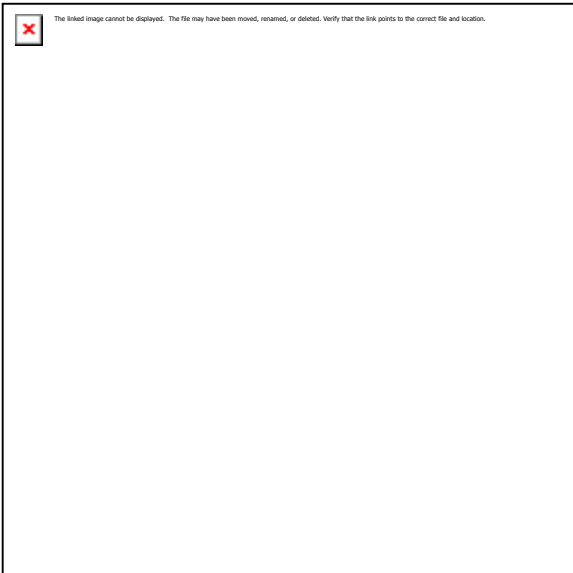




Delegated Report

Householder Planning Application

Planning Application No: 20220009

Location: Woodberry Down White Horse Road Harvel Gravesend

Description: Erection of two side roof dormers to each side of existing property.

Applicant: Mr and Mrs D Blacknell

Site Visit Date: 17th January 2022

Submitted Documents/Plans

Planning Application Form received 10th January 2022;
Covering Letter received 10th January 2022;
Planning Statement received 10th January 2022;
Drawing No. 1772/3 – Existing and Proposed Floor Plans received 26th January 2022;
Drawing No. 1772/4 – Existing Elevations received 10th January 2022;
Drawing No. 1772/5 – Proposed Elevations received 26th January 2022; and
Drawing No. 1772/6A – Block & Site Location Plan received 11th January 2022.

Relevant Planning History

App. Ref. No.	Description	Status	Date
20010962	Demolition of existing dwellings and erection of 3 detached two storey dwellings, one with five bedrooms and integral garage, one with five bedrooms and detached double garage with open log store and garden store and one with three bedrooms and detached double garage and store and the laying out of associated access road.	Refused	13.10.2003

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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

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

Paragraph 33 of the NPPF (2021) sets out 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.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed 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;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Luddesdown Parish Council

The Parish Council wishes to raise no objection to this application.

KCC – West Kent Public Rights Of Way Officer

Public Rights of Way NS235 lies to the east of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Kent Downs AONB Management Unit

No comments received.

Neighbouring properties

Consultation was undertaken by the displaying of a site notice and individual neighbour letters sent to 4 surrounding properties with an overall expiry date of 25th February 2022. No representations have been received.

Two Ward Councillors for Shorne, Cobham and Luddesdown Ward were also consulted and again, no letters of representation were received.

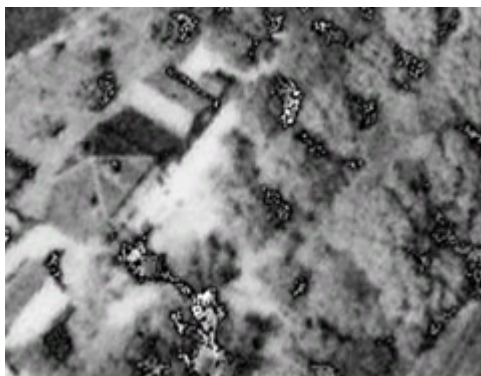
Analysis

Background

There does not appear to be a record of planning permission for the original property, and the planning history does not show any records of planning permission for any extensions to the dwelling. Looking at the satellite images, the front porch that is shown on the plans and in the 2020 satellite image, appears to not form part of the original property. The detached garage to the side, also appears to have been extended at some point, however there does not appear to be a record of this and does not form part of the proposal.

Satellite Images

1960



1990



2020



Therefore, without any evidence to the contrary, and with the exception of the front porch, the property will be considered as the original property as constructed.

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 Location and Surrounding Area

The site is located in the Green Belt, the Kent Downs Area of Outstanding Natural Beauty and in the Luddesdown 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 Woodberry Down, White Horse Road is a detached two storey four bedroom

dwelling set in a large plot which is accessed from a single track from the main highway. With the exception of the front porch, the property does not appear to have been extended since its construction. The property benefits from a detached double garage and extensive driveway for more than three vehicles.



Proposal

The proposal is for the erection of 2no. side dormer extensions, one on either side elevations. The 2no. front dormers would each measure 6.8m wide, 2.45m high to the eaves, 5.24m to the ridge and would project approx. 3.14m from the existing roofslope. Both dormers would be of a hip roof design and would have 2no. windows in the front and 1no. window in both cheeks which would face to the front and rear of the existing property.

The proposal would result in 3no. en-suites and dressing rooms to serve the existing bedrooms.

Existing Front Elevation

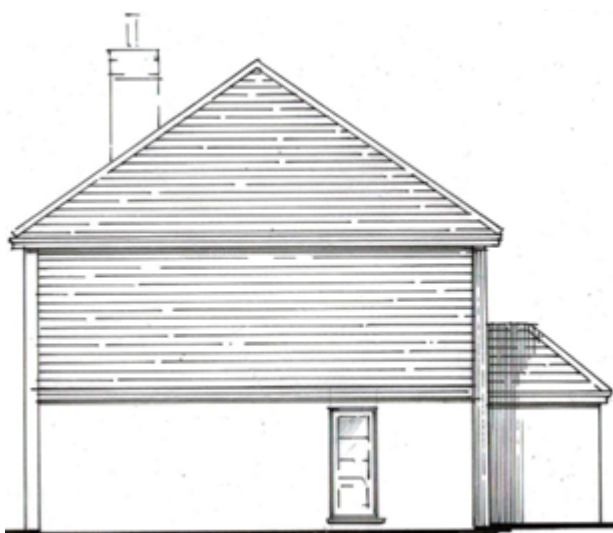


Existing Side (south west) Elevation

Proposed Front Elevation



Proposed Side (south west) Elevation



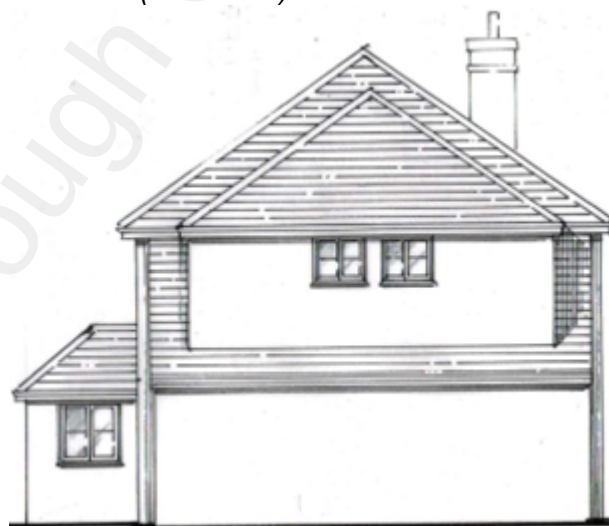
Existing Side (north east) Elevation



Proposed Side (north east) 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 appears to only have been extended previously by the erection of a front porch only.

Existing dwelling (as built)

Ground Floor 116.82m²

First Floor 62.98m²

Total floor space: 179.8m²

Existing Property (as extended)

Ground Floor 120.12m²

First Floor N/A

Total floor space: 183.1m²

Total floor space increase 3.3m² (1.83% over original dwelling)

Proposed Roof Alterations

Ground Floor N/A

First Floor 34.61m²

Total floor space increase 34.61m²

Total floor space proposed: **217.71m²**

Total Percentage Increase of Floorspace (over original dwelling): 21.08%

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 is within the one third limit and therefore is accords with the parameters set by Policy C13 (LPFR). It also complies with section (c) of paragraph 149 of the NPPF (2021) in terms of being an extension that does not result in a disproportionate addition over and above the size of the original building. The proposed dormers do not add excessive volume to the dwelling. The lower ridge height and being set in from the front and sides give a subservient appearance.

Furthermore, Policy CS19 of Gravesham Core Strategy (LPCS) 2014 require new development to be visually attractive, fit for purpose and locally distinctive. This proposal therefore meets the requirements of CS19 (LPCS) as well.

In summary it is considered that this extension complies with local and national planning policy.

Impact on openness and the purposes of the Green Belt

Having determined that the proposal is an appropriate development in the Green Belt, it is necessary to assess the effect on the openness and the purposes of including land in the Green Belt. 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.

The proposed would not result in an external footprint increase of the dwelling. The dormers do not add excessive bulk. As a result, it is considered that the proposal does not result in any further material harm to the openness of the Green Belt and or represent encroachment into the countryside.

Therefore, the proposal is considered to be in accordance with Policy CS02 (LPCS) and Section 13 of the NPPF (2021).

External works

It has been stated on the application form that the proposed external materials would match the existing materials, there is no objection.

Character and appearance

The application property is located away from White Horse Road, accessed from a private road and is not highly visible from public vantage points. The site is surrounded by mature landscaping and therefore views of the property are obscured. The design elements of the host dwelling, such as the hip roof style and materials of the existing roof, have been reflected within the proposed and as such it is considered that the impact of the proposals on the streetscene and surrounding area is minimal. Furthermore, there is no uniformity of property design within the local area. Overall it is considered that the dormers are respectful additions to the dwelling that would not detract or result in a detrimental impact on the host property.

Taking account of all the above, it is considered that the proposal would accord with Policies CS02 and CS19 and Section 12 of the NPPF (2021).

Impact on future occupiers

The revised NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The proposed development would not have a detrimental impact on the living space of the main dwelling and as such accords with Policy CS19 (LPCS).

Impact on neighbouring properties

The impact on neighbouring properties is considered with regard to criteria specified within Policy CS19, which states new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

Given the separation distance between properties and the scale of the proposal, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing. The south west facing side dormer would face directly onto the side elevation of the adjacent dwelling, Poundgate, which does not have any habitable room windows. The window in the top gable appears to serve the loftspace. The dormer would however have direct views over the side of the garden. Due to the proposed side windows serving the en-suite and dressing room, a condition of obscure glaze and being non-openable above 1.7m internal height will be imposed to protect the privacy of neighbour amenity. The north east dormer would not afford views over neighbouring properties. The windows located in the cheeks of the dormers would afford the same views as the existing bedrooms. In addition, no objections have been received. As such, subject to conditions, the development is in accordance with Policy CS19 (LPCS) in respect of the living conditions for neighbouring properties.

Parking and Highways

The application site benefits from a substantial size drive-way with vehicle access to the north of the dwelling and the proposal would not result in an increase in the amount of bedrooms and therefore would not result in any impact on the parking provision of the property. It is considered the proposal would meet all parking requirements.

In respect of parking and highway safety, the proposal is considered to accord with Policy CS11 (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 Luddesdown Downs Landscape Character Area. The topography is very undulating with farmland used as arable and pasture. The area is characterised by irregular field pattern, with fields of various shapes and sizes and being divided by native hedgerows.

Due to the nature of this proposal there will be no direct impact on the landscape character area.

Area of Outstanding Natural Beauty

Paragraph 5.7.26 of Policy CS12 (LPCS) states that the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural

Beauty and its setting. Due to the nature of the proposal it is not considered that the proposed dormers would result in a negative impact on the Kent Downs AONB.

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 dormers 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:		Signed:	<i>R Hart</i>
Dated:	1 st March 2022	Dated:	2 nd March 2022