



Delegated Report

Householder Planning Application

Application No:	20240770
Location:	4 Jeskyns Cottages, Jeskyns Road, Cobham, Gravesend, Kent, DA12 3AL
Description:	Erection of a single storey rear extension with pitched roof and roof lights. Alterations to fenestration.
Applicant:	Mr Keith Weston
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 21 August 2024
- Drawing no. 01 – Plan and Elevations as Existing
- Drawing no. 02 – Plan and Elevations as Proposed
- Drawing no. 03 – Site Location Plan (scale – 1:1250)
- Drawing no. 04 – Block Plans as Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200138	Erection of a single storey rear extension and pitched roof to replace existing flat roof.	PERMITTED	03.04.2020
20150894	Erection of a two storey side extension.	PERMITTED	26.11.2015
20140977	Erection of a part two storey and part single storey rear extension to form dining room on ground floor level and bedroom at first floor level.	PERMITTED	09.12.2014
20090934	Erection of a single storey rear/side extension to form a family room and study.	PERMITTED	14.01.2010
20090481	Erection of single storey front, side and rear extension incorporating dormer windows in the proposed front and rear roof slopes to form porch, study, dining room and enlarged kitchen at ground floor level with bedroom in the proposed roof space.	REFUSED	31.07.2009

Development Plan

Gravesham Local Plan Core Strategy (LPCS) (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 (LPFR) (1994)

- P3 - Vehicle Parking Standards
- 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.

Other material considerations

National Planning Policy Framework (NPPF) (2023)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places and Beautiful Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

Local Ward Councillors – No comment received.

External consultees

Cobham Parish Council – No objection to this application.

Neighbouring properties

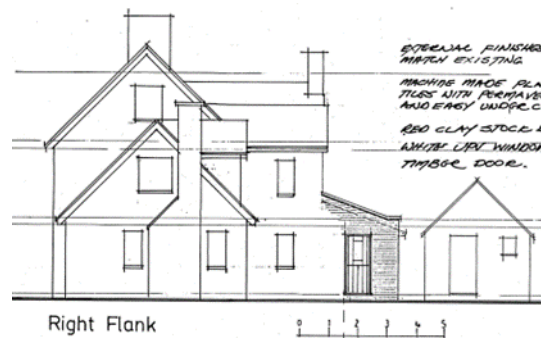
A notice was displayed on site 12 September 2024.

Three neighbouring properties were consulted and no representations were received. The consultation period expired 03 October 2024.

Preliminary Matters

This application follows an approval for a similar development ref. 20200138, for the “*erection of a single storey rear extension and pitched roof to replace existing flat roof*”. The approved development is identical to the previous permission, which has now expired.

For avoidance of doubt, the approved plans from the 2020 application (ref. 20200138) are shown below:



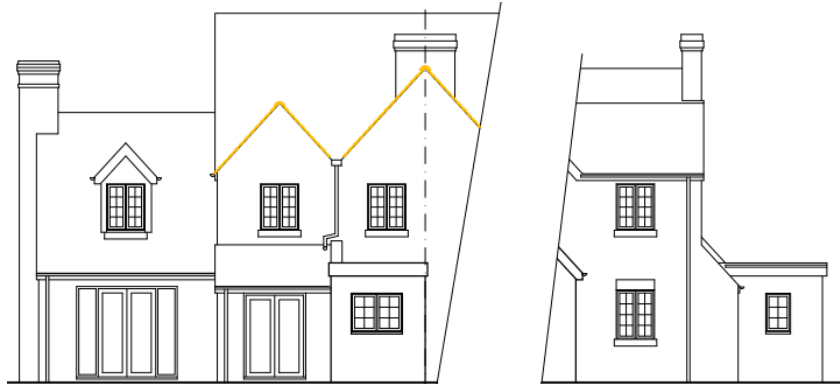
Analysis

Site Description

4 Jeskyns Cottages is a semi-detached property located on the northern side of Jeskyns road.



The property has been extended previously with a single storey rear/side extension, a part two storey and part single storey rear extension and a two storey side extension. The current roof arrangement at the rear is complex, with the single storey rear projection comprising of a pitched and flat roof (as shown in the existing elevation drawings below). The property also has an outbuilding beyond the rear wall.



Proposed Development

This application proposes the erection of a single storey infill extension, along with alterations to the roof of the existing rear projection.

The extension would have a depth of 1.9m and a width of 2.55m, with the maximum height of the roof at 3.2m. The below image shows the proposed extension, highlighted in red:



The development would create space for an enlarged kitchen.

Assessment

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

There are five principle issues in determining this application;

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

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

There are strict policy considerations within the Green Belt whereby 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 153 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 154 of the NPPF (2023), which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2023), the weight attached to the policy must be considered carefully, with greater weight being given where the approach is consistent with paragraph 149 of the NPPF (2023).

In particular 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 due weight.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m²)	95.68m ²	168.38m ²	75.98%

The previous extensions to the property have significantly increased the footprint of the property, by 71% from its original size. As such it is evident that the property has already exceeded the one third limit set out in saved Policy C13 and any development will exceed this limit further. The proposed extension will equate to approx. 75.98% increase to the original footprint of the property and significantly exceeds the one third limit of saved Policy C13. Therefore, in purely numerical terms, the extension is contrary to the local plan Green Belt policy, potentially representing a disproportionate increase over the original floor area of the building.

However, the numerical calculation forms only a part of the overall assessment. Paragraph 145 of the NPPF states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building. It does not provide a figure. The proposed development is an infill extension and does not project beyond any principle elevations of the dwelling. Although the extension increases the footprint of the property, it will not appear as a visually disproportionate addition.

The new pitched roof will add to the perceived bulk of the property, however this is considered to be an improvement on the design which makes the roof arrangement more uniform and an overall improvement. Similarly by making the roof arrangement uniform it in fact reduces the perceived mass at the rear.



It is therefore considered that the proposed development would not result in a disproportionate addition to the property and as such the proposal would not be inappropriate development, which is by definition, harmful to the Green Belt. As such it complies to Policy CS02 of the Local Plan Core Strategy, Policy C13 of the Local Plan First Review and to paragraph 154 of the NPPF (2023).

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

Paragraph 142 of the NPPF (2023) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The proposal adds additional form of built development to the property. However the extension is not considered to add significant bulk or mass to the property. The extension is located at the rear and as it is an infill will not project beyond any flank elevation of the property. The visible bulk increase could be attributed to the creation of a pitched roof element but that is not considered to cause any significant harm to the openness and could be argued is breaks down the perceived bulk of a flat roof extension.

As such the application is not considered to impact on the openness of the Green Belt.

Reference back to paragraphs 152 and 153 of the NPPF (2023) informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered.

3. Very special circumstances

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances'. However, the property benefits from permitted development rights which are a material planning consideration. Under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, a property can extend from the original rear wall by up to 6m.

The existing and proposed rear projections, as combined, would extend approx. 5.6m from the original rear wall of the property and therefore something similar could be constructed under a

prior approval larger home extension lawfully. In that scenario a similar increase in footprint, if the other rear extensions were not constructed, would be lawful and in that instance the footprint increase contrary saved Policy C13 would not be relevant.

4. Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

In this case the extension is a small, infill, development located at the rear of the property. The extension will not project beyond any existing elevation of the property and therefore is not considered to have an impact on the landscape character area. As such the application is in accordance with Policy CS12 (LPCS).

5. The effect on the character and appearance of the area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered.

The proposed extension will be constructed using similar materials to the existing property, will infill a gap at the rear and will not be visible from any public vantage point. The extension will form a pitched roof over the existing flat roof rear projection which is considered to be a visual improvement to the appearance of the property. As such the proposal is considered to be a visually attractive development that is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

6. Other matters

Amenity of Future Occupiers

The proposed development will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring

There are no material impacts on adjoining properties in terms of overlooking, loss of light, outlook or sense of enclosure. No neighbour representations have been received. As such the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

The property benefits from a driveway with space to accommodate approx. three vehicles. The extension is located at the rear of the dwelling and therefore no parking or highway issues are associated with the proposed extension.

Conclusion:

The application has been fully considered and is in accordance with local and national planning policy.

Even though the cumulative built development exceeds the one third limit of saved Policy C13, the extension is not disproportionate or bulky; it improves the visual appearance of the rear elevation and will have no impact on the amenity of future occupiers or adjoining properties.

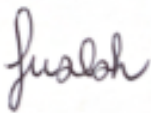
It is also important to reiterate that permission has been previously granted for this extension, but since expired. There have been no significant policy changes which require the proposal to be assessed in a different way.

Therefore, it is recommended that the application is granted planning permission.

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ethan Bonthron	Team Leader:	Faye Walsh
Signed:		Signed:	
Dated:	15/10/2024	Dated:	16 October 2024