

PLANNING STATEMENT AT

Stavesacre Cottage Longfield Avenue Gravesend Kent DA13 9HP

1. Proposal

This planning application is for the erection of first floor rear infill extension with a pitched gable roof to replicate the existing on the opposite side of the property and is identical to the planning application ref 0190908 which was given full planning permission by Gravesham on the 23rd October 2019.

This planning statement is to be read in conjunction with the planning drawings as listed in the application.

2. The Site

The site is on the Green Belt in a residential area predominately made up of dwellings with private gardens. Some of the dwellings have had various types of double and single storey extensions added to them. There is no conformity to the houses within Longfield Avenue as they are of different plan sizes. The elevations consist of a mixture of styles and cladding.

3. The Proposal

As the property is on the Green belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy 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 Local Plan Core Strategy. 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. The effect on the character and appearance of the area
4. Other matters;
5. Any very Special Circumstances

1. The current property has a floor plan area of 96m² on the ground floor and 74m² on the first floor making a total floor area of 170 m². The proposal would have an additional 15 m² to the first floor extension.

2. The proposed first floor extension and subsequent additional built form of development, affects the openness of the Green Belt. However due to the position of the extension to the rear, this loss of openness is likely to be small and unobtrusive due to the extensive planting surrounding the dwelling that restricts the views of the site.

3. The proposed first floor rear extension is a relatively minor addition that extends over the existing single storey rear projection of the property. The extension is 6.1 metres wide and 2.5 metres deep. It is designed with a pitched gable roof to replicate the existing on the opposite side of the property thus perfectly balancing the rear elevation.

The plans and application form state that all new materials will match the existing property and the general design is sympathetic to what exists. It is not considered that the development has a detrimental impact upon the character and appearance of the host dwelling, or wider area.

4. The application site falls within the Istead Arable Farmlands Landscape Character Area. The assessment states the sensitivity of the area is moderate and the guidelines are to restore distinctive features and patterns of the landscape, whilst creating elements that support the landscape character. The most applicable guideline for this proposal refers to 'creating design standards in keeping with local character for new developments within the area'. From the plans submitted with the application, the development is an addition to the dwelling and as such the development is not considered capable of having a direct impact on the wider landscape character of this landscape character area.

Amenity of future occupiers. The proposed first floor rear extension will enlarge an existing bedroom and provide another bedroom. Both rooms are appropriately sized. There is no increase in the external footprint of the property and therefore no impact on the garden amenity space.

Amenity of neighbours There are no adjacent properties in close proximity to Stavesacre Cottage capable of being affected by the proposed first floor rear extension.

Parking and Highways The property has adequate off street parking provision.

5. As indicated above, national planning advice states that in appropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. Furthermore it states that very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other, is clearly outweighed by other considerations

Conclusion

With regard to design and impact on amenity, it is considered that the proposed extension is a sympathetic addition which safeguards the amenity of future occupiers.