

Planning Application.

Broadwood House, Pondfield Lane, Shorne, Gravesend, DA12 3LD.

Proposed ground floor rear infill extension and first floor bedroom extension.

Broadwood House is a two storey detached house of a similar size and footprint to many of the neighbouring houses in Shorne and particularly within Pondfield Lane. The house is set back from this private road by some 93 metres and, being some 250 metres to the south of the public highway, Shorne Ridgeway, it is not visible from any public highway. The house is set within expansive secluded private landscaped gardens with mature tree screening along the side and rear boundaries which are very effective natural screens to the south, east and west of the house. To the front of the house there are mature trees which screen the house from Pondfield Lane.

To the rear of the large rear garden there are fields extending to the A2. There are no public footpaths to the rear of the house, the nearest is NS161 which follows the route of Bowsden Lane to the east of the house and is some distance away separated by other mature landscaping within the gardens of other houses to the east.

To the east of the house there is a very tall mixed boundary hedge which screens Broadwood House from view from the neighbouring house, Wells House, which is about 120 metres away and to the northeast and which also has an extensive landscaped rear garden with a dense wooded area of mature trees, many of which are evergreen located between the house and boundary to Broadwood House.

Proposed extensions.

The proposed extensions are an infill ground floor extension across the rear of the current utility room and rear of the side extension granted approval recently, application 20240921 approved 28th November 2024, and a first floor bedroom extension to the east side of the house over the existing utility room. The proposed ground floor extension will join on to the kitchen and will incorporate the kitchen extension established by Lawful Development Certificate 20240920 dated 28th November 2024 and will create a larger kitchen/dining area. Planning approval was granted under application reference 20240921 for the single storey side extension on the east side of the house which resulted from a swap of existing floor space with the loss of a first floor balcony, balcony railings and balcony store room and with a side extension of the equivalent floor area being added to the east side of the current utility room. This side extension is not as deep, front to back, as the main house.

On the 28th November 2024 a Lawful Development Certificate, planning reference 20240934, was approved for a garden building of 50 square meters floor area which was proposed in order to provide entertainment space, storage and a home gym.

Subsequent to the grant of the garden building, a pre-application meeting has been held with discussion over utilizing the approved garden building floor space by extending the house by way of the infill, to square off the ground floor extension to the rear of the utility room and approved side extension as mentioned above, along with a first floor bedroom extension as described in more detail below. It was felt at that pre-application site meeting that utilizing the floor area that's for the garden building within the main house has will have less impact on the openness of the Green Belt than the approved garden building. This was confirmed subsequently in an email from Mrs Webster dated 15th January 2025. During the pre-application

meeting it was discussed that, should this application be approved, future permitted development rights will be removed when the decision notice is issued. The applicant does accept that permitted rights are removed on grant of this planning approval for the extensions as set out within the submitted drawings and described within this statement.

The first floor bedroom will be above the existing utility room and set back from the main building line to the front of the house. There will be an obscure glazed bathroom window to the front and open doors with a Juliet balcony to the rear elevation and no side windows.

The alignment of the rear of the above approved alterations is uneven so under the proposal set out in this application, the rear of this part of the house will be evened up enabling the creation of a kitchen/dining area with two sets of doors to the rear patio and garden.

The ground floor rear infill and first floor bedroom extensions as described above amount to a total proposed floor area of 47.5 square metres so is less than the floor area of the approved and proposed garden building being 50 square meters. So, the proposed extensions will add slightly less floor area than would be added to the plot if the garden building were to be constructed. As provided in the Pre-application response letter dated 5th February following the submission of Pre-application enquiry PRE20240308, already approved and therefore will be of smaller floor area than the fallback position, the garden building, approved under the existing LDC consent 20240934.

Planning.

The application site is within the Metropolitan Green Belt and within National Landscape Area (formerly called AONB), also the Shorne Woodland Landscape Character Area, however it is not within the SSSI.

The house has previous planning history which is listed below.

Relevant planning policies

Gravesham Local Plan Core Strategy and Policies Ma, September 2014
Saved policies in the Gravesham Local Plan First Review, November 1994.

Core Strategy Policies-CS01, Sustainable Development.
CS02-Scale and Distribution of Development
CS11-Transport
CS12- Green Infrastructure
Cs18-Climate Change
CS19-Development and Design Principles.

From the Local Plan First Review 1994
P3-Vehicle Parking Standards
T1-Impact of Development on the Highway Network
C13-Policy for Extensions to Dwellings in the Countryside.

NPPF December 2024
Section 2- Achieving Sustainable Development
Section 4-Decision Making
Section 12-Achieving Well Designed Places

Section 13-Protecting The Green Belt

Section 15-Conserving And Enhancing The Natural Environment.

The proposed extensions will use the proposed floor space from the approved garden building so there will be no additional floor area added to the plot, in fact a slight reduction in the floor area, by adding the garden building floor space to the main house. By adding floor space to the house rather than building the garden building in the rear garden there is less impact on the openness of the Green Belt and less impact on the AONB. That is the opinion of the applicant's agents as well as Mrs Webster and her line manager, confirmed by subsequent email following a pre-application site meeting held on the 13th January 2025.

Also discussed at the pre-application meeting and in subsequent correspondence with Mrs Webster is the understanding that the planning authority will remove permitted development rights for this house on grant of consent for the extensions described in this statement. The applicant has confirmed his acceptance of this position in the letter submitted with the application.

We also need to consider the fall back position, the garden building. Is there a possibility that the fallback would be implemented? – again the answer to this question is yes. Whilst previously a fallback position may have been supported by some element of construction work on site, we understand that this is not required in this case as a Lawful Development Certificate for the garden building has already been issued to the applicant. Also, a significant, relevant factor when considering this application is that it would indeed not be appropriate that the applicant starts work installing the footings for the garden building, before this application is determined, because by doing so the consent for the garden building is implemented and would then, in our opinion, not be affected by the removal of permitted development rights.

Hence, the applicant's letter also states that works on the garden building will not commence prior to a decision on this application being issued, given this would seem counter-intuitive at this stage and not in the spirit of what is trying to be achieved by the application.

The house is within the Green Belt so the impact of these changes on the Green Belt is a consideration. Adding extensions to the house has some impact on the openness of the Green Belt, however, building the garden building also impacts the openness of the Green Belt and in our opinion, as well as that of as Mrs Webster during our pre-application meeting and subsequently in follow up correspondence, there is greater impact from building a new structure in the largely open area of the garden, than by increasing the size of the house. The house is already there and has its own impact which is not significantly increased by adding the extensions proposed, but the Green Belt will be impacted to a greater degree, if the garden building is constructed.

The NPPF 2024 says

53. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness . Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

There are exceptions to where development would be considered inappropriate and these are set out in Paragraph 154 of the NPPF.

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The NPPF 2024 is the most current planning policy document.

As the garden building been granted approval and has a Lawful Development Certificate, this approved garden building of 50 square metres of floor area could now be constructed. If it were to be built, then it is our opinion that this building will have more impact on the openness of the Green Belt than if the floor space is added to the house in the form of the two extensions outlined in this statement.

Pre-application 20240308 discussed the addition of a first floor bedroom with the loss of floor space from the garden building. At the site meeting the proposal to utilise more of the garden building floor space within a ground floor rear extension was also raised, although this was not formerly included within the pre-application submission. Mrs Webster subsequently discussed with her line management the consideration as to whether it is considered that using the garden building floor space within the extensions proposed, that this will have less impact on the openness of the Green Belt than the impact resulting from building the garden building. By email dated 15th January 2025 confirmation was given that officers opinion is that this will be the case.

It is our opinion that there is less impact on the openness of the Green Belt from the addition of floor space to the house than by developing the garden building as the additions to the house are relatively small with most of the proposed floor space being added to the ground floor at the rear of the house and in the area which is paved and which forms a large raised patio area. Whereas the garden building is set away from the house and will run down the west side of the garden, set in from the boundary due to existing hedging and trees and, due to the slope of the land, the garden building will sit up above ground level quite noticeably as the land falls away from the house towards the south. Whilst the assessment of impact on the openness is one of opinion, it is likely that any experienced practitioner would make the same assessment that adding the garden building floor area to the house has less impact on the openness of the Green Belt. In addition, there is slightly less floor area proposed to be added to the house, 47.5 square metres, than approved for the development of the garden building, 50 square metres.

The pre-application response advises that it will be helpful that the applicant confirms his intentions regarding the garden building and also mentions that permitted development rights are likely to be removed in the event that this application is approved.

The applicant has provided a letter which is submitted with this application and which confirms that building work will not start on the garden building and will not proceed if this application is approved.

Planning history

20240921	Demolition of existing conservatory and first floor patio store, removal of balcony balustrade replaced with Juliet balcony and erection of single storey side/rear extension with Sedum roof covering.	Permitted	28.11.2024
----------	---	-----------	------------

20240934	Garden Building.	LDC approved	28.11.2024
20240920	Single storey rear extension to kitchen.	LDC approved	28.11.2024
20020287	Erection of two storey rear extension and single storey side extension to form utility room, w.c., clean room and living room at ground floor level with enlarged bedroom and balcony at first floor level; erection of a conservatory at the rear, detached double garage at the front and detached tractor shed at the side; alterations to the front elevations involving construction of an open porch, pitched roofs over existing ground floor flat roofs and construction of 2 gable fronts.	Permitted	31.05.2002
20020014	Erection of two storey rear extension and single storey extensions on both side elevations to form living room, utility room, w.c., clean room, double garage and tractor shed at ground floor	Refused	06.03.2002

Design and access

The extensions as proposed are for a ground floor addition at the rear of the existing utility room which will extend behind the proposed side extension and will join to the proposed approved

kitchen extension. The first floor extension will be to the east side of the house and will be set back from the alignment of the front elevation of the house at first floor level. The external wall treatments will match the main house so that the first floor extension is finished in painted render with timber detailing to match the existing house and having a concrete tiled roof. The position of this extension is shown by yellow cross hatching on the first floor proposed plan.

The kitchen extension is to be in facing brick that will match the existing brick plinth around the base of the external walls and the roof will have a dark green single ply roof membrane finish which is hidden by the low parapet around the roof. Lantern lights within the roof will provide additional light into the kitchen area reducing the need for electric lights to be used. Construction will be in accordance with current fabric first building regulations requirements requiring a good level of thermal performance and eliminating cold bridging.

The infill kitchen extension proposed under this application is shown hatched yellow with the previously approved kitchen extension shown in red and previously approved side extension shown by purple hatching in the small inset drawing.

The first floor extension is located behind the existing garages when viewed from the front of the house and on the left side the house. The existing main garage roof, which is a pitched roof, is not affected. The existing garage roof will partly screen the first floor extension from view and the garage complete screens the rear ground floor extension from view when looking from the front of the house.

The house will have 5 bedrooms including the first floor extension and will therefore have the same number of bedrooms as it had at the time of the pre-application enquiry although since then two small bedrooms to the front of the house have been made into one more usable bedroom space, hence why there will be five bedrooms with the extension.

The number of parking spaces is sufficient for the house so no increase in parking will be required as a result of the extensions proposed.

This house is extremely well screened by existing landscaping, hedges and mature trees. Visually there is no additional impact on neighbouring houses arising from the proposed alterations. The majority of the new floor space will be added at the rear of the house and will not be visible from the front. The first floor bedroom extension is to be set back from the front to reduce visual impact and is also set behind the tall pitched roof of the garages to the front of the house.

Access to the front of the house will not changed by this proposal.

Summary

This application seeks approval to utilize floor space which has been approved by way of a Lawful Development Certificate for a garden building and to use this space within the house rather than building the garden entertainment building and gym. Using the space to extend the house means that there is a slight reduction in the floor area utilized in the extensions to that approved for the garden building. By utilizing this space by extensions to the house, the proposed impact on the openness of the Green Belt is reduced compared to developing the garden building. Similarly, there will be less impact on the AONB by not building the garden building.

The area of the proposed ground floor extensions is already developed with a large expansive raised patio and so the extension footprint will be within this patio area.

The applicant has provided a letter which confirms that building work will not start on the garden building and will not proceed if this application is approved.



Rear of the house showing part of the extensive existing patio which also extends down the east side of the house.

END.