



Delegated Report

Householder Planning Application

Planning Application No: 20211350

Location: Firle Longfield Road Longfield Kent

Description: Erection of single storey side and rear extension along with pergola.

Applicant: Mr Nathan Bullas

Site Visit Date: 6th January 2022

Submitted Documents/Plans

Application form;
Drawing No.001 Rev B – Block Plan & Location Plan;
Drawing No.002 Rev B – Existing Ground Floor Plan, Proposed Ground Floor Plan;
Drawing No.003 Rev A – Existing South and North Elevation, Proposed South and North Elevation; and
Drawing No.004 Rev B – Existing East and West Elevation, Proposed East and West Elevation.

Superseded Plans

~~Drawing No.001 Rev A – Block Plan & Location Plan;~~
~~Drawing No.002 Rev A – Existing Ground Floor Plan, Proposed Ground Floor Plan;~~
~~Drawing No.004 Rev A – Existing East and West Elevation, Proposed East and West Elevation.~~

As the revised plans are a reduction in size re-consultation is not required.

Relevant Planning History

Relevant Planning History			
Application No.	Description	Status	Decision
20210386	Erection of a single storey rear and side extension.	Refused	11.06.2021
20101076	Demolition of existing dwelling and erection of a detached two storey, four bedroom replacement dwelling with attached double garage and formation of new vehicular access.	Permitted	20.04.2011

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)

- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings in the Countryside.

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

We object to this application. The current property has used the accepted amount for new development and any further development would constitute overdevelopment in the Green Belt.

KCC Heritage

The site lies in an area of multi-period archaeological potential. However, it is considered unlikely that the proposed works, adjacent to the existing dwelling, will have a significant archaeological impact at this location.

Environment Agency

We have no comments to make on this planning application.

GBC – Highways Officer

No objection.

Neighbouring properties

2 surrounding properties were consulted and a site notice displayed on site. The overall consultation period expired on 10 December 2022 and no comments were received.

Officer's Analysis

Extension to Dwelling

The application site is located in 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 including Landscape Character;
4. Other matters; and
5. Any very special circumstances?

1. Is the proposed development appropriate in the Green Belt?

There are strict policy considerations within the Green Belt whereby paragraph 147 of the National Planning Policy Framework (NPPF 2021) states that inappropriate development is, by definition, 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. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 149 of the NPPF (2021) which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) which relates to extensions to dwellings in the countryside. It 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 of the NPPF (2021).

In particular Policy C13 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 due weight.

The application site lies on the north side of Longfield Road, near Longfield Hill, outside the settlement of Longfield (which is located in Dartford Borough) and Meopham. The site has a width of 37 metres and a depth of 95 metres and slopes down from Longfield Road. The site is set within a scatter of development at Longfield Hill Meopham.



Ariel image 2008

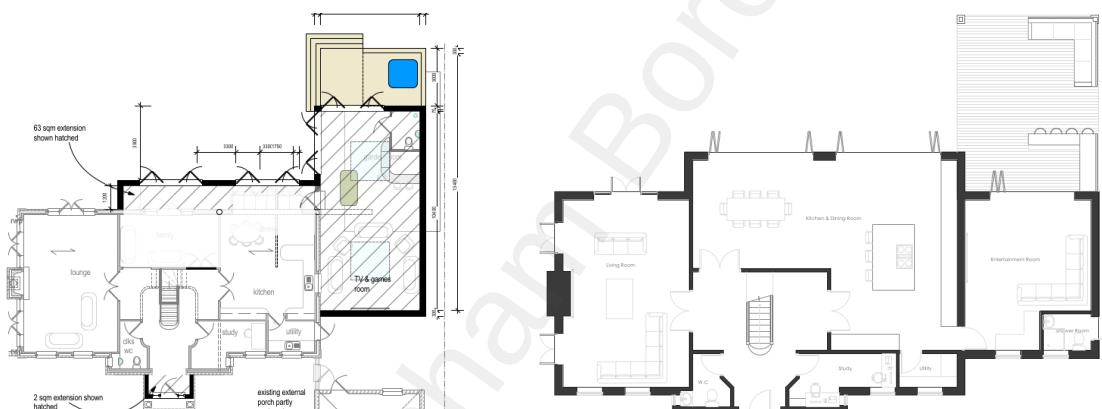


2021 google view

Planning permission for a replacement dwelling (the dwelling on site) was granted on 20 April 2011 (App 20101076) and has an existing foot print of 130 m².

The refused (ref: 20210386) scheme had a single storey rear and side extension of 77 m² with an additional porch and a hardstanding with a lean to canopy at the rear.

Under this revised scheme the footprint of the extension has been reduced down to 45m² which results in a footprint increase of 34%. To the rear of this extension is an open canopy and seating area which doesn't form part of the enclosed extension.

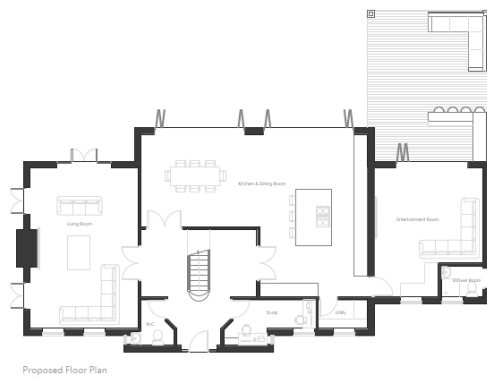


These figures reveal that if the current extensions were approved, the existing dwelling would be extended by 34%. This is in accordance with the one third limit prescribed in saved Policy C13 of the Local Plan First Review 1994. Therefore, in purely numerical terms, the extension is not contrary to the Local Plan Green Belt Policy and does not represent a disproportionate increase over the original floor area of the building.

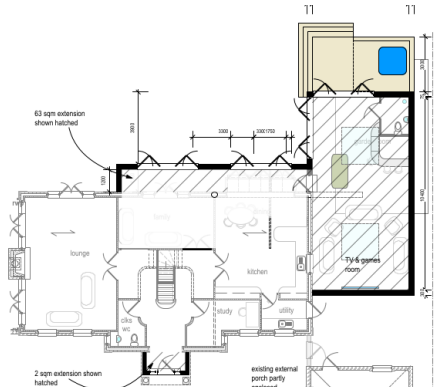
However, the numerical calculation forms only a part of the overall assessment. Paragraph 149 of the NPPF (2021) states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building. It does not provide a figure.

The proposed single storey side extension has been reduced to 5.16m in width and 6.4m in depth compared to the refused scheme which had a depth of 10.4m and width of 5.5m.

Revised Scheme



Refused Scheme



The proposed development is not considered to be excessive in size and design and does not appear as a disproportionate addition to the side and rear of the property. The proposed extensions are not considered to be visually disproportionate to the existing dwelling and the revised plans have addressed the concerns from the previous refusal.

It is therefore considered that the proposed extensions would not result in disproportionate additions to the property and would be appropriate development in the Green Belt. It is therefore complies with Policy CS02 of the Local Gravesham Plan Core Strategy (2014), Policy C13 of the Local Plan First Review and to Paragraph 147 of the NPPF (2021).

2. The effect of the proposal on the openness of the Green Belt

Paragraph 137 of NPPF (2021) states that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The proposed developments would result in the demolition of an existing garden room which planning history record shows it might have been built within the last four year without planning permission, as proposed block plan submitted for application No 20170335 in 31 March 2017 shown not to be present at the time (See below)

App 20170335 Existing Block Plan

Google view (2019)



The proposal by its nature, would add some additional built form of development to the property. Given the size and mass of the approved replacement property and front double garage, any further additions

could potentially impact on the openness. In order to ensure the side extension does not appear to merge with the garage revised plans have been received which shows the side extension stepped back from the front elevation, so there is sufficient distance between the garage and side extension. This is demonstrated below.

Original Plans



Revised Plans



- 3. *The effect on the character and appearance of the area, including landscape character*

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.

The application site is located in the Meopham Downs Landscape Character Area and as such, Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014) is also relevant, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced.

The Gravesham Landscape Character Assessment demonstrates the qualities which make the landscape area special and undermines Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014) which seeks to conserve and enhance its quality. The proposed development would be visible from outside of the site.

Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) requires all development to be "visually attractive, fit for purpose and locally distinctive"

The application site comprises a large modern Georgian style double fronted dwelling with a detached double garage located in front and to the east of the dwelling creating a small projecting wing. The dwelling is set back and down from the road frontage.

The form and design is formal and it is a substantial building in terms of scale and massing. The dwelling sits within a large area of hard standing partially surrounded by brick retaining walls, which creates a very urban appearance, detracting from the site's rural setting.

Regardless of the fact that the dwelling is set down and back from the road, the site's open front and rear means that the extent of the existing built development and hard and soft landscaping is clearly visible and prominent, particularly to passers-by.



Google view (2019)



Proposed side elevation plans

The proposed extension being reduced in size, having a pitch roof (refused scheme was flat roof) and set back from the front boundary results in development that no longer has harm to the wider landscape which was a concern with the previous refusal.

The proposal will not cause harm to the character and appearance of the local area therefore be complies with policies CS12 and CS19 Local Gravesham Core Strategy policy (September 2014) which seeks to ensure that proposals enhance the character of the local built and natural environment, and make a positive contribution to the street scene and the character of the area.

4. *Other matters*

Amenity of future occupants

The proposed development provides an open plan kitchen and TV & games rooms room to the rear/side. All proposed rooms are in accordance with the nationally described space standard (2015).

The dwelling would retain sufficient garden size which complies with SPG 2 - Residential Layout Guidelines (2020) for a three bedroom dwelling.

The application is considered to safeguard the amenity of future occupiers in terms of privacy and overshadowing and is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Neighbour amenity

The neighbouring property 'The Bungalow' would be closest to the proposal, the extension is not considered to cause any material loss of light, overshadowing or overbearing due to be a single storey with flat roof design. There would be no side facing windows, therefore the proposed extension would not result in any overlooking to the neighbouring properties.

No objections have been received from any neighbouring resident.

The application is considered to safeguard neighbouring amenity in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

5. *Very special circumstances*

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances' and it is not considered necessary to justify very special circumstances with this application.

Conclusion

The proposed single storey rear and side extension has been fully assessed. It is considered that the proposal would not be inappropriate development within the Green Belt and would not be harmful to the Green Belt. There would not impact on the character of the existing dwelling or wider character of the area. No conflict with local or national planning policy.

Conclusion & Recommendation

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	12th April 2022	Dated:	12 April 2022

Gravesham Borough Council