

PLANNING STATEMENT

**The Coach House West Down Farm Shipley Hills Road
Meopham Gravesend, Kent, DA13 0JP**



Introduction

This statement has been prepared to support a householder planning application which proposes the construction of a single storey side extension to the property.

Application Property and Surroundings

The application property comprises a large single storey detached house located on the north side of Shipley Hills Road, approximately 800 metres east of the junction with New Street Road. The property is located at the end of a private driveway and forms part of a small group of wider dispersed development.

The property and its immediate neighbours lie beyond any defined village settlement within an area designated as Green Belt.



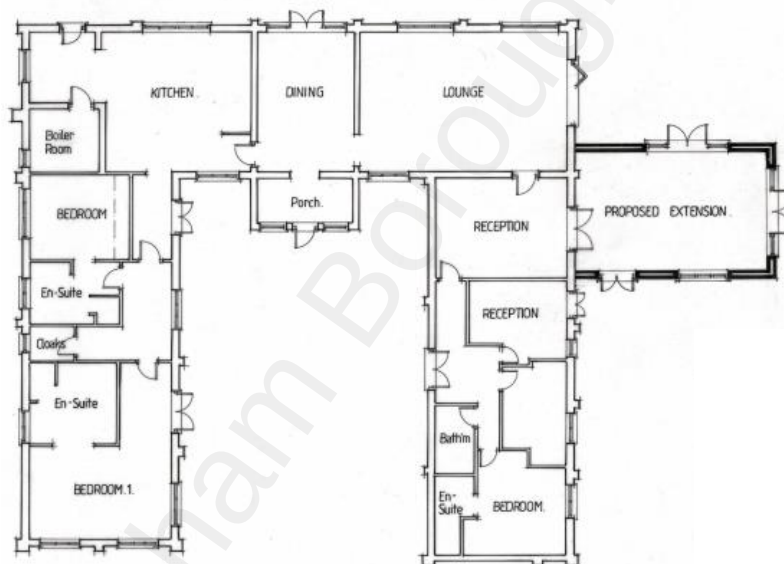
Application Proposals

The application proposals involve the erection of a single storey side extension to the east side of the property.

The extension would measure 5m wide by 7.4 m deep.

The extension would be designed with a gable end pitched roof and incorporate fenestration detailing and materials to match existing. The alteration would facilitate the provision of additional living accommodation.

The existing house has a gross external floorspace of 195 sq metres. The proposed extension would have a gross external floorspace of 37 sq metres.



PROPOSED FLOOR PLAN.



PROPOSED EAST ELEVATION.

Local Planning Policies and Guidance

The following local Development Plan policies and adopted guidance are considered relevant.

Gravesham Local Plan Core Strategy (September 2014)

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Design & Development Principles

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

- P3 - Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)

The Council have also adopted a Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) (2021) which includes commentary and guidance on extensions to existing dwellings. The most relevant text regarding side extensions is set out below:

Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below

- *Footprint: Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.*
- *Height: Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.*
- *Width: Extensions should generally be no greater than half the width of the original building.*
- *Design: Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and*

local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

- *Materials: Matching external materials and window / door frames should be used.*
- *Overlooking: Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.*
- *Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.*
- *Garden Space: Adequate garden area for the enlarged house should be retained following development.*

Other Material Considerations

National Planning Policy Framework (NPPF)

National Planning Policy is set out in the National Planning Policy Framework (NPPF).

Paragraphs 10 and 11 of national policy confirm the presumption in favour of sustainable development.

Paragraph 138 of the NPPF confirms that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Paragraphs 147 and 148 confirm that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this however 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 replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Planning Considerations

Principle

The application property is an established residential dwelling and lies within the Green Belt but within an established small grouping of residential properties.

As such there are no land use or other planning policies which give rise to objection in principle to the enlargement / alteration of the application property so long as national and local planning policy criteria regarding the extension of existing dwellings is satisfied.

Research of the history of the application property has confirmed that it was formed by the conversion of former stables (by permission granted on appeal TH 6 72 411) and that no additional floorspace was added at the time or since.

It is considered that whilst development in the Green Belt is restricted by national and local planning policies the circumstances of this application site and proposal are such that the proposed development would constitute a minor alteration, not disproportionately adding to the size of the property and accordingly not constituting inappropriate development in green belt policy terms.

The existing house has a gross external floorspace of 195 sq metres. The proposed additions would have a gross external floorspace of 37 sq metres representing a 19% increase. Such an increase is below the 33% criteria set out in saved local planning policy/guidance.

National planning policy is more up to date than the saved policies of the Local Plan and sets no specific floorspace criteria. The proposed addition would be seen totally in the context of the built form of the existing property and would be subservient and proportionate. The property would not be disproportionately enlarged. The proposals would accordingly be in compliance with national policy.

Design and Appearance

The current proposals are for a minor, limited, form of development. The site specifics and nature of the proposals are such that there will be no impact on the wider landscape and character of the area or its amenity values.

The design of the proposals has been considered and arrived at so as to respect the appearance of the application property and matching fenestration detail and materials are proposed.

The proposals are in accord with the Householder Extensions/Alterations Design Guide SPD guidance. The extension will appear subservient to the original building, would not exceed the ridge height and would be less than half the width of the original building. Fenestration detail will be appropriate to the appearance of the existing dwelling.

Given the property's distance and relationship to Shipley Hills Road, as well as established natural screening, there would be no unacceptable impact on the street scene or public viewpoints.

As a result, the proposals would have no adverse visual impact and would preserve the character and amenities of the area.

For these reasons the proposals accord with the relevant local planning policies and guidance.

Residential Amenities

The proposals will have no significant effect or impact on the amenities of the neighbouring dwellings in terms of loss of light, dominance or overshadowing having regard to the siting of the house and the scale, mass and height of the proposals. There would be no unacceptable overlooking / loss of privacy.

For these reasons the proposals accord with the relevant local planning policies and guidance.

Access and Parking

The existing vehicular access and the parking available would remain as existing. The proposals will not result in any additional traffic generation or give rise to additional parking requirements given the space currently available. Accordingly, the proposals give rise to no highway issues or objection.

Other Material Considerations

If a case of Very Special Circumstances needs to be considered these exist in the fact that a similar sized extension, or larger, could be erected under permitted development rights. Under Class A Permitted Development rights for residential alterations/additions it would be possible to erect a side extension up to 4 metres in height.

The reality of the situation is that a legal fall-back position exists and one which the applicant intends to pursue should the current application not be successful. The submitted proposals are to be preferred however as they involve a more appropriate design and a roof form which matches the existing ridge height.

This situation, and the fallback position, is a material consideration which carries very significant weight as confirmed in case law. (Renew Land v Welsh Ministers [2019] EWHC 742 (Admin).) <http://www.bailii.org/ew/cases/EWHC/Admin/2019/742.html>

Conclusions

The application proposals are a sustainable form of householder development.

The proposals constitute appropriate development in green belt policy terms since the additions will not disproportionately add to the size of the property. They will not adversely affect the appearance of the host property, the amenities of neighbouring properties or the wider area.

As such the proposals are acceptable and planning permission should be granted.

KH Town Planning
December 2022