



# Delegated Report

## Planning Application

**Planning Application No:** 20221114

**Location:** Shorne Mead, Pear Tree Lane, Shorne, Gravesend

**Description:** Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

**Applicant:** Dawn Coward

**Site Visit Date:** Various

### Submitted Documents/Plans

Application form  
Revised Planning Statement  
Drawing no. D.04 rev A (proposed plans)  
Drawing no. D.03 (site context as existing)  
Drawing no. D.02 (existing plans)  
Drawing no. D.01 rev A (site location plan)

### Relevant Planning History

|          |                                                                                                                                                                                                                                                                 |                                           |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------|
| 20220788 | Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.                                                                                                                                        | Prior approval not required               | 22.08.2022 |
| 20220593 | Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.                                                                                                                                        | Prior approval is required and is refused | 12.07.2022 |
| 20220543 | Proposed engineering works to rear garden creating retaining walls to sloping site.                                                                                                                                                                             | Permitted                                 | 20.07.2022 |
| 20181314 | <b>**REVISED PLAN**</b><br>Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary | Permitted                                 | 27.02.2019 |

accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

|          |                                                                                                                                                                                                                                                                                                   |           |            |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 20170496 | Demolition of existing garage and erection of a detached two storey annex and garage incorporating a dormer window in the front roof slope and juliette balconies on the north-west and south-east elevations.                                                                                    | Refused   | 20.03.2018 |
| 20140811 | Construction of a new roof over existing garage incorporating an increase in the height of the building, two dormer windows in the front roof slope and a juliet balcony on the north-west side elevation to provide for gym, games room and w.c./changing facilities in the proposed roof space. | Permitted | 14.10.2014 |
| 20060164 | Erection of single storey rear infill extension to form enlarged kitchen/diner.                                                                                                                                                                                                                   | Permitted | 07.04.2006 |
| 19970317 | Construction of new pitched roofs over existing garages/boat port, incorporating dormer window in proposed front roof slope and infilling of central boat port to form garage.                                                                                                                    | Permitted | 21.08.1997 |
| 19840557 | Erection of a two storey extension at the side to form a dining room with bathroom over                                                                                                                                                                                                           | Permitted | 10.08.1984 |
| 19830673 | Change of use of land from woodland to residential garden and alterations to vehicular access                                                                                                                                                                                                     | Permitted | 19.12.1983 |
| 19780438 | Erection of a single storey extension to form an enlarged kitchen childrens playroom and a new boiler room at the side of dwelling                                                                                                                                                                | Permitted | 21.06.1978 |
| 19590307 | erection of loose box and tack room                                                                                                                                                                                                                                                               | Permitted | 10.11.1959 |
| 19560253 | Extension to lounge                                                                                                                                                                                                                                                                               | Permitted | 09.01.1957 |
| 19510230 | Additions                                                                                                                                                                                                                                                                                         | Permitted | 01.02.1952 |

|          |                              |           |            |
|----------|------------------------------|-----------|------------|
| 19510046 | Erection of a private garage | Permitted | 09.05.1951 |
| 19480125 | erection of a garage         | Permitted | 04.03.1949 |

## 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

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)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

## Consultations, Publicity and Representations

### Consultees

#### Highway Development Management Officer

This proposal replaces three garages with one and that is suitable for only a single vehicle. Supplementary Guidance Note 4 ideally requires a double garage to be 6 metres wide whilst a single garage is 3.6 metres wide minimum.

## Garages

B2. Experience has shown that garages provided for individual residential dwellings are unlikely to be used for the parking of a vehicle unless sufficient space is also incorporated within the garage for storage. This may have less relevance for garages that are provided as a communal facility for residential accommodation. However, the needs of the mobility impaired, either as a driver or as a passenger, should also be considered in the design of garages and sufficient space should also be allowed to enable a garage to be used as a secure location for any cycle parking provision.

Taking these factors into account the preferred internal dimensions of a garage that should be considered for residential developments in Kent are:

|                                      |                              |
|--------------------------------------|------------------------------|
| Preferred Garage Size for Single Car | 5.5m (length) x 3.6m (width) |
| Preferred Garage Size for Two Cars   | 5.5m (length) x 6.0m (width) |

Where it can be demonstrated that cycle parking is provided elsewhere width of garage can be reduced.

The minimum width for a double garage would be 5.4 metres as each parking space would be adjacent to an enclosed boundary, SPG4 states "The width of end spaces abutting an enclosed boundary should be increased to 2.7m"

However, given the amount of driveway available and hardstanding around the building I have no objections as there is adequate off street parking available

### Dickens' Country Protection Society

The Society would wish to object on the grounds that the extension and conversion of the building of an annexe implies a residential use in the Green Belt. The Society is not satisfied that such uses can be controlled by condition. The Society is also concerned at the impact the increase in height of the building would have on the openness of the Green Belt. The loss of garaging for which it is assumed there must have been a need, is likely to result in replacement garaging being erected.

### Shorne Parish Council

This application is a resubmission of application 20181314 which has expired. The Parish Council objected to that application (as we had previously to the similar 20170496) but the application was permitted by GBC.

The Parish Council wishes to **OBJECT** to this application.

Normally, a reapplication would not be opposed however for this property there has been considerable development of the site in recent years, which alters the context of this present application.

The application title refers to alterations however the previous application referred to demolition, this is supported by the unchanged planning Statement and identical plans, and needs to be clarified.

The proposals include a garden room however three large garden structures have recently been built and were given retrospective planning permission. We question whether there can be justification for that aspect of the present proposal.

The proposal still has the appearance, functions and easily achieved potential of being a self-contained, detached house.

This latest application does not put forward reasons to set aside policies designed to protect the Green Belt and the local environment. The application does not discuss what alternatives to the proposal have been considered or why a substantial detached building is the best way to provide the desired functions. We note that permission has also been given for an 8m deep extension at the rear of the main house. The site is now suffering from overdevelopment.

The proposed Juliette balcony and large windows on the north-east elevation could give rise to loss of amenity and overlooking of the neighbouring property (Little Priory).

Under previous approved planning applications, the use of the building was conditioned to only be a garage and gym/games room ancillary to the main house. If this application is to be permitted, then we request that the building permission should be strongly conditioned that residential use is restricted to its being ancillary to the main house of Shorne Mead, and that it cannot be used for overnight accommodation or as a separate dwelling.

#### Neighbouring properties

The application has been advertised by site notice and individual letters to four neighbouring properties. No letters of representation have been received.

#### **Officer's Analysis**

##### Proposal

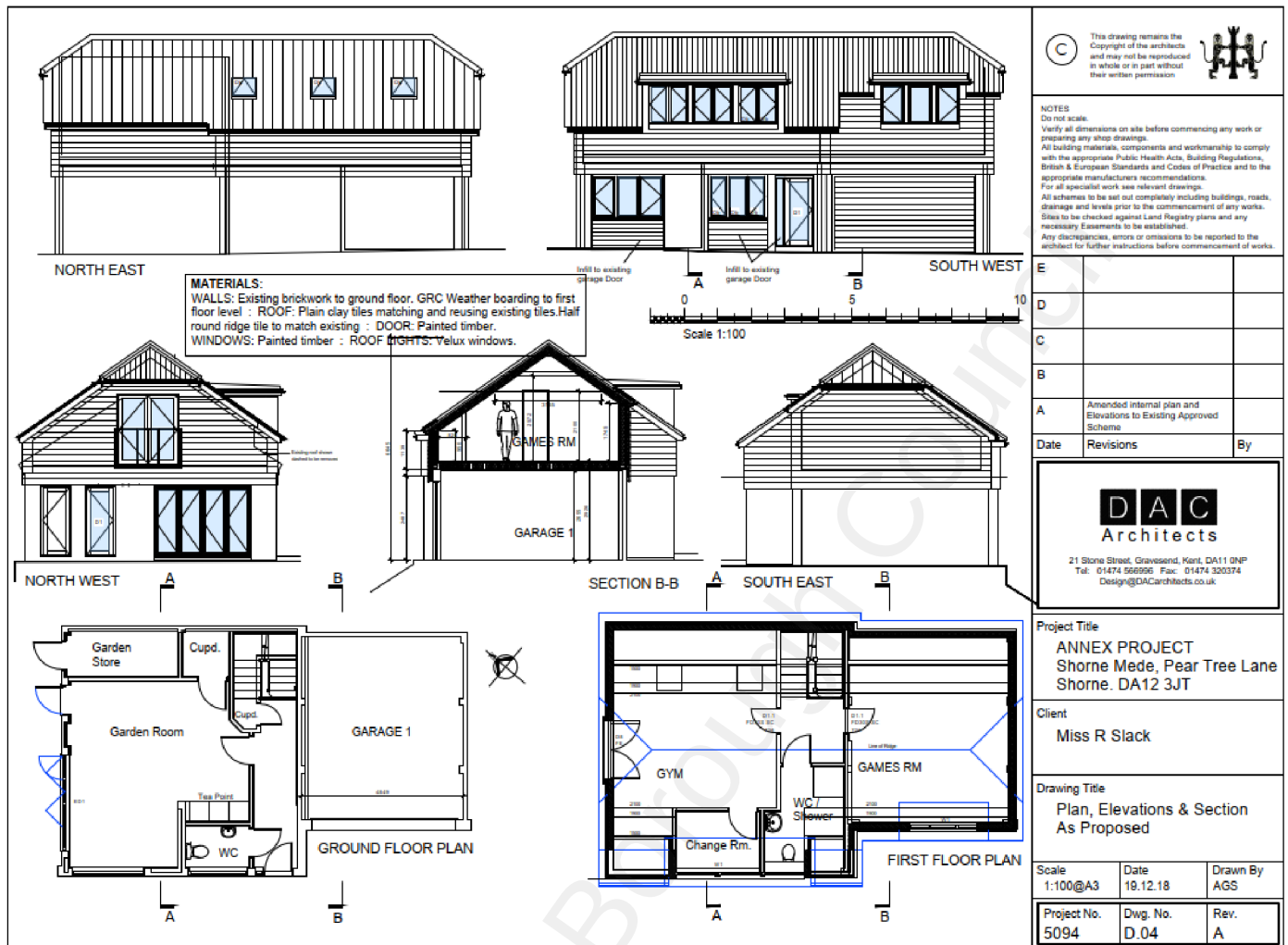
This application seeks planning permission for alterations to the existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

##### Background

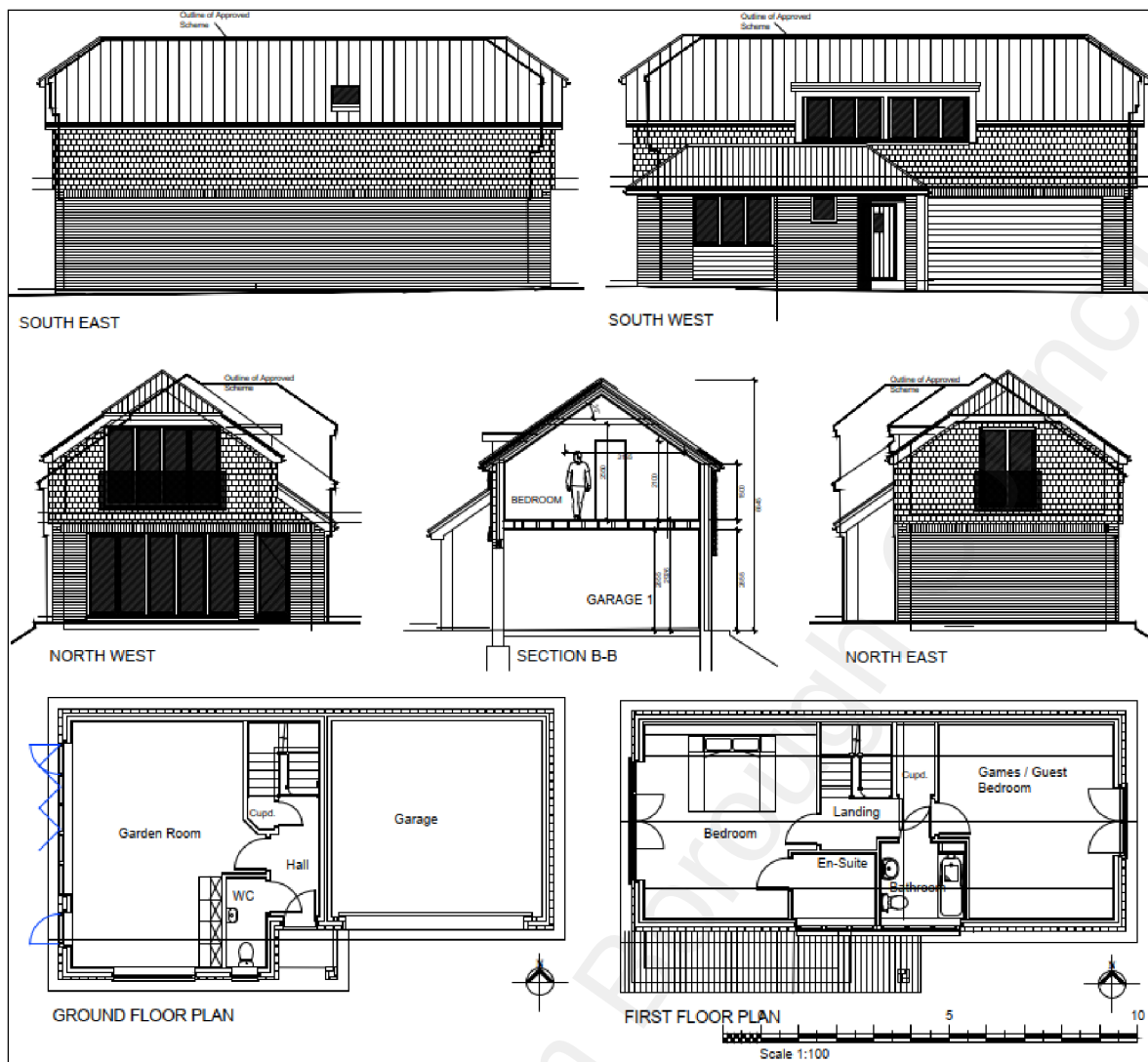
|          |                                                                                                                                                                                                                                                                                                                                                                                  |           |            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 20181314 | <b>**REVISED PLAN**</b><br>Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above | Permitted | 27.02.2019 |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|

20181314 sought planning permission for alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above. This was approved on 27 February 2019.

The approved plans are shown below:



Prior to this application planning permission was sought for a replacement garage/annexe (20170496). The plans are shown below:



This was refused for the following reason:

The proposal is contrary to Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 and to paragraph 89 of the National Planning Policy Framework. It is considered that the proposal would be inappropriate development within the Green Belt as it meets no exceptions. Furthermore, by increasing the amount of built development on the site, it would be harmful to the Green Belt because it would not preserve the openness of the Green Belt and it would conflict with purposes of including land in the Green Belt. In addition to the harm to the Green Belt by reason of inappropriateness, the appellant has not demonstrated any very special circumstances which would outweigh the harm to the Green Belt.

The main difference between the approved application and the refused application was that the approved did not involve the demolition of the building. There had also been an approval for alterations to the building in 2014.

### *Green Belt*

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.

Para. 147 of the National Planning Policy Framework 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para.148 state that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.

Para. 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt with some exceptions. Exception (c) allows for 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.

This current proposal involves the extension of the roof of the existing building which is considered under exception paragraph 149 (c). Whilst there have been alterations to the property over the years and the garage is not an original structure, this application covers the same footprint and is the same height as that which was approved in 2014 which was considered in keeping with the property in terms of scale and proportion. It is therefore considered to be an extension or alteration of a building that does not result in disproportionate additions over and above the size of the original building.

Policy C13 of the Gravesham Local Plan 1994 carries little weight as it does not accord with the NPPF however it does form part of the Local Plan. Part (vii) states that 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. As the alterations have been granted permission within the last five years and the relevant content of the Local Plan and NPPF has not altered the proposals are considered to accord with this policy.

The proposed alterations meet exception (c) of para. 149 of the NPPF and will have no significant impact on the openness of the Green Belt.

#### Design, Character and Appearance

Shorne Mead is a large detached single family dwelling located in the Metropolitan Green Belt which is covered by an Article 4 Direction titled Court Wood – Ar/97/5. The plot currently benefits from a large triple garage with an area for storage in the roof space which is accessed via an extensive driveway, suitable for the parking of approximately six cars.

The application seeks to construct a new higher roof (approx. 1.5m) over the existing garage which will include two dormer windows in the front roof slope and a Juliet balcony on the north-west elevation. The new development will consist of a garage, garden room, garden store and WC on the ground floor and a gym, games room changing room and shower room at first floor. The main difference between the 2014 approval and the current application is the loss of a garage and alteration of dormers from hipped to flat roofs and the introduction of a garden room in place of a storage room.

In terms of character and appearance, the proposed extensions are well screened from the road and neighbouring properties. They are similar to those proposed under 20140811 apart from the design of the dormers however, no objection is raised to the flat roofs of the dormers in terms of design. Whilst the building will be approx. 1.5m higher than the existing, it is the same as which was approved in 2014 and no material planning considerations have changed since then.

It is acknowledged that the Parish Council have concerns and feel that the site is becoming over developed however the land level changes do not constitute additional volume, just more usable space, and the rear extension fell within the parameters of prior approval which can only be refused for specific reasons. The previous consent has only just expired and, as there have been no material changes to planning policy since that was approved, it would be unreasonable to refuse this identical application.

The proposed extensions therefore accord with Policies CS02 and CS19 of the Core Strategy and para. 130 of the National Planning Policy Framework 2021.

### Impact on Landscape Character

The application site falls within the Shorne Woodland landscape area. The assessment states that the sensitivity of this area is moderate and that the Planning Authority should aim to conserve and reinforce the distinctive features and elements of the landscape. Due to the residential nature of the application site and that views both within and out of the application site are limited because of the combined effect of topography and the heavily wooded character of the landscape. The development is considered to be in keeping with the Gravesham Landscape Character Assessment (2009) and therefore accords with policy CS12 of the Gravesham Core Strategy 2014.

### Amenity of Future Occupiers

The plot is large and there will be no loss of garden space due to the proposal. Therefore the amenity of the occupiers of the dwelling is protected.

### Neighbouring Amenity

The proposed development is located along the north east boundary of the property adjacent to 'Little Priory'. There is a hedge located along the boundary. Whilst the extended garage will be approx. 1.5m higher at the apex, the increase height at the eaves is approx. 0.8m higher than existing. There are habitable room windows in the front of the neighbouring property however, it is not considered that the increase in height will have a significant impact on this property and will have the same impact as that which was approved in 2014 if it had been constructed. There are three rooflights proposed in the north-eastern roof slope however these are to be fitted with obscure glass which will protect the privacy of this neighbour. A condition is recommended to ensure these remain obscure. In order to ensure there is no detrimental impact in terms of noise and activity, a condition is recommended that the building is used for garaging and as ancillary to the main property.

There are no other neighbouring dwellings within close proximity of the proposals.

The proposed development will have no significant detrimental impact on the amenity of the occupiers or neighbouring properties and therefore accords with Policy CS19 of the Core Strategy and para. 130f of the National Planning Policy Framework 2021.

### Parking and Highways

Whilst the proposal will result in the loss of garaging there is space to park at least six cars off road which meets the local and county standards and therefore no objection is raised.

### **Conclusion**

The proposed works are the same as have been previously approved, will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned policies.

### **Recommendation:**

Permit

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

|                      |                    |                     |              |
|----------------------|--------------------|---------------------|--------------|
| <b>Case Officer:</b> | Mrs Alison Webster | <b>Team Leader:</b> | Richard Hart |
|----------------------|--------------------|---------------------|--------------|

|                |                                                                                   |                |                                                                                     |
|----------------|-----------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|
| <b>Signed:</b> |  | <b>Signed:</b> |  |
| <b>Dated:</b>  | <b>7 December 2022</b>                                                            | <b>Dated:</b>  | <b>7<sup>th</sup> December 2022</b>                                                 |

Gravesham Borough Council