

Planning, Design and Access Statement.

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

Proposed ground floor rear and side extension.

Description

Broadwood House is a two storey detached house set within a substantial landscaped garden plot with mature tree screening along the side and rear boundaries which provide significant natural screening of the house and garden. A wooded area extends from Brewers Wood to the west of the settlement of Shorne, along the south side of the houses in Pondfield Lane towards the east. Further to the south there is an area of permanent pasture, wooded shaws and clumps of mature trees which screen the houses here from view from the south. The nearest development to the south is the depot used by Harlex Haulage beside the M2 which is about 400 metres away. The topography of the immediate area comprises a slope towards the south from The Ridgeway with Broadwood House and the adjacent house, Lark Rise, being on a slight ridge before the land falls away again to the south. Throughout the gardens in Pondfield Lane there are significant plantings of mature trees and garden hedges so views in any direction are limited to the garden boundary to the application property.

In this locality all the houses, and particularly the properties at the eastern end of Pondfield Lane, are substantial properties in large garden plots.

The proposed extension is single storey and to the south and east of the house so will not be visible from the west, south or north of the house and will not be visible from any neighbouring house. Hedging, fencing and an existing garden building to the east of the proposed extension will effectively screen the extension. The dwelling to the east will not see the extension through the screening mentioned and also because this house sits further forward, further to the north relative to Broadwood House.

Design

The design of the extension is as low key as possible having a flat roof and being finished with render and painted to match the house and with brick detailing to match. A low parapet wall will hide flat roof. The flat roof is to have a Sedum roof finish to provide some biodiversity enhancement and water retention advantage.

This proposal includes the removal of a storeroom situated on the west side of the first floor balcony and removal of the balcony balustrade. A Juliet balcony bar will be installed across the existing door opening from the bedroom to the balcony so that the balcony is just a roof area in future. This will improve the bulk at first floor level.

Access

The access to the house is effectively unchanged in practice by the alterations proposed.

Planning

Broadwood House is in the Metropolitan Green Belt and in a National Landscape Area (formerly called AONB) It is close to an SSSI but not within the SSSI and within the Shorne Woodland Landscape Character Area.

Planning history

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 level with an enlarged bedroom and balcony at first floor level; erection of a conservatory at the rear; alterations to front elevation involving construction of open porch, pitched roofs over existing ground floor flat roofs and construction of 2 gable fronts.

Refused

06.03.2002

19880923 Permitted 06.03.1989

Erection of s/s extension on

northeast elevation to form snooker rm/jacuzzi/sauna/shower & changing rm, s/s extension on southwest elevation to form double garage/refuse store/boiler rm/lobby, s/s extension on east elevation to form enlarged living rm & conservatory, erection of veranda at front & pergola at rear

19820553 permitted 16.9.1982.

Erection of a detached double garage.

19560214 permitted 19.9.1956

Erection of private rest home

Pre-Application Enquiry

We submitted an initial pre-application enquiry in November 2023 and met on site with Mrs Alison Webster in early December. The written Pre-application response was dated 6th December 2023.

Merivale, Shorne Ridgeway.

2020984 permitted January 2021

Merivale was a large detached house which had been extended and altered prior to this application. The house is in the Green Belt. The house was shown to have a gross external area of 389.21 square meters originally and had been extended to 364.63 square metres before the application referred to. The increase under the application was to 682 square metres and includes an increase in ridge height over the original house and significantly more bulk. It's a house you notice due to its significant size now that it is built. The percentage increase wasn't stated however it is in the order of 138% on the original dwelling. The increase was partly justified based on the use of existing outbuilding floor areas and permitted development extensions that could be undertaken to the original house.

The Pre-application response includes drawings of the original property approved and of the various alterations submitted and approved or refused subsequently.

The pre-app reply provided some figures which have subsequently been discussed by email in more details and will be covered later in this statement.

Also raised was information about the fall back position ie alterations that could go ahead under permitted rights. In this case we have agreed that the section of original rear wall to which a 4 metre deep extension can be added is the length between the lounge side wall, but not attached to this wall, and alignment with the kitchen wall, but not behind the utility room which is an extension to the house. The depth of a single storey rear extension being limited to 4 metres under permitted rights because of the AONB status.

We have discussed options to reduce the floor area of the existing house in order to utilize this saved floor area within the extension. Various options have been considered. The proposal is that the enclosed store room and roof above located at the rear and accessed from the balcony at the rear is removed and that access to the balcony will be removed by sealing the doors. The balcony balustrade will be removed.

The conservatory to the rear of the kitchen will also be removed.

The proposed rear and side extension total 80.5 square metres measured externally. The areas of space to be given back include the store room and balcony-27 square metres, existing conservatory-7 square metres. Permitted development rights extension to the rear of the house to the kitchen wall is 27 square metres so the net additional area is 19.5 square metres.

The original building area was 268 sq metres. The current house is 421 square metres so the current house is 57% larger than the original house. Adding a further 19.5 square metres means that the proposed house will be 440.5 square metres, equating to an increase of 64.3% on the original house.

It's comparison with the figures provided in the pre-application response and for clarity, Synergy Planning & Property Consultants Ltd calculate the existing house floor area to be 415 square metres. This makes a difference to the percentage increase reducing this to 61.6% utilizing Synergy's calculations after a measured survey of the house.

The pre-application calculation of the increase in floor area suggested that the extension proposed will amount to an 83% increase in floor area which the above calculations indicate is not correct.

The pre-app response mentions Policy C13 of the Gravesham Local Plan 1994 which states the extensions will be considered on their merits although the Council will expect certain criteria to be met as follows:

- i) The existing dwelling must be an “original dwelling”* in permanent use as a dwelling.
- (ii) There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.
- (iii) Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted.
- (iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.
- (v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.
- (vi) The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.
- (vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

Given that this policy pre-dates the National Planning Policy Framework 2023 less weight is afforded to it than the policies within the NPPF.

Paragraph 137 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Para. 147 states that inappropriate development is, by definition, harmful to the Green Belt and should

not be approved except in very special circumstances.

Para. 149 states that a local planning authority should regard the construction of new buildings as

inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry

A second pre-application meeting took place in the Spring 2024 with a further pre-application response received on the 24th April 2024. At that stage the extension drawings showed potential to square off the lounge to extension junction and the calculated new area of 96 sq metres was suggested which Synergy responded to and advised this was too high.

Calculations for the increase in floor area over the original building were also higher than we agreed with. The advice received encouraged the applicant to consider again the lounge to kitchen extension junction and this advice has been accepted with an amendment made to retain part of the curved rear wall of the lounge, so reducing the new extension area.

- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) 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, 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.

Para 149c is applicable in this instance. This states that the extension or alteration of a building is allowed provided that it does not result in disproportionate additions over and above the size of the original building.

The pre-app response states that the balcony handrail and the doors from the bedroom to the balcony need to be removed so the balcony can't be accessed.

It also mentioned the landscape character of the areas as the house is in the Shorne Wooded Downs Landscape Character Area, saying that the extension is at the rear/side of the dwelling and will not be visible from the wider area. We have made comments on this earlier in this statement. There are no points from which the public can see the proposed extension from outside the garden from the west, south and north. The neighbour to the east might see the extension from their tennis court to the east however the neighbour currently views the garden building to the east of the house and the fence along the raised patio to the east of the house so their view remains virtually the same. The side walls to the extension will have a small number of high level windows so there is no overlooking.

There are no neighbouring houses which directly overlook the rear/side garden and therefore none of the neighbouring houses will be affected by the extension.

There is no proposal to increase the parking area. This extension doesn't increase the number of bedrooms to the house and will not increase the number of people who can live in the house.

The proposed extensions represent an increase in floor area of a net figure of 19.5 square metres and therefore an insignificant increase over the existing floor area of the house, just 3% increase.

As the extension is to the rear and side of the house and ground floor only with a flat sedum roof, these alterations have no visual impact on the neighbouring houses, no visual impact on the wider area as the extension is not going to be visible outside the boundaries of the garden, and of very limited if there is any impact on the landscape character of the area. Impact from this extension will be very difficult to define given that the extension will be build in areas where there are extensive raised patios that extends along the rear and side of the house already with a close boarded fence along the east side boundary to the patio.

We have cited various examples where extensions have been granted to houses in nearby area which show more significant increases in floor areas having been allowed and in some cases these approved alterations have more visual impact than this proposal for a rear and side extension.

Of the examples given a side and rear extension was approved to Red Tiles, Shorne Ridgeway, approved in 2023. The floor area increase is 83%. The alterations include increasing the width of the frontage at first floor level ie an increase in bulk to the side of the existing house.

Glen Hurst approved in 2022. The increase in floor area being 83%. In this case extensions under permitted rights could have added up to 8 metres in depth to the rear.

Gardeners Cottage, Brewers Road, Shorne which is located to the west of the application property and within the wooded area covered by the Shorne Woodland Landscape Character Area, the AONB and Green Belt. The case officer's report states the original area of the houses was 112.3 square metres. Post 1948 extensions resulted in the house being 200.5 square metres. The proposed extension in 2021 would add 33.4 square metres to the houses equating to 17% over the house as extended after 1948 but meaning that the house was increase in size from 112.3 square metres to 233.9 square metres in total, an increase of 121.6 square metres and 108%. This increase has been disputed but the areas are stated within the officer's report with 1948 being the base date so as at 1948 the house area was 121.6 square metres.

Crabbles Cottage, Pear Tree Lane 2024. Application 20240017. Planning approval has just been granted for a large two storey side extension and first floor rear extension with a new attached garage.

The original house was 76.3 square metres and this was extended to 227.4 square metres post 1948. The increase approved in April this year increases the house again to 235.5 square metres, 209% over the original floor area.

In this case an internal floor space area was also used showing 192.4% increase on the original internal floor area.

In this case the application was considered balancing the large increase in floor area with design continuity and appearance and approval given. The large two storey side extension will be visible from the road as this house is set only about 6 metres back from Pear Tree Lane.

In conclusion, the extension proposed to Broadwood House represents a very small percentage increase on the current floor area with a significant proportion of the floor area increase being possible under permitted development rights. In addition, the area of the balcony and first floor storeroom are being given back. I The extension is to the rear and side and not visible from the front or from public vantage points as mentioned earlier in this statement. The location of the extension is already developed, being a part of a large, raised impermeable patio area which also has a side fence.

The roof is to be finished with a sedum roof adding bio-diversity benefits, softening the look of the roof from internal first floor windows and also holding back water with the benefits that brings to wildlife.

We consider this alteration to be proportionate and subservient to the main house.
END.