesham Landscape Character Assessment, the Harvel Wooded Downs LCA is characterised by varied topography with steep valley sides and plateaux. Ancient woodland, chestnut coppice and small paddocks and pastures can be found. Views both within and out of the character area are limited because of the combined effect of topography and the heavily wooded character of the landscape.

The Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native hedgerows with mature hedgerow trees form distinct boundaries.

It is noted that the application site is located in a rural area that has been somewhat urbanised and the residential nature of the application site would be retained. The proposed development would result in an increase in the size and bulk of the application property, but would consolidate and extend the level of built development on the plot, with the demolition and relocation of two outbuildings to one. The proposal would not be harmful to overall landscape quality in the immediate area. Therefore, it is considered that the proposed development would not be detrimental to landscape character.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular, the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

In relation to rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals should be set away from the gables, hips, eaves and ridge of a property; be lower than the existing ridge line and retain the original ridge line treatment; that dormers should not overwhelm the roof slope within which they are placed; and that windows should reflect the position, design and character of existing windows on the host building.

The area surrounding the application site has a variety of dwellings in different types and styles and with a variety of external facing materials. Surrounding properties have been subject to numerous extensions and alterations. The proposed development would be subservient in size to the existing dwelling and be of a design and materials that would match with the existing building. The proposed dormer would not overwhelm the existing roof and would have appropriate fenestration and the proposed extension would have a crown roof, which would reduce its size and bulk and the windows would match existing.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014 and the Householder Extensions/Alterations Design Guide (2021).

Other matters

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would provide good living conditions for future occupiers (with bedroom sizes that comply with the Nationally Described Space Standards 2015) and sufficient garden area and depth would be retained to comply with the Borough Council's Residential Layout Guidelines 2020.

Overall, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, the Nationally Described Space Standards 2015 and the Residential Layout Guidelines 2020.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are Hens Roost and Woodcroft, Rhododendron Avenue (located to the north and east respectively).

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

No objections have been received, but letters of support submitted.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The application property has three bedrooms and on-site parking for numerous vehicles (on an existing gravel driveway). The proposed development would not increase the number of bedrooms at the application site but a proposed ground floor study would have sufficient floor area to be used as a bedroom. Therefore, the application property could have four bedrooms in future.

For a four or more bedroom property, the adopted Vehicle Parking Standards require a maximum provision of three parking spaces, which are already available at the application site.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Public Right of Way reference NS293, runs along the frontage of the application site. However, as the

proposal constitutes an extension to an existing building, that is located at the centre of the application site, it is considered that there would be no adverse impacts to the alignment or to the use of the Public Right of Way.

It is noted that drawing no. PL-133-10 shows the original proposed layout and elevations with an overlay of a neighbouring property. An amendment to this drawing has not been sought as it is for information purposes only. A condition can be attached to any planning permission granted to clarify that the proposed development should be erected as shown on drawing no. PL-133-10 Rev. B and not as shown on drawing no. PL-133-10.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Removal of existing outbuildings prior to first occupied

New outbuilding to be used for incidental purposes only

Built in accordance with drawing no. PL-133-10 Rev. B and not drawing no. PL-133-10

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30th July 2024	Dated:	02 August 2024

Appendix 4 – Poplars (ref. no 20210227)



Delegated Report

Householder Planning Application

Planning Application No: 20210227

Location: Poplars 99 Rhododendron Avenue Meopham Gravesend

Description: Erection of a single storey rear extension, front porch and window in the front roof slope.

Applicant: Mr Manjit Samra

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 22/02/2021;
- Drawing No: P2/13 (Existing Block Plan) Received 15/03/2021;
- Drawing No: P2/02 (Existing Ground Floor Plan) Received 22/02/2021;
- Drawing No: P2/03 (Existing First Floor Plan) Received 22/02/2021;
- Drawing No: P2/04 (Existing Roof Plan) Received 22/02/2021;
- Drawing No: P2/05 (Existing Elevations) Received 15/03/2021;
- Drawing No: P/01 (Proposed Block Plan and Location Map) Received 22/02/2021;
- Drawing No: P2/06 (Proposed Ground Floor Plan) Received 15/03/2021;
- Drawing No: P2/07 (Proposed First Floor Plan) Received 22/02/2021;
- Drawing No: P2/08 (Proposed Roof Plan) Received 22/02/2021;
- Drawing No: P2/09 (Proposed Elevations) Received 22/02/2021;
- Drawing No: P2/10 (Proposed Sections) Received 22/02/2021 and;
- Drawing No: P2/11 (Supplementary information) Received 22/02/2021.

Relevant Planning History

No relevant planning 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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2019) 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.

DRR3 – Delegated Report V3

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 (2019), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2019)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Kent Public Right of Way

Public Right of Way NS293 runs to the eastern border of the site, this right of way must not be stopped up, diverted obstructed or the surface disturbed and there must be no encroachment.



Meopham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of Site Notice and Letters to Seven Surrounding properties. The consultation period expired on 16th April 2021. No comments were received.

Analysis

Proposal

The proposal relates to the erection of a single storey rear extension, front porched and a dormer in the front roof slope, internal alterations and addition and removal of openings.

The single storey rear extension will project 4m and span 12m across the entire width of the house. The

extension will have an overall height of approx. 4m and will be finished with a dual pitch roof. The extension will include two windows in the rear elevation as well as a bifold door, there will also be a further door opening in the Northern elevation of the rear extension. The extension will allow for the creation of a ground floor bedroom with an ensuite a utility room and a garden room.

To the front of the house the porch will project approx. 1.2m and span approx. 2.6m with an overall height of approx. 3.7m. The porch will be open fronted and will be finished with a dual pitch and include two supporting columns.

To the first floor there will be a dormer in the front roof slope which will replace two sky lights, the skylights in the rear roof slope will be altered and include an additional light and an additional window opening in the northern flank wall. The dormer will span approx. 1.7m with an overall height of approx. 1.9m and a depth of approx. 2.1m. The dormer will be finished with a pitched roof.

The new dormer will allow for internal alterations in the roof space, the fourth bedroom will be removed and the third bedroom will be extended. The rear roof lights will serve a store room, a stair well and the third bedroom. The flank window will serve the new ensuite.

Character and Appearance

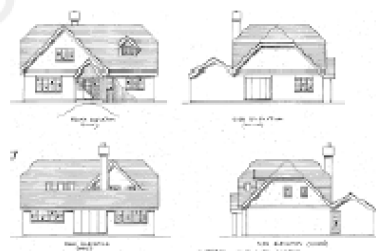
The application property is a detached four bedroom chalet bungalow situated in the Greenbelt. The site is located in an area where the land has been divided into individual plots and buyers have undertaken development on an individual basis and so there is no real uniformity in design terms.

The front porch is of an open fronted design which will not increase the foot print of the house. This element of the proposal is well designed with a pitched roof to compliment the host dwelling.

The front facing dormer is suitably designed and not excessive in size. The pitched roof design is complimentary to the main roof and the proposed front porch.

The proposed rear extension is large in size and will restrict light to the living space and communal space due to its length. The proposal will also seek to relocate the internal staircase which is liable to detrimentally impact movement in and around the house as the stair case is locate in the kitchen area, therefore the proposal is deemed to propose poor internal layout, however this is not something which could justify refusal.

The rear extension is designed with a dual pitched roof which is unusual for a rear extension, however this element of the proposal is not visible from a public vantage point and will not result in detrimental harm to the character of the area.



The rear extension is liable to block some of the light received to the rear bedroom windows and it does impact the attractive rear facing gable, all most giving it a sunken appearance. However the extension is not visible from a public vantage point and does not affect the overall character of the area and on balance it is considered that a refusal on this basis could not be sustained at appeal level.

The proposal acceptable in terms of Policy CS19 (LPCS and Section 12 of the NPPF (2019).

Amenity of Future Occupiers

The dwelling on the application site is served by substantial front and rear gardens and it is not considered that the proposal will result in a meaningful reduction of garden space.

The proposed first floor ensuite bedroom is below the recommended standards. The set standards in SPG2 - Residential Layout Guidelines (2020) state a bathroom and w/c should have a minimum floor space of 3.6sqm. In this instance the ensuite falls well below the standards at 1.8sqm. The proposed ensuite at ground floor level is also below the technical standards at 2.4sqm.

Whilst there are some shortcomings in terms of the ensuite sizes, on balance a refusal on this basis is not deemed sustainable at appeal level.

Neighbouring Amenity

None of the neighbouring properties have provided comments.

The proposal includes an additional first floor window on the side (north facing) elevation to serve an ensuite, in order to protect neighbouring privacy a condition will be imposed to ensure the window is obscure glazed. There is also a ground floor door opening in the northern elevation which will serve a utility room, this is not liable to impact neighbouring privacy as it is serving a room which is not considered to be habitable.

Subject to the aforementioned condition, it is considered there would be no adverse impact on the amenity of surrounding properties. The proposal complies with Policy CS19 (LPCS) and paragraph 127 of the NPPF (2019).

Parking and Highways

The property benefits extensive on-site parking provision and so no highways issues arise with this submission.

Any other material considerations

Policy Context in Culverstone - Green Belt Policy:

Policy C14 of Gravesham Local Plan First Review (GLPFR) and the Supplementary Planning Guidance for the Culverstone Valley Area was removed by order of the Inspectorate. It ceased to be relevant on adoption of the Core Strategy in September 2014, at which point Green Belt policy became the principle policy informing appropriate development across the area.

In light of this, the application site is deemed to fall within the Green Belt and the proposals are therefore subject to Paragraph 145 of the NPPF (2019) which requires extensions or alterations to not be disproportionate to the original building and Saved Policy C13 (GLPFR) which restricts extensions to dwellings situated in the countryside to (C13.ii) "one third of the gross floor area of the original dwelling", prior to any later extension or alteration, unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling.

Appropriate development in the Green Belt:

The NPPF regards the construction of new development as inappropriate in the Green Belt (para 145) 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". In this instance the dwelling which was erected

under ref. 19520064 forms the original dwelling.

The 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 = 96m²
One third Allowance = 32m² (33%)

Proposed dwelling: Ground floor additional space = 48m²

It is therefore evident that the increase in floor area would be above the one third limit prescribed by Saved Policy C13 (GLPFR).

In terms of the present application, the proposal seeks to add two modest extensions to the front and a larger extension to the rear.

The proposed extensions are not excessive in size and are not considered to be of a disproportionate size in comparison to the host dwelling. As such the proposal is considered acceptable and complies with Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 (GLPFR) and paragraph 145 of the NPPF (2019).

Impact on Landscape

Section 11 of the NPPF (2019) 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.

In light of other similar developments within the area, it is not considered that the proposed development would have an adversely impact on the Harvel Wooded Downs Landscape Character Area

Conclusion & Recommendation

The proposal has been fully considered and on balance it is recommended permission

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	30 th April 2021	Dated:	30 th April 2021