

Delegated Report

Householder Planning Application

Planning Application No: 20231100

Location: Shorne House Gravesend Road Shorne Gravesend

Description: Erection of a rear extension with patio and associated works.

Applicant: Mr Colin Farrall

Site Visit Date: 13th November 2023

Submitted Documents/Plans

Application Form

P-01 – Site Location

P-02 – Plans and Elevations as Existing

P-02 – Annex Floor Plans and Elevations - Existing

P-04 – Plans and Elevations as Proposed

P-05 – Site Location as Proposed

Design and Access Statement

Flood Map

Relevant Planning History

Reference	Description	Decision	Decision Date
20181063	Change of use from a Redundant Stable into a residential annexe to the existing house and erection of a single storey side extension.	Permitted	06.12.2018
19850632	Retention of four livery stables	Permitted	24.09.1985
19800055	Retention of rear livery stables	Permitted	15.04.1980
19740042	Erection of 4 horse livery stables.	Permitted	26.06.1974

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

Gravesham Local Plan: First Review (1994)

- 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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places
- Section 13 – Protecting Green Belt Land

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council:

The Parish Council has no objection in principle to a rear extension but would prefer to see a design that was more in keeping with the rest of the house given its historic importance.

We note that the property has a detached residential annexe (converted from the stable block as previously permitted) plus other buildings/structures can be seen on the aerial view, accordingly we suggest that permitted development rights might be withdrawn in order to prevent or control further development of the site and landscape impact.

Ward Councillors:

No comments received.

Dickens Country Protection Society:

The Society notes that although not listed, Shorne House may be of some historic interest.

The Society has no objection to the proposed extension.

KCC Heritage:

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

A site notice was placed on 13th November 2023. 1no. surrounding property was consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 8th December 2023.

Officer's Analysis

Principle of Development

National Planning Policy Framework (NPPF)

Paragraphs 147-151 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 149(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 149(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 149 the NPPF 2023.

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

Based on the planning history and aerial images of the site, the footprint of the dwellinghouse has not been increase. The stables were converted into a residential annex and extended as part of planning reference 20181063.

The proposed extension would have a footprint of 71m².

The existing dwellinghouse has a floor area of 314m². The resulting dwellinghouse would have a floor area of 385m². This would be a 22.6% increase. These would be within the 1/3 limitation applied by policy C13 of the Local Plan First Review (1994).

The proposed scheme would not have a disproportional appearance in terms of its scale, therefore complying with paragraph 149(c) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014), subject to a visual assessment of the proportionality of the scheme.

Design, Character and Appearance

The proposed extension would be a single storey rear extension with a flat roof. Whilst flat roofs are not generally considered good design, in this instance to the rear, it would have no significant impact on the streetscene and character of the area.

Whilst it is noted that some comments have been made suggesting the building may have some historic significance, likely due to its age, the building is not listed. In any case, for buildings with historic qualities, it is not always the best approach to attempt to replicate the traditional design. By using a low flat roof, it is made clear which elements of the building represent the older and original layout and form and which are new. Making this distinction clear can contribute to retaining some of the established character. It also avoids interruption to the catslide roof at the rear and so would be sympathetic to the traditional elements by using the modern flat roof and stone ashlar render to provide a more neutral appearance.

In this instance the addition would be subservient, neutral in appearance and on balance appropriate for the mixed residential and rural character of the area.

The proposed changes to the patio would also not intensify the residential appearance of the building such that it would compromise the wider rural character.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) 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 enlarge the kitchen and so would not result in concerns regarding minimum internal space standards not being met. The external garden area and depth would remain compliant with the minimum space standards.

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 from others. There are a number of residences located to the east 150 metres from this dwellinghouse. There is another similarly isolated dwellinghouse to the Southeast (Courtlands), which is 66 metres from the subject dwellinghouse. Given this distance from neighbours and the single storey nature of the development, it would be unlikely to result in any significant harm to neighbouring amenity.

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

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hat
Signed:		Signed:	<i>R Hart</i>
Dated:	18th December 2023	Dated:	19th December 2023