



Delegated Report

Householder Planning Application

Planning Application No: 20241152

Location: Old Rectory Luddesdown Road Luddesdown Gravesend

Description: Demolition of the existing outbuilding at the front of the dwellinghouse and erection of a single-storey front extension in its place.

Applicant: Mr and Mrs Holly and Neil Dewale

Site Visit Date: Site Visited during previous applications

Submitted Documents/Plans

Application Form

8744-PD-01 Rev B – Site Plan and Location Plan

8744-PD-02 Rev D – Ground and Basement Floor Plans as Existing

8744-PD-03 Rev A – First, Second and Roof Plan as Existing

8744-PD-05 Rev F – Elevations as Existing

8744-PD-15 Rev A – Proposed Block Plan

8744-PD-20 Rev B – Ground and Basement Floor Plans as Proposed

8744-PD-21 Rev A – First, Second and Roof Plan as Proposed

8744-PD-22 Rev B – Elevations as Proposed

Tree Inspection Report

HD-001v4 (Revised 06/02/25) – Proposed Planting Scheme

Planning, Design and Heritage Statement

Material Specification

Flood Risk Statement

Condition Report

Archaeology Statement

Superseded Documents:

~~Planting Scheme – Proposed~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240869	Demolition of existing orangery and erection of a two storey side and rear infill extension, installation of new timber sash windows to replace all existing windows, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.	Permitted	26.11.2024
20231283	Demolition of existing orangery and erection of a two-storey side and rear infill extension, erection of link structure connecting the main dwellinghouse with the	Permitted	07.02.2023

	existing outbuilding at the front.		
20160966	Demolition of existing outbuilding at the front and erection of single storey front extension providing triple garage, enlarged kitchen, w.c, utility, dog room and boot room; a detached outbuilding for a workshop/store in rear garden and replacement entrance gates and front boundary wall; erection of replacement gates and fencing to stable yard.	Permitted	14.07.2017
20090320	Erection of an orangery at the side/rear.	Permitted	10.06.2009
20081110	Erection of double bay extension to existing detached garage.	Permitted	18.02.2009
20071047	Erection of a detached building to form a pool house and erection of an extension to existing outbuilding to provide a double garage.	Permitted	21.02.2008

Development Plan

Gravesham Local Plan Core Strategy (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)

- C13 – Policy for Extension to Dwellings in the Countryside
- P3 – Vehicle Parking Standards
- T1- Impact of Development on the Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic 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 Guide (2021)
- Design for Gravesham – Design Code (2024)

- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan (2021-2026)

Consultations, Publicity and Representations

Consultees

Parish Council

No comments received.

Ward Councillors

No comments received.

KCC Biodiversity

No comments received.

KCC Heritage

The site lies within an area of multi-period archaeological potential with historic map evidence of buildings on this site from at least the later 18th century. The application has been made without any detailed historic assessment of the buildings, which are not listed, but which should be considered as non-designated heritage assets. Historic mapping (e.g. the early 19th Tithe map) records the main dwelling and the range next to the road (and proposed for demolition) as being joined at that time. I am not certain of the age or significance of the buildings at the site but it is likely that the proposed works will impact on historic building fabric and below-ground archaeological remains. I therefore recommend that if planning permission is granted, and in the absence of more detailed historic building assessment, the following condition is applied to any forthcoming consent:

To ensure that features of archaeological interest are properly examined and recorded during development works:

A) Prior to any development works or demolition, the applicant (or their agents or successors in title) shall secure a programme of archaeological work comprising of an archaeological watching brief (including historic building recording) so that structural building works and groundworks are observed, and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief and historic building recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the programme of archaeological works a Report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the archaeological interest of the site that would be affected by the development is properly examined and recorded in accordance with local and national planning policy.

Kent Down National Landscape

On 22 November 2023, all designated Areas of Outstanding Beauty (AONBs) in England and Wales were renamed 'National Landscapes' (NLs). Accordingly, the Kent Downs AONB is now the Kent Downs National Landscape. Its legal designation and policy status remain the same.

Also of note is the changes introduced through the Levelling-Up and Regeneration Act 2023, which came into force on 26/December 2023. The Act amends the Countryside and Rights of Way Act, which is the primary legislation relating to AONBs and replaces the previous Duty of Regard to AONBs set out at S85 with a new, strengthened requirement that:

'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further

the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'. (Part 12 - Miscellaneous; Section 245. Protected Landscapes; paras (5) - (10).

This places a much stronger duty on relevant authorities, which includes local authorities, to ensure that their actions and decisions seek to conserve and enhance AONBs, marking a significant change to the legal context of AONB policy.

Further guidance is provided in Appendix 2.

The Kent Downs National Landscape team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning, to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter. The Kent Downs National Landscape team recommends that to help fulfill the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1.

KCC Flood and Water Management

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph
- (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Environment Agency
No comments received.

Neighbouring properties

8no. surrounding properties were consulted, and a site notice was placed on the site for the minimum required period of 21 days. 0 comments were received from members of the public.

Officer's Analysis

Planning History and Proposal

The planning statement provides a summary of the recent planning history on the site, which is useful in the consideration of this scheme. This summary is therefore provided as follows:

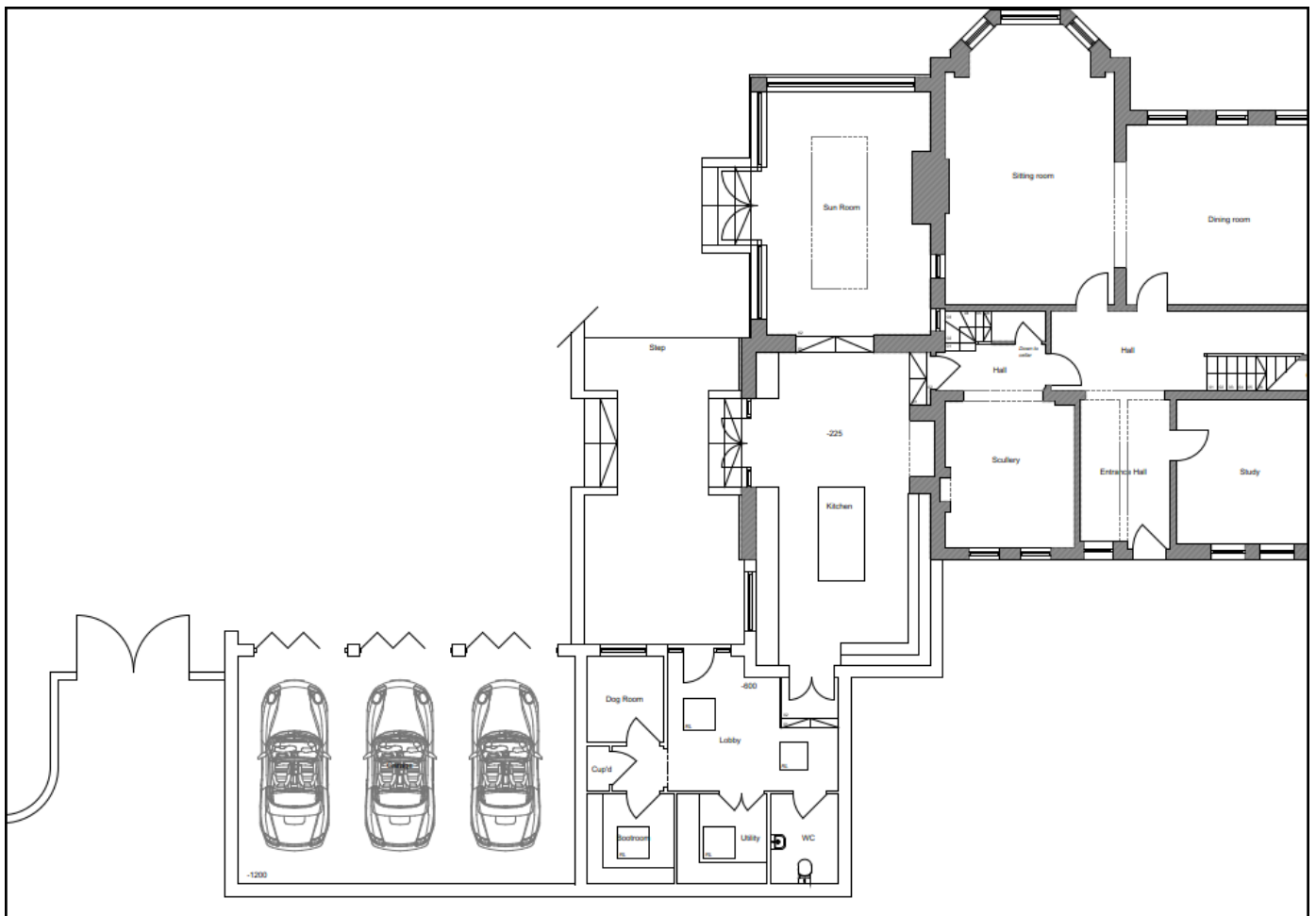
- 2.1 Since the establishment of the Town and Country Planning Act 1947 (i.e. the foundation of modern town and country planning), the dwelling has only been extended once in form of a single-storey side and rear “orangery” extension at the back of the building (planning permission ref: 2009:0320). No other extensions have been erected since.*
 - 2.2 As a result, with the exception of the orangery extension constructed sometime after 2009, the remainder of the dwellinghouse is considered “original” in the context of permitted development allowances and for assessing enlargements under Green Belt policies. Similarly, the outbuilding appears to have been in situ in one form or another since before 1947. However, outside of this context, it is clear from photographs that the building fabric of the main dwellinghouse, as well as the outbuilding at the front, has been substantially altered in the past, even prior to 1947. Historic survey maps do not rule out alterations, extensions, and the replacement of entire building elements over the years. Consequently, while the buildings, as they exist today (with the exception of the orangery extension), are considered “original” for floor area assessment purposes, there is significant doubt about the integrity of the existing dwellinghouse and outbuilding structures regarding their historic fabric, given the substantial alterations they have undergone.*
- Note: further evidence of past alterations to the building fabric is highlighted in subsequent sections of this document.*
- 2.3 In July 2017, planning permission was granted under reference 2016:0966 for the demolition of the outbuilding at the front of the dwellinghouse and the construction of a new structure with similar dimensions and overall appearance. This new structure was to be fully attached and internally linked to the main dwellinghouse, allowing it to function as a front extension rather than as an outbuilding. While the planning conditions attached to the consent were subsequently discharged under reference 2017:0911, the permission was never implemented (on account of the site being sold) and eventually expired. It was noted during the application process that the reasoning behind demolishing the outbuilding rather than repairing it was the long-term damage caused by trees and their roots growing along the outbuilding wall. Consequently, the removal of these trees was also approved under 2016:0966, subject to replacement planting, the details of which were approved under 2017:0911.*
 - 2.4 More recently, planning permission was granted under reference 2023:1283 for the demolition of the existing orangery extension and the construction of a two-storey side and rear infill extension in its place. As part of this consent, approval was also granted for works to create a link between the dwellinghouse and the outbuilding at the front, similar to those approved under 2016:0966, but no longer involving any demolition.*
 - 2.5 Finally, in November 2024, planning permission was granted under 2024:0869 for revisions to the scheme approved under 2023:1283, namely to allow for the replacement of all existing windows with double-glazed equivalents, and minor revisions to the approved link structure.*

The statement adds the reasoning for the proposal as follows:

- 2.6 Unfortunately, following the grant of permission under 2023:1283 (as modified under surveyors, and tree surgeons, that the trees located along the front of the outbuilding have caused long-term damage to the structure. This damage necessitates its full replacement alongside the removal and replanting of these trees, as the survival of the outbuilding can no longer be supported in the long term. Therefore, it is essential to undertake the works previously approved under 2016:0966, for which permission had subsequently expired.*

2.7 Consequently, it is proposed to demolish the existing outbuilding at the front of the dwellinghouse, as per the planning consent granted under 2016:0966, and replace it with a new structure of similar dimensions and overall appearance. This new structure will be linked to the main dwellinghouse in a manner that is visually identical to the link structure approved under the extant planning permission issued under 2023:1283 and modified under 2024:0869.

Part Plans approved under 20160966 (Not to Scale)

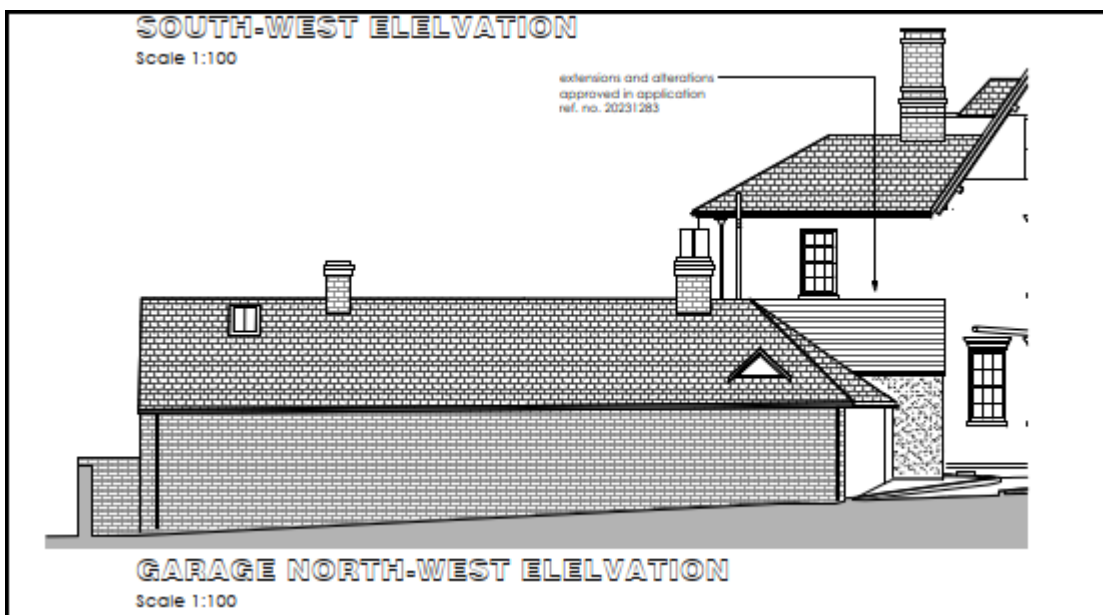


Ground Floor Plans

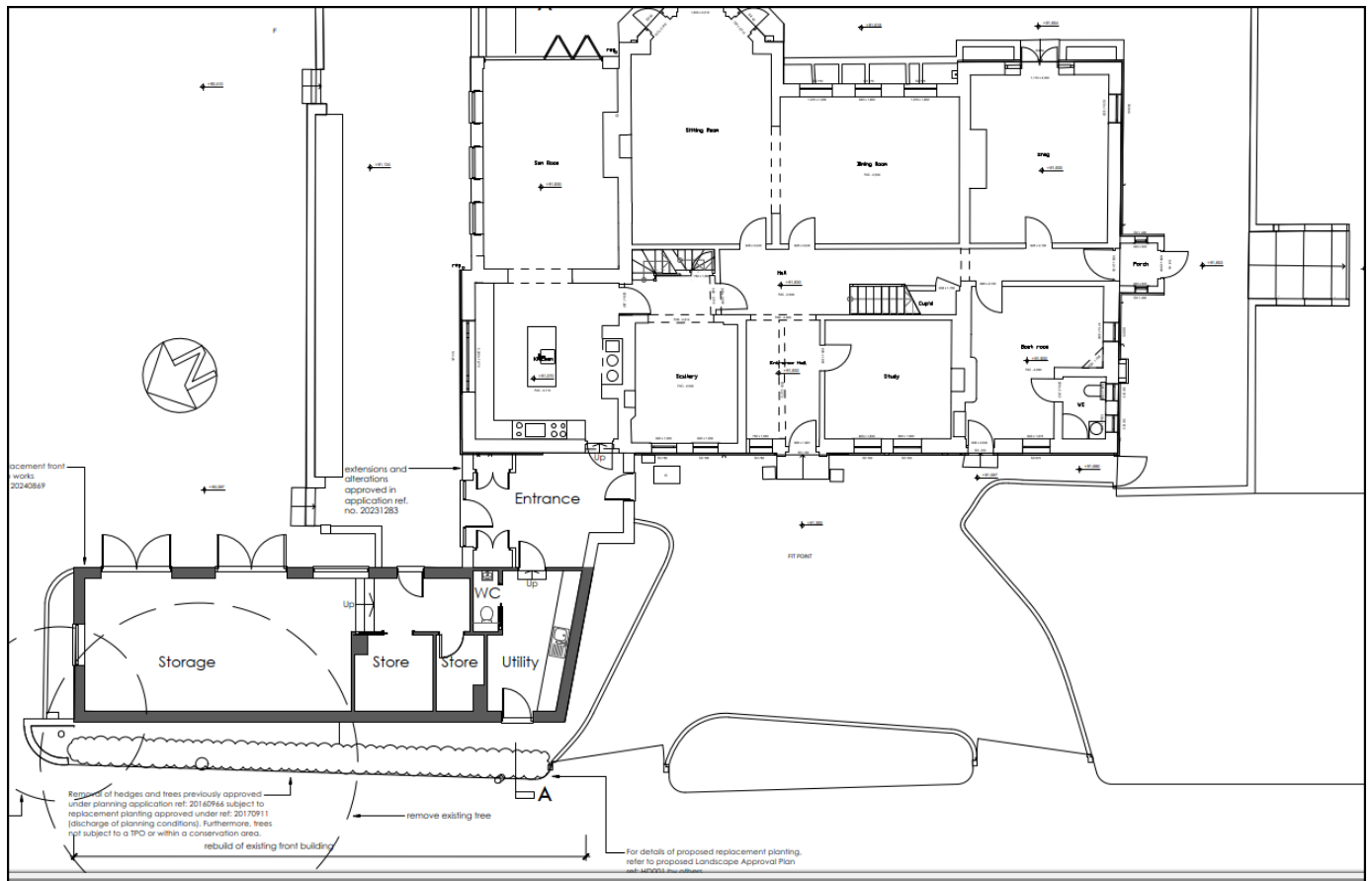


Front and Side Elevations

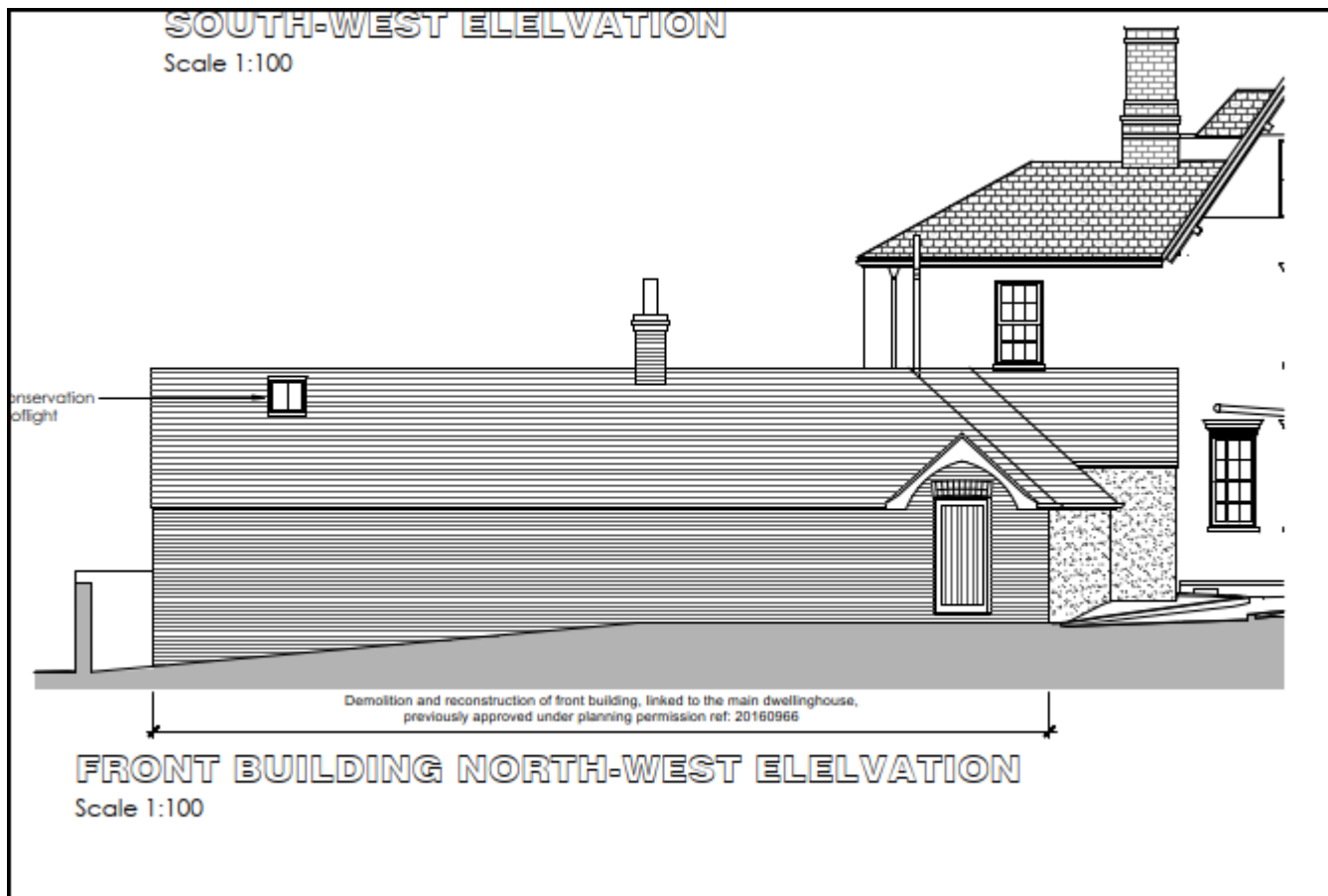
Part front Elevation Approved under 20240869



Part plans proposed



Ground Floor Plans



Principle of Development

This application is located outside the Urban Boundary, In the Green Belt where, as per paragraph 142 of the NPPF (2024), the fundamental aim is to; *prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.* A key consideration for this application is therefore whether the development would be appropriate in the Green Belt.

However, all other relevant matters should be considered. In this instance, the principal considerations in

the assessment of this application are:

1. Green Belt
2. National Landscape
3. Design, Character and Appearance and Non-Designated Heritage Asset
4. Landscape Character Area
5. Amenity of Future Occupiers
6. Neighbouring Amenity
7. Trees

Impact on the Green Belt

National Planning Policy Framework (NPPF)

Section 13 of the NPPF is relevant and is titled 'Protecting Green Belt Land'. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstances.

The relevant exceptions to this policy are as follows:

Paragraph 154(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 154(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 154 of the NPPF 2023. "Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

In the previous application, it was clear that the scheme would result in less than one third increase. In this case, the front outbuilding would be removed and replaced with an outbuilding of a similar floorspace, plus a link extension similar to that approved under planning ref 20240869. It is therefore considered that this scheme would not exceed one third of the floorspace of the original building. However, this is an indicator of the actual scale increase and a visual assessment should also be undertaken to assess whether the development would result in disproportionate additions over and above the size of the original building. This assessment would appropriately be undertaken in the following section of the report: National Landscape, Design, Character and Appearance.

National Landscape, Landscape Character Area, Design, Character and Appearance and Non-Designated Heritage Asset

This application site is located in Kent Downs National Landscape where greater weight is placed on impact to the character of the area. KCC Heritage have advised in their comments that the building should be considered a non-designated heritage asset. Whilst the authority does not have a local list of non-designated heritage assets, a case-by-case approach should be taken. Given the age and the high-quality appearance of the building, it is appropriate to consider this building a Non-Designated Heritage Asset.

The changes proposed by this application would ultimately replace the existing outbuilding and create a link extension. Visually, the front projection would appear no different in its generally scale and bulk (including height), to the appearance as per the approved plans, under planning ref 20240869. To the north-west facing elevation the existing door would no longer be present, instead placed by a small triangular eyebrow dormer. There are some fenestration changes to the south-east elevation. The North East and South West elevations would have no changes to fenestration from that approved. Overall, the fenestration changes would be acceptable and the resultant massing would be as previously approved. In this case, where appropriate slimline windows would be used, there would be improvements from the replacement of poorer examples of more recently replaced windows on the building, which do not reflect the character of the building. An appropriate window schedule with full sections of all windows and doors to be used in this development would be required to ensure that they are appropriately slimline, with through glazing bars.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that 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. The impact on neighbours will be assessed in the next section of the report.

The proposed development would not alter or create any habitable spaces which would be subject to minimum space standards. Adequate external amenity space will also be retained in line with the National Space Standard requirements.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

This dwellinghouse is relatively isolated. There are some dwellinghouses to the south (195 metres from the dwellinghouse) and one to the northeast (193 metres from the dwellinghouses) of the site. However, given the distance from the site and nature of the development, it is unlikely that these dwellinghouses nearby would be impacted.

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

Trees

The scheme would involve the removal of 2 trees to the front of the site. Neither are covered by a Tree Preservation Order nor are they in a Conservation Area. Given their location they do have a positive impact in softening the appearance of the site from the public perspective. This is particularly the case given the rural nature of the site. The TreeAbility Tree Report recommends that to mitigate the loss of the two trees 2

replacement trees (Copper Beech and Pin Oak) should be provided, to the north of the gate in a position that would not cause damage to the wall as they grow but which would also ensure the longevity of the trees.

The replacement trees are shown on the revised planting plan, in an appropriate position, which would positively impact the streetscene. The replacement trees are of an appropriate species and number. Condition would be attached to the decision to ensure that the trees are maintained and are of an appropriate nursery standard, and follow appropriate planting guidelines.

KCC Archaeology

KCC Heritage have requested pre-commencement conditions related to archaeology. The planning agent has responded to this request in the later submitted Archaeology Statement, and have not agreed to the condition. They state that the condition would be unnecessary as the area of excavation has previously been excavated as the footprint would be unchanged from the existing building and there has been reconstruction of the building in the 1900's. Given the age of the building and the somewhat limited knowledge about when the building has been altered and what these alterations entail, there is possibility that archaeological remains may be found during ground works. These reasons are noted, and it is agreed that the condition in this particular circumstance would be unnecessary and unreasonable. However, given the minor nature of likely excavation, it is considered unlikely. However, the point reflected upon by the planning agent that previous approvals did not require any archaeological conditions, is irrelevant as each case is dealt with on its own merits.

Conclusion

The proposed development complies with all relevant national and local planning policies, subject to inclusion of planning conditions.

Recommendation

The recommendation is to approve this application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th February 2025	Dated:	12th February 2025