



Delegated Report

Householder Planning Application

Application No:	20240017
Location:	Crabbles Cottage, Pear Tree Lane, Shorne, Gravesend, Kent, DA12 3JS
Description:	Demolition of existing detached garage; erection of a two storey side extension, first floor rear extension and erection of new attached garage.
Applicant:	Mr And Mrs M Tutty-Johnson
Site Visit:	18 th April 2023

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application Form – dated 05 January 2024
- Design and Access Statement
- Supplementary Information – Preliminary Ecological Appraisal
- Supplementary Information – Area Calculations
- Supplementary Information – Appraisal of neighbouring applications

- OS Red Line Site Location Plan (unnumbered)
- Drawing No 221/56-03 – Ground Floor Layout as Existing
- Drawing No 221/56-04 – First Floor Layout as Existing
- Drawing No 221/56-05 – Roof Layout as Existing
- Drawing No 221/56-06 – Section Plan as Existing
- Drawing No 221/56-07 – Elevations Front and Side (East) as Existing
- Drawing No 221/56-08 – Elevations Rear and Side (West) as Existing
- Drawing No 221/56-17 – Block Plan as Existing
- Drawing No 221/56-25 – Isometric Projection as Existing
- Drawing No 221/56-27 – Site Layout/Footprint 1954
- Drawing No 221/56-29 – Site Layout/Footprint 2022 (Post PD Alterations)
- Drawing No 221/56-30 – Rev. A – Proposed Layout
- Drawing No 221/56-31 – Rev. A – Ground Floor Layout as Proposed
- Drawing No 221/56-32 – Rev. A – First Floor Layout as Proposed
- Drawing No 221/56-33 – Rev. A – Roof Layout as Proposed
- Drawing No 221/56-34 – Rev. A – Block Plan as Proposed
- Drawing No 221/56-35 – Section Plan as Proposed
- Drawing No 221/56-36 – Rev. A – Elevations Front and Side (East) as Proposed
- Drawing No 221/56-37 – Rev. A – Elevations Rear and Side (West) as Proposed
- Drawing No 221/56-38 – Section and Elevation (side) as Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20220896	Demolition of existing detached garage; erection of first floor extension over existing attached garage at side to form bedroom with conversion of garage to dining room; erection of two storey linked side/rear extension to form garage, snug and utility area at ground floor and bedroom/ensuite/dressing room at first floor and with general alterations upgrade.	REFUSED	21.02.2023
TH/6/73/323	Erection of double garage	PERMISSION	23.10.1973
BR/5109	Alteration of vestibule and addition of storm porch	APPROVED	03.07.1973
19540344 (TH/6/54/232)	Additions	PERMISSION	06.10.1954
19540339 (TH/6/54/227)	Additions	PERMISSION	06.10.1954

Development Plan

Gravesham Local Plan Core Strategy (LPCS) (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Design & Development Principles

Saved Policies in the Gravesham Local Plan First Review (LPFR) (November 1994):

- P3 - Vehicle Parking Standards
- 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.

Other material considerations

National Planning Policy Framework (NPPF) (2023)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed and Beautiful Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment

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)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

GBC Highways Officer – I have no objections; it is a like for like replacement dwelling. Cycle parking should be provided at the rate of one cycle parking space per dwelling.

Local Ward Councillors – No comment received.

External consultees

Kent County Council - Heritage – No comment received.

Kent County Council - Biodiversity – No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise as a result of the proposed development.

A Preliminary Ecological Assessment (PEA) or, if further surveys are required, an Ecological Impact Assessment (EclA) must assess the impact the proposed development will have on this site, as well as relevant statutory and non-statutory designated sites.

If needed, the EclA will include the following:

- Details of the impacts of development proposals on the ecological baseline established via a Preliminary Ecological Appraisal (PEA) and any additional surveys undertaken;
- Details of any necessary and achievable ecological mitigation and/or compensation measures;
- Details of ecological enhancement measures, and;
- Provision of sufficient information to determine whether the project accords with relevant nature conservation policies and legislation.

To ensure that the planning determination is adequately informed in respect of all potential ecological impacts, we advise that the EclA is sought prior to determination of the planning application. This is in alignment with paragraph 99 of ODPM 06/2005 which states "*it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision*". An EclA is a process of identifying, quantifying and evaluating the potential effects of development on habitats, species and ecosystems, so providing all ecological survey information alongside any necessary avoidance, mitigation and compensation proposals within one document.

POTENTIAL IMPACTS – As we understand this application, the proposal is for the demolition of a semi-derelict garage and the erection of side/rear extensions as well as a garage unit abutting the existing house. The footprint of the house is to rise by 37% against its current size.

The demolition of the garage could have consequences to roosting bats, as could modification of the existing pitched roof of the house, which is tiled. We understand that all mature trees and hedges on site are being retained.

Biological data must be sought at the desk stage of an ecological assessment given the proximity of the proposed development to several designated sites and protected habitats which will have the potential to support a wide variety of protected species. These are summarised below.

Designated site	Proximity	Statutory/non-statutory	Notes
Great Crabbles Wood SSSI	Adjacent	Statutory (WCA 1981)	Natural England do not need to be consulted as this is a householder application. Biological records to be sought regarding protected species. EcIA to consider.
Great Crabbles Wood ASNW	Adjacent	Statutory (NPPF, NERC 2006)	Potential for proposal to directly/indirectly impact ASNW. EcIA to consider.
Court Wood etc., Shorne LWS	Adjacent	Non-statutory	Potential for proposal to directly/indirectly impact LWS. EcIA to consider.
Thames-side Green Corridors BOA	Within	Non-statutory	Opportunities to enhance and restore biodiversity to be actively sought.

SAMMS – The proposed site is located 3.5km from the Thames Estuary & Marshes SPA/Ramsar and is therefore within the 6km zone of influence of the site covered by the North Kent Strategic Access Management and Monitoring Scheme (SAMMS). The proposed development is for an extension and includes no new dwellings. As such, no developer contributions will be required.

Shorne Parish Council – We note that previous application ref 20220896 was refused permission by GBC. There have apparently been pre-application discussions for this new application, the Parish Council was not involved or consulted.

As previously, the Parish Council has no objection to the principle of this house being updated and enlarged but has the following comments on this present proposal:

- The house is relatively small for this part of Pear Tree Lane but the residential plot is also smaller than average in depth. The applicant owns additional adjacent non-residential woodland land at the rear which is not fully shown on the site plan.
- The house is located very close to the roadway so extension and increase in bulk will impact on the street scene, however the demolition of the existing detached garage will mean that built forms become more compactly arranged.
- The house has previously been extended:
 - The original floor area of the house appears to have been about 46sqm
 - 19540339 permitted to add a ground floor bedroom and bathroom at the rear, increasing the floor area by about 24sqm or 57% more than as original.
 - 19540344, permitted additions nature unclear at present but with the same description
 - Various other alterations and additions have subsequently been made without planning permission including a detached double garage, an enlarged and then attached garage near the house, a front and north side single storey extension, a front porch and a rear single-storey extension.
- The proposal would result in a considerable increase in floor area and bulk but the

applicant references the various alterations and enlargements that have taken place to other nearby houses.

- The proposed new attached garage is set further back than the existing, which improves the parking arrangements. The mansard roof appears acceptable.
- Plans do not include any changes to the road frontage of the property or any new gates to the driveways (which would not be permitted immediately on the roadside).
- Due to the size of the proposed extensions we request that permitted development rights should be withdrawn in order to control any future development proposals.

Overall, this present application has an improved design and layout compared to the previous application and the proposal will result in an improvement in roadside appearance over the existing (particularly due to rendering and painting the existing blockwork).

Dickens Protection Society – The Society notes the site is in an area within which Green Belt policies apply. The proposal would result in significant increase in the floor area mainly at first floor level. The increase in the footprint is marginal but the overall effect is a significant increase in bulk.

At this stage the Society would not wish to lodge an objection but in view of the increase in bulk in the Green Belt, it is suggested that conditions are imposed restricting permitted development rights in order that any further proposed expansion can be controlled and judged on its merits.

Neighbouring properties

A notice was displayed on site 24th January 2024

In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 16th February 2024.

Preliminary Matters

This application follows a refusal for extensions to the dwelling (ref. 20220896). The previous application proposed “*Demolition of existing detached garage; erection of first floor extension over existing attached garage at side to form bedroom with conversion of garage to dining room; erection of two storey linked side/rear extension to form garage, snug and utility area at ground floor and bedroom/ensuite/dressing room at first floor and with general alterations upgrade*” and was refused by the Local Planning Authority on the following grounds:

1. *The proposed extensions are inappropriate development that will have an adverse impact on the openness of the Green Belt, by virtue of disproportionate scale, dominant appearance and perceived bulk. Therefore, the proposal is contrary to Policy CS02 of Gravesham's Local Plan Core Strategy (2014), saved Policy C13 of Gravesham's Local Plan First Review (1994) and Section 13 of the National Planning Policy Framework (2021).*
2. *The proposed development will add significant and disproportionate bulk to the property, by virtue of extensions that are not subordinate or subservient, introducing bulky two-storey flat roof projections and are overly dominant to the scale of the existing property. As such the proposal is considered incongruous and poor design that is contrary Policy CS19 of Gravesham's Local Plan Core Strategy (2014), Gravesham's Householder Design Guidance SPD (2021) and Section 12 of the National Planning Policy Framework (2021).*

For reference, the plans below indicate the proposed extensions to the dwelling.



In order to receive a positive outcome, this application must be considered to have overcome the previous grounds of refusal listed above.

Analysis

Site Description

Crabbles Cottage is a detached two storey dwelling located on the south side of Pear Tree Lane Shorne set within large grounds and located within a ribbon of housing in the countryside and Green Belt outside of the rural settlement of Shorne Ridgeway.

The existing dwelling, which originally dates from the 1930's, has a rendered (and painted white) exterior and plain tiled roof. It has been extended and much altered at both sides at the front with flat roofed additions and also at the rear where there is a large flat roofed rear extension beyond which is a stepped block patio area.



There is what appears to be a recent porch on the front elevation. The dwelling has three vehicle entrances to the road and there is a detached flat roofed double garage 6.2m by 6.0m, built in the early 1970's, finished in rough cast render at the west side of the frontage.



There is a flat roofed attached garage on the west side of the dwelling that appears to be of more recent origins being of unfinished blockwork (see below) or may have been an adaption of any existing side addition, although there are no planning records relating to it.



There are trees and hedges to the frontage between the various vehicle entrances. The forecourt is used for vehicle parking and manoeuvring, and most is hard surfaced laid with a type 1 aggregate finish.

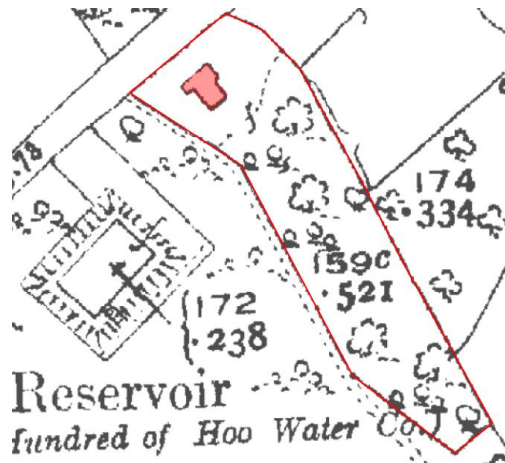
There are some outbuildings within the rear garden to the east side.

To the east of the dwelling is a much more modern large two storey dwelling (The Brindles) and to the west is a water reservoir. Opposite the application site are large detached two storey dwellings on the north side of Pear Tree Lane - Springhill and Courtwood.

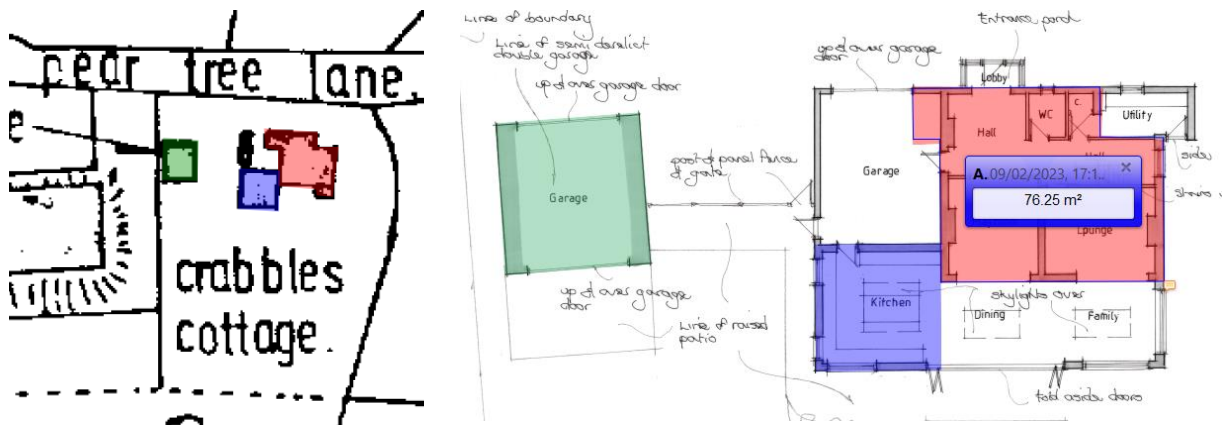
Pear Tree Lane is a local distributor road and a classified highway (C7) running between Shorne Ridgeway to the west and Higham and the A226 (Gravesend Road) to the east.

The 'Original Dwelling'

Having looked at heritage mapping (1929-1952) the original building was significantly smaller and has been enlarged to its current form:



An extension was granted permission in 1954 for a rear extension. A later application was granted for a detached garage in 1973. These applications and the supporting documents provide more information on the original property (as shown below):



Therefore, the original footprint of the property is considered to be approximately 76.3m².

Proposed Development

This application proposes to demolish the detached garage and the erection of a first floor wrap-around extension to the side and rear, with a single storey side extension to form a replacement garage.

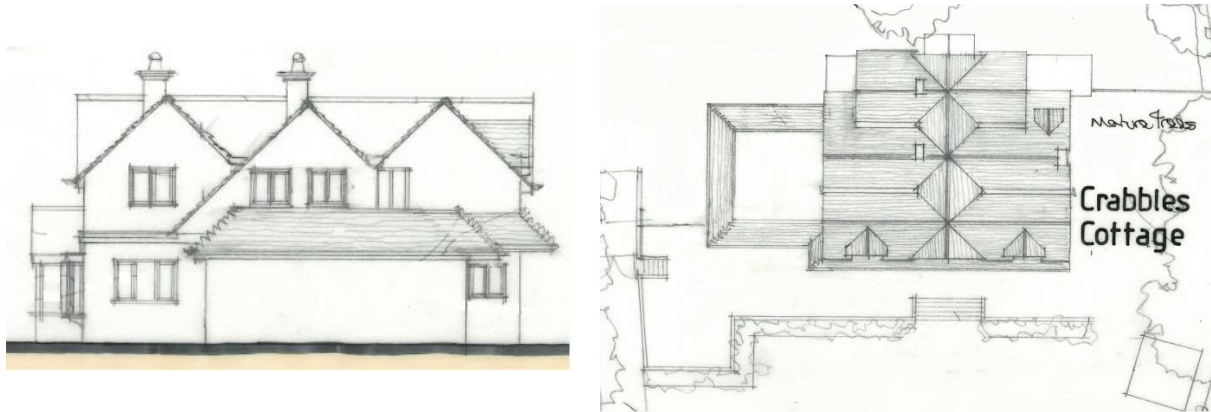
Existing



Proposed



The side extension will match the height of the existing ridge and step down to the south-western edge, with a catslide roof to reflect the existing roof form on the north-eastern side. To the rear the existing gable front would be extended through the centre, with two gable dormer windows and a new pitched roof on the existing single storey extension would be introduced. In order to accommodate the increased depth without creating a podium flat roof, a M shaped roof form would be provided with a series of valley gutters (see image below). The side extension would have a flat roof behind a false pitch wraparound roof form.



The plans also indicate the formation of an access track on the southern boundary of the site, to provide access to the woodland for maintenance. However, no details have been provided for this. Therefore, if permission is to be granted, a condition relating to details of this access will be attached to ensure that there is not significant hardstanding formed that would impact on the Green Belt or landscape.

Green Belt

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (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 LPCS.

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. Any very special circumstances?
4. Impact on the Landscape;
5. The effect on the character and appearance of the area; and
6. Other matters.

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

There are strict policy considerations within the Green Belt whereby paragraph 152 of the NPPF (2023) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 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 154 of the NPPF (2023), 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 (LPFR) (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 (2023), 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 (2023).

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 (2023) and should be afforded due weight.

	Original Dwelling	Existing Dwelling (as extended)	Proposed Extended Dwelling	% increase above original
Footprint (m²)	76.3m ²	227.4m ² (+ 151.1 ²)	236.5m ² (+ 9.1m ²)	209%
Internal Floorspace Area (m²)	123.3m ²	262.7m ² (+ 139.4m ²)	360.5m ² (+ 97.8m ²)	192.4%
Volume	-	-	-	-

The calculations demonstrate that the proposed additions to the dwellinghouse exceed the one third limit set out in saved policy C13. Therefore, in purely numerical terms, the extension is contrary to the local plan Green Belt policy, potentially representing a disproportionate increase over the original floor area of the building. However minimal footprint is being added as a result of this application compared to the existing dwelling as extended. The volume calculations of the extensions, over the original dwelling, have not been calculated in this application and will instead be visually assessed.

However, the numerical calculation forms only a part of the overall assessment. Paragraph 154 of the NPPF (2023) 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 is does not provide a figure.

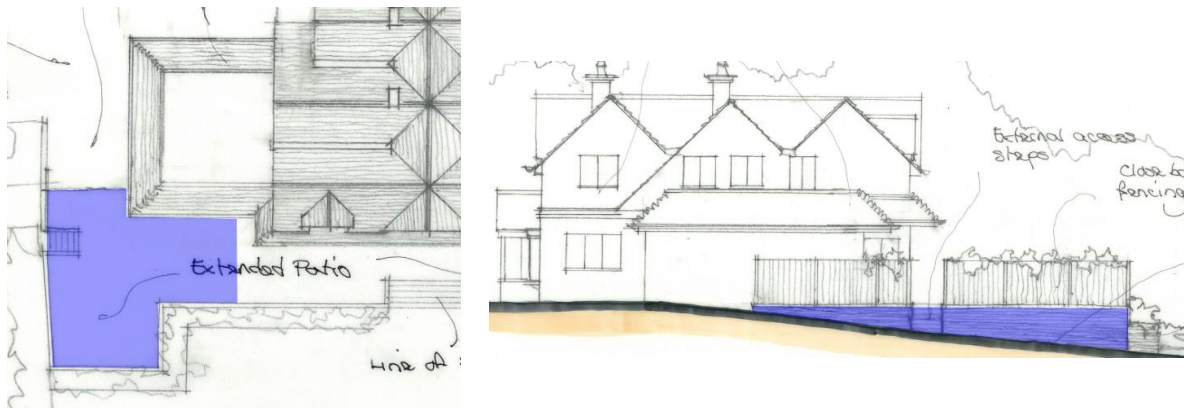
The proposed extensions do not significantly increase the footprint of the property over and above the existing levels, which have been achieved through permitted development. However, the upward side and rear extensions do increase the visual bulk. The front elevation of the proposed dwelling is symmetrical, responding to the existing catslide roof and is proportionate to the northern side, albeit not subordinate. Nevertheless, this design continuity balances the appearance and is considered to be proportionate as a result.

The first floor extensions to the side and rear introduce valley gutters and an M-shaped roof arrangement, which break up the perceived bulk of the development and are a marked

improvement on the previously refused podium/flat roof extensions. These changes to the design of the refused extensions consolidate the development within the existing footprint and limit the impact on the Green Belt and create a more appropriate and proportionate development compared to the dwelling.

It is important to note, although there is no precedent in planning, that other properties on Pear Tree Lane have been significantly extended above their original footprint and add substantially more bulk than that hereby proposed. The design approach adopted (as assessed later in this report) successfully limits the overall bulk of the extensions and consolidates the built form within the existing footprint of the dwelling and garage as existing on the site.

Lastly, as part of the development the existing raised patio will be extended to the southeast (as shown in the images below). This is an increase of approx. 60m² and does increase the built development on the site. As the property retains permitted development rights, under Class F of Part 2 the applicant could construct additional hardstanding without consent, albeit not raised as proposed. This permitted development fallback position is a material planning consideration and with the removal of Class F in conditions would limit any additional development in the future without express consent.



It is therefore considered that the proposed development would not result in a disproportionate addition to the property and as such the proposal would not be inappropriate development which is by definition, harmful to the Green Belt. It is therefore compliant to Policy CS02 (LPCS), Policy C13 (LPFR) and to paragraph 154 of the NPPF (2023).

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

Paragraph 142 of the NPPF (2023) 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 openness of the Green Belt has both spatial and visual aspects, and any new built form of development is harmful to its open character.





The proposed extensions would have a limited impact on the spatial openness of the Green Belt, by virtue of the minimal increase in footprint through the demolition and relocation of the garage. The relocation of the garage to be connected to the main dwelling serves to combine the built form and reduce the spread of development across the site. Therefore, the impact on the spatial openness of the Green Belt is considered to be minimal.

The extension to the raised patio would also have an impact on the spatial openness of the Green Belt, increasing the spread of development. However, as aforementioned above, this is a permitted development fallback and will be addressed through condition.

In terms of the visual openness, the development would increase the height of the property on the side and rear of the property at first floor level, and construct an attached garage to the side, which would have some impact on the openness. However, similar to the spatial assessment the positioning of the garage to adjoin the dwelling would limit the spread of development and create openness on the southern side of the property up to the boundary with open vistas onto the landscape beyond. Therefore, the visual impact on the openness is considered to be minimal.

Although both the spatial and visual impacts are considered to be minimal, the increase in built form is acknowledged and as such the Local Planning Authority consider it appropriate to remove permitted development rights to ensure that no additional buildings are constructed on the site without prior consent. As the property has already utilised Class D, and the extensions would not permit Class B being utilised, a condition would remove Classes A, E and F of the Town and County Planning (General Permitted Development) (England) Order 2015 as amended.

Reference back to paragraphs 152 and 153 of the NPPF (2023) informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered.

3. Very special circumstances

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances'.

4. Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Shorne Woodland landscape character area. This area is characterised by an undulating topography, chestnut coppice woodland and a strong sense of enclosure. The developments are often located around traditional village greens, are buildings have varying styles and ages with chequered brickwork and ornamental brickwork.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and

enhanced.

The Shorne Woodlands landscape area contains varied styles of building at different ages, and although the proposed property would be bulky and at a significant scale, it would not be considered to harm the character of the landscape and the materials using in its construction would match the existing palate.

5. The effect on the character and appearance of the area and landscape

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered.

The extensions have been designed to respond and reflect the characteristics of the dwelling, by mirroring the appearance of the northern side on the front elevation and extending the gable roof form through to the rear extension. These design features are well considered and create a symmetrical and balanced dwelling, complementing its original character. The extensions would be finished in matching materials which are light painted render and plain tiles, which are considered appropriate for the rural setting and will correspond to the existing dwelling.

Therefore, the design of the extensions hereby proposed are appropriate and will respond to the character of the existing dwelling, creating a balanced and well proportionate building which is finished in matching materials that are suitable within the rural setting. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

5. Other matters

Amenity of Future Occupiers

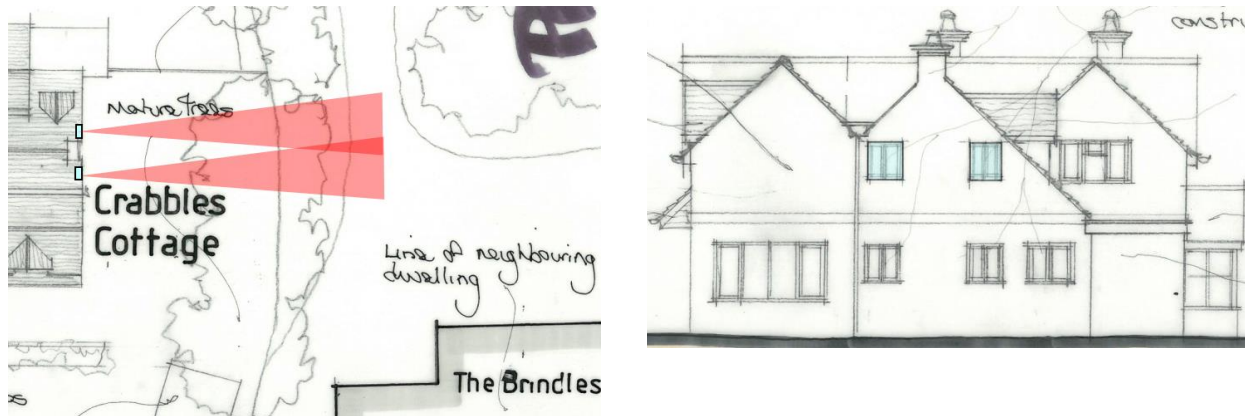
Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposal will safeguard the amenity of future occupiers. The garden is large and will not be significantly reduced as part of this development. The rooms proposed are in accordance with Gravesham's Residential Layout Guidelines (2020) and will receive sufficient natural light. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring properties and land and Section 12 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

There will be no impact on the amenity of adjoining properties in terms of loss of light, sense of enclosure or loss of outlook. In terms of privacy, although the application proposes an extension to

the existing raised patio, this is to the southern-western edge and away from the adjoining neighbour (The Brindles) and would have no impact though overlooking. The two new flank windows facing northward, towards the neighbour, would face onto the dense planting between the properties and onto the frontage of the neighbour (as shown in the image below) and are unlikely to have any impact on privacy due to the oblique angle to the front windows.



As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

The development will remove the existing detached garage and develop over space that is currently used for vehicular parking. Nevertheless, a new attached garage would be constructed and there will be space on the driveway to accommodate parking spaces, in accordance with Gravesham's adopted parking standards (SPG 4) (2006). As such, there are no objections in relation to parking or highway policy.

Biodiversity

The NPPF 2023 in paragraph 186(a) states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or as a last resort compensated for, then planning permission should be refused. Policy CS12 (LPCS) reflects this stance and states that sites designated for their biodiversity value will be protected. There will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within the Biodiversity Opportunity areas, where this site is located.

KCC Biodiversity were consulted on the application and requested a Preliminary Ecological Assessment (PEA), which was submitted by the applicant upon request. The premise of KCC requesting the PEA was due to the demolition of the existing garage and the increase in development within close proximity to designated sites and protected species.

A PEA has been submitted, which indicates that there is no evidence of roosting activity within the garage or dwelling, however this is not supported by any survey information. Therefore, it is recommended that a pre-commencement condition is attached to ensure that a bat survey is undertaken of both the existing garage and main dwelling prior to any development. Further to this, a lighting design plan is required.

Habitats for breeding birds are also present on the site and works to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season, and mitigation measures may be needed during construction. An informative to this effect should be added.

As set out in paragraph 186 of the NPPF 2023, biodiversity must be maintained and enhanced through the planning system. Additionally, the implementation of enhancements for biodiversity should be encouraged and will be conditioned.

With the inclusion of the above conditions, the development is considered to comply with the requirements of paragraphs 180 and 186 of the NPPF 2023 and CS12 (LPCS).

Conclusion:

The application has been fully considered and is in accordance with local and national planning policy.

The proposed extensions will not significantly increase the scale built form on the site, by consolidating the development on the existing footprint and relocating the garage adjacent to the dwelling. The extensions have been well-designed to reduce perceived bulk and balance the appearance of the property and are considered to be appropriate and will have limited impacts on the openness of the Green Belt. The development would be constructed in materials that match the existing dwelling and would safeguard the amenity of future occupiers and neighbouring residents, will provide adequate parking provisions and will safeguard biodiversity subject to conditions.

Therefore, it is recommended that planning permission is granted subject to conditions.

Suggested Conditions

- Time Limit
- Approved Plans
- Bat Survey
- Details of the Side Access Track
- Biodiversity Improvements
- Lighting Design
- Materials to Match
- Bathroom Windows
- Removal of Permitted Development Rights
- Use of the Garage

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 March 2024	Dated:	14 March 2024

