



Delegated Report

Householder Planning Application

Planning Application No: 20210939

Location: Fox Holt Meadow Lane Culverstone Gravesend

Description: Erection of a front porch and construction of 2no. pitched roof dormer windows.

Applicant: Mr Sam Lloyd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form received 26 July 2021;
Drawing No. 2021-04-02-001 Rev A – Existing Plans and Elevations;
Drawing No. 2021-04-02-002 Rev A – Proposed Plans and Elevations;
Drawing No. 2021-04-02-003 Rev B – Existing Block Plan received 16 August 2021; and
Drawing No. 2021-04-02-004 Rev B – Proposed Block Plan received 16 August 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20180751	Conversion of garage to play area and link corridor to the main dwelling.	Permission	08.07.2019
19970563	Erection of detached bungalow with roof space accommodation and detached double garage.	Permission	22.09.1997

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)
- Meopham Downs Landscape Character Area (2009)

Consultations, Publicity and Representations

KCC Public Rights of Way

Public Rights of Way NS293 runs to the north west 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.

Meopham Parish Council

No objection.

Neighbouring properties

A site notice was displayed on 14th September 2021 and letters were sent to 6 surrounding properties with an overall expiry date of 8th October 2021. No representations have been received.

Two Ward Councillors for Meopham South Ward were also consulted and again, no letters of representation were received.

Analysis

Background

From the planning history, planning permission was granted for the erection of detached bungalow with roof space accommodation and detached double garage. It would appear from the plans available that the property that was constructed is in accordance with approved plans for application reference 19970563.



A later application was permitted in 2018 for conversion of garage to play area and link corridor to the main dwelling (Ref. 20180751), however there is no evidence this permission has been implemented to date. This permission expires on 8th July 2022 and therefore can still be carried out. However, as this permission has not been implemented, without any evidence to the contrary, it would appear the existing property is the original dwelling as constructed and will be assessed as such.

Proposed Front and Rear Elevations (Ref. 20180751)



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

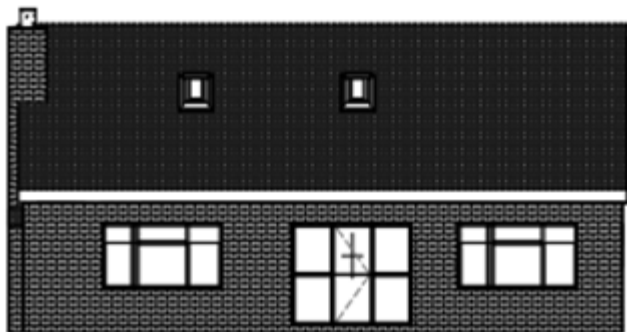
The site is located in the Green Belt and in the Meopham Downs Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map and this must be the starting point for determining this application.

The application site at Fox Holt Meadow Lane is a detached chalet style bungalow set in a large plot. The property benefits from a detached garage to the side/rear and extensive driveway for more than two vehicles.

Proposal

The proposal is for the erection a front porch and construction of 2no. pitched roof dormer windows. The porch would project approx. 970mm from the existing principle front elevation, be 3m wide and 5.32m in height to the ridge and would be a gable design with full height glazing. The front dormers would be gable design and would be approx. 3m wide, 2.83m in height and project 3.42m from the existing roofslope. The proposed works would result in an extension to the existing hallway and front bedrooms and allow for a reconfiguration of the first floor for one additional bedroom.

Existing Front Elevation



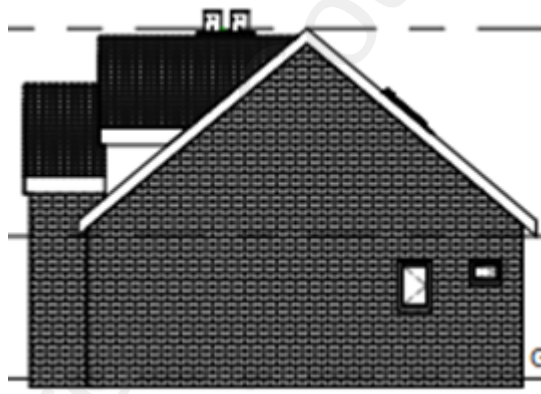
Proposed Front Elevation



Existing Side Elevation



Proposed Side 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, however does benefit from an existing planning permission to convert the existing detached garage into habitable space and to have a link corridor to the main dwelling.

Existing dwelling (as built)

Ground Floor 82.19m²

First Floor 56.11m²

Total floor space: 138.3m²

Proposed Extension

Ground Floor 2.6m²

First Floor 6.34m²

Total floor space proposed: **8.9m²**

Total floor space increase of proposed extension over original dwelling: **6.4%**

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 does not exceed the one third limit and therefore is within the parameters set by Policy C13 (LPFR).

The existing dwelling, whilst categorised as a chalet bungalow, is predominantly a two storey detached dwelling with pitched roof and rooflights to serve the existing bedrooms and bathroom. The proposed porch would only marginally increase the external footprint of the dwelling and the proposed front dormers are modest and do not add excessive volume to the dwelling. Therefore even if planning permission 20180751 was implemented as well, it is not considered that the cumulative impact would result in a detrimental impact in terms of bulk or appearance of the dwelling.

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 extension would only project approx. 970mm from the existing principle elevation. The front dormers are modest and 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 and submitted drawings, that all external materials would match the existing.

Satellite View



Character and appearance

The application property is located towards to the end of Meadow Lane and set far back within its plot with extensive soft landscaping surrounding the property. Therefore the majority of the views of the property are obscured. The proposed porch and dormers are all gable design which have been designed well and respect the pitch roof of the host property. The proposed materials have been reflected to match and as such it is considered that the impact of the proposed extension on the streetscene is minimal. Furthermore, there is no uniformity of property design within the local area. Overall it is considered that the extension and dormers are modest 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. No objections have been received. As such 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 and existing garage with vehicle access to the east of the dwelling and the proposal 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 Meopham Wooded Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south, broader irregular shaped fields to the north and narrow lanes and roads lined with hedgerows. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal 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 extension and 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
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Signed:		Signed:	<i>R Hart</i>
Dated:	21 st October 2021	Dated:	26 th October 2021

Gravesham Borough Council