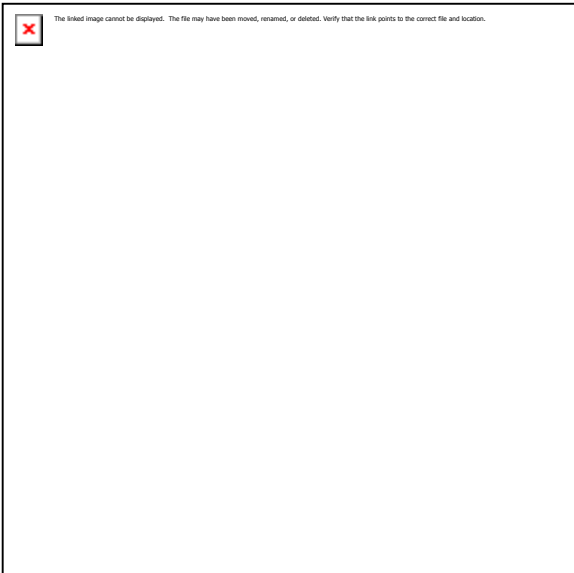




Delegated Report

Householder Planning Application

Planning Application No: 20221029

Location: Green Court Dillywood Lane Higham Rochester

Description: Erection of a two storey side extension.

Applicant: Mr & Mrs Fisher

Site Visit Date: 27/10/22

Submitted Documents/Plans

Application Form
PL001 - Site Location Plan
PL100 – Existing Block Plan
PL002 – Proposed Block Plan
PL003 – Existing Drawing (Ground Floor Plan)
PL004 – Existing Drawing (First Floor Plan)
PL005 – Existing Drawing (Front and Rear Elevations)
PL006 – Existing Drawing (Side Elevations)
PL007 – Proposed Drawing (Ground Floor Plan)
PL008 – Proposed Drawing (First Floor Plan and Section A-A)
PL009 – Proposed Drawing (Front and Rear Elevations)
PL010 – Proposed Drawing (Side Elevations)
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20160605	Demolition of existing sun room and erection of a single storey rear and side extension.	Permitted	09.08.2016

19810962	Conversion of existing garage to lounge and erection of detached double garage at the side	Permitted	04.02.1982
19590163 (TH/6/59/163)	Site for erection of farmhouse	Permitted	14.08.1959

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

No comments received.

Neighbouring properties

4no. surrounding properties were consulted, and no responses were received. The consultation period ended on 20th October 2022.

Officer's Analysis

Description of Site

Green Court is a two-storey, detached dwellinghouse. It forms part of an area of established residential development set in a wider area of rural character, in the Greenbelt. The dwellinghouse itself is brick built with rendered sections, concrete roof tiles and UPVC openings.

Proposal

This application seeks planning consent to erect a two-storey side extension to the north-east elevation. It would extend the roof space above the previously converted garage extending out from the north-eastern wall and create a catslide pitch across the full width of this elevation. It would use brick, render, and concrete roof tiles. The brick and roof tiles would match the existing.

Summary Information

	Proposed Extension (m)
Max height	11
Max eaves height	6.2
Max Width	0.9
Max Depth	4 - 5.3

Principle of Development

National Planning Policy Framework (NPPF)

Paragraphs 147-151 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 149(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'*, as an exception to this policy.

Paragraph 149(g) identifies another exception as;

'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority'*

Gravesham Local Plan Core Strategy 2014

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised areas as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt **NOT** forming part of settlement inset from the Greenbelt. In this context the policy states that developments; *'will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.'*

Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one

third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with paragraph 149 the NPPF 2021.

“Original dwelling” for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

Planning consent for a single storey extension was completed following planning consent under ref 20160605 in 2016. The officer for this most recent application calculated the increase in floor space resulting from that extension as follows:

<u>Original</u>		
GF	114.61	
FF	112.44	
Total	227.05	
<u>Previous Extensions</u>		
Sun Room	14.68	
Conservatory	15.96	
Total	30.64	
Total Built form at last approval	257.69	
Demolished	14.68	
<u>Approved</u>		
Rear and Side	29.21	
Total built form Approved *	272.22	* (total existing - demolished) + proposed
Difference	45.17	
Percentage	19.89%	

In addition to this previous assessment the calculations area as follows:

Proposed

GF	14.7
FF	23.92
Total built form Proposed *	310.84
Difference	38.62
Percentage increase from original (this proposal)	17%
Percentage increase from original (Cumulative)	36.9%

This would be 3.6% greater than a 1/3 increase. However, given that this would not be significantly above the allowance, where the design, scale and bulk of the addition are appropriately subservient, it would not be considered on balance to contradict the purposes of this policy.

Design, Character and Appearance

The proposed extensions would have limited visibility from the street given that the plot is edged with high boundary planting. Pedestrian visibility is therefore limited to the gap in this edging for pedestrian and vehicle entry located to the southeast. From this position given the curve of the drive and the planting bounding either side of the entryway, only the garage building would be immediately visible. Therefore, the proposed extension to the north side elevation would have limited to no visibility from the streetscene. This limits the impact of the works on the character of the area. However, to fully assess the impact consideration should be given to design, scale and appearance.

In this instance as has been assessed the proposed extensions would in addition to previous approvals result in an increased floorspace of 36.9%. The proposed extension would extend by 0.9 metres further to the north side elevation along the full depth of this northern elevation. It would not extend beyond the rearmost or frontmost elevations. However, it would create additional bulk at the first floor and roof in the northern end of the front elevation as it would create additional floorspace above the converted garage. In this instance the alterations to the roof whilst steep in scale, would be most appropriate here given the existing high steep of the roof and the use of a low catslide eave to the northern side to somewhat compensate for this. It would also provide a more symmetrical appearance from the front (north) and side (east) elevations. It is considered on balance that visually the additional would be a subservient one.

It was also noted during the site visit that this converted garage has fallen into some disrepair likely due to its poor quality of conversion as the time and has issues with roof leaks. This proposal does present an opportunity to overcome those issues and provide a more consistent appearance of a higher quality than previous.

The proposed materials would be adequately reflective of the subject dwellinghouse and appropriate in a residential area.

The proposed development would be subservient, of good design standards. It would not impact the openness of the greenbelt greater than the existing dwellinghouse does and would not result in

disproportionate additions in the Greenbelt. It would therefore comply with Paragraphs 147-151 of the NPPF, Core Policy CS02 and CS19 of the Core Strategy 2014, Policy C13 of the Saved Policies in the Gravesham Local Plan First Review 1994.

Landscape Character

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The proposed development would maintain the number of bedrooms at 4. The internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020). Post development the garden will result in sufficient amenity space, and so the proposal adequately safeguards the amenity of future occupiers and would also be compliant with this policy.

Neighbouring Amenity

Given the spacing and high planting surrounding this dwellinghouse, it would be unlikely for this minor scale extension to overbear on the neighbouring properties in terms of physical bulk, overshadowing or direct overlook.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28th October 2022	Dated:	31 October 2022