



Delegated Report

Householder Planning Application

Planning Application No: 20231289

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Erection of a detached double garage.

Applicant: Peter Holm

Site Visit Date: 31.01.25

Submitted Documents/Plans

Application Form
Location Plan
002 – Block Plan
003 – Plan and Elevations
Design and Access Statement
Heritage Statement

Officer Note: It is noted that the scale bar on the block plan is incorrect. For purposes of this assessment no dimensions were taken from the block plan and this plan should be used for indicative position only.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231274	Replace rear flat roof dormer with a pitched roof dormer.	Permitted	05.02.2024
20231256	Application for a certificate of lawfulness of proposed works to a listed building for the repairs and reinforcement to the existing roof.	Pending Consideration	N/A
20231172	Application for Listed building consent for the reinforcement of east masonry wall and external alterations to rear chimneys.	Permitted	08.01.2024
20231144	Application for the variation of condition 2 and 3 attached to planning reference 20230669 for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be changed for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	04.01.2024
20231130	Application for the variation of condition 2 attached to planning reference 20230670 for an application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure	Permitted	21.12.2023

	and installation of Lightning Protection System; to allow the documents and plans to be change for the roof tile manufacturer from Spicer tiles to Tudor tiles.		
20230670	Application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20230669	Erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20020165	Construction of dormer window in the rear roof slope.	Permitted	24.04.2002
20000367	Listed Building consent for erection of dormer extension and 1 no. conservation roof light in rear roof slope.	Permitted	17.11.2000
20000366	Change of use from residential accommodation for holiday letting to residential.	Permitted	18.07.2000
19990073	Listed Building consent for the conversion of stable to a holiday home.	Permitted	16.04.1999
19990072	Alterations to and change of use of stable from agricultural to residential accommodation for holiday letting.	Permitted	16.04.1999
19950543	Application for listed building consent for retention of conservatory at the rear.	Permitted	14.11.1995
19950454	Continued use of farm buildings for storage of touring caravans.	Permitted	15.09.1995
19950455	Continue use of part of former farmyard as residential curtilage.	Permitted	13.09.1995
19950457	Application for Lawful Development Certificate in respect of stationing of mobile home for residential use.	Permitted	06.09.1995
19950456	Application for Lawful Development Certificate in respect of storage of touring caravans.	Permitted	06.09.1995
19930541 and AP 1994/00007/ REF	Conversion of tack room to single storey dwelling as ancillary accommodation to main dwelling house with use of new farm vehicular access.	Refused And Dismissed as appeal	21.02.1994 and 10.08.1994
19920509	Conversion of tack room to single storey dwelling.	Refused	26.01.1993
19900883 and AP 1991/00027/ REF	Continued use of land for paintball war games and retention of a caravan and tent for use as a changing room, wc and rest area.	Refused and Allowed at appeal	30.04.1991 and 06.02.1992
19870853	Application for Listed Building Consent for demolition of existing rear extension and erection of single storey rear extension to form tack room	Permitted	11.01.1988
19870676	Erection of single storey rear extension to form tack room	Permitted	08.01.1988
19780439	Erection of an extension at 1st floor level to form a bedroom at the side	Permitted	04.07.1978

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Policy for Extensions to Dwellings in the Countryside
- TC2 – Listed Buildings

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt Land
- Section 16 – Conserving and Enhancing the Historic 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Consultations, Publicity and Representations

Consultees

Ward Councillors:

No comments received.

Meopham Parish Council:

No comments received.

GBC Conservation Officer:

I agree that there would be harm to the setting of the listed building due to the close proximity and scale of the proposed garage, along with its design which exacerbates its scale and bulk. The applicant will need to explore alternative locations possibly looking at an open carport - barn style oak framed and weatherboarded building away from the listed building.

GBC Highways Officer:

I have no highway objections, but it should be noted that the scale bar on the Block Plan, drawing, number J500 – Nurstead – Hall – 002 is incorrect by a factor of 10.

Neighbouring properties

14no. surrounding properties were consulted, and a site notice was placed on 31.01.25. The final date to submit comments ended on 23.02.2024. 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

The development would be located in the rural area, in the Green Belt. In such areas, Policy CS02 of the Local Plan Core Strategy (2014), states that development will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.

Therefore, whether the development is acceptable in principle will be dependent on the assessment of all material planning considerations. In this instance the following considerations will be made:

- Impact on the Green Belt
- Design, Character and Appearance
- Impact on the Listed Building and its setting
- Neighbouring Amenity
- Highways and Parking

Green Belt

National Planning Policy Framework (NPPF)

Paragraphs 152-156 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstances. No special circumstances have been submitted with the application as justification.

Paragraph 154 states that: *'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.'*

The relevant exception to this policy is as follows:

Paragraph 154 (c) identifies 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building', as an exception to this policy.

Gravesham Local Plan Core Strategy 2014

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised areas as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt NOT forming part of settlement inset from the Greenbelt. In this context the policy states that developments; 'will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.'

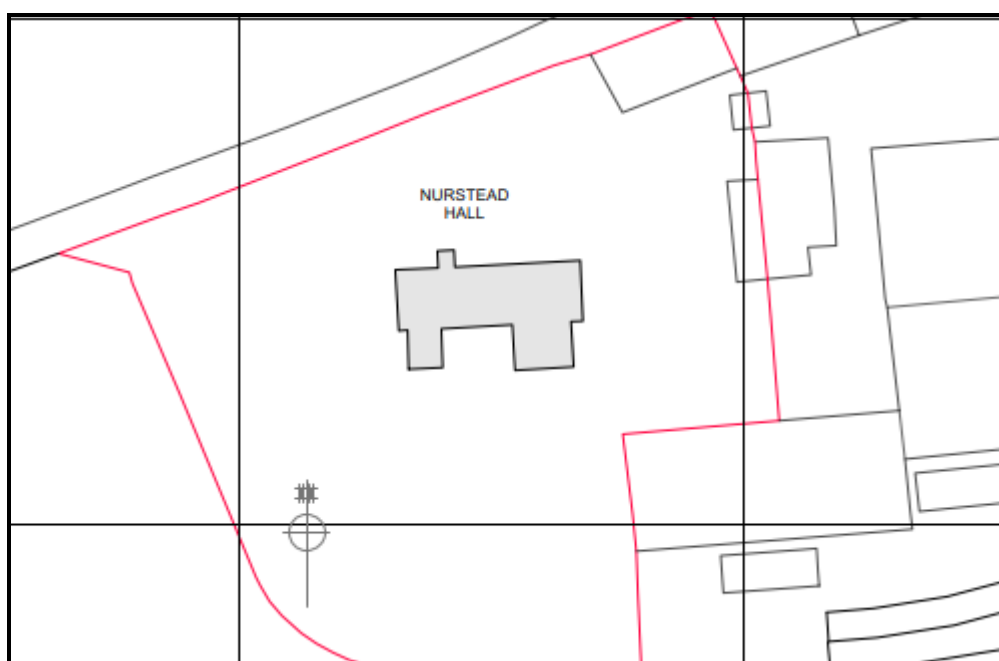
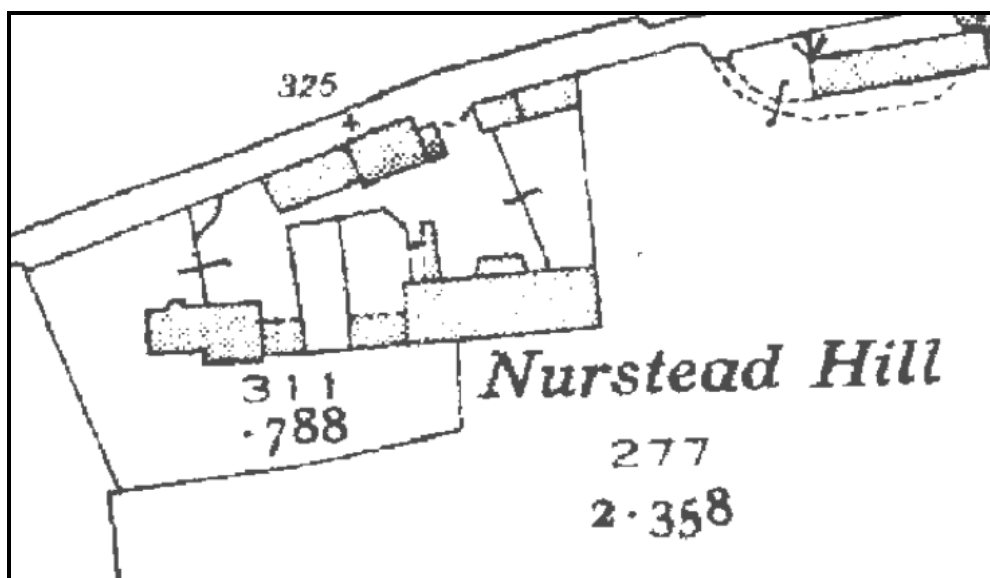
Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with Paragraphs 152-156 of the NPPF.

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

In this instance, the proposals would not result in an increase in external footprint to the main dwellinghouse. However, the garage would be considered a domestic adjunct and so should be included in the calculation of residential floorspace. The garage would have a floorspace of 60.4m².

The below 1929-1952 Heritage Map is taken from KCC's Heritage Maps. It shows that the eastern end of the building has been altered and extended in comparison to the current layout of the building, this eastern elevation is therefore modern wall.



The first-floor side extension which resulted from planning approval 19780439 had an area of approximately 18m². The approval reference 19870676 allowed a single storey rear extension with an area of approximately, 26m². At this point there were no other extensions to the rear. At some time between 1960 and 2003 a second rear extension appears on aerial views via Google Earth, but no planning consent is available for this extension. This extension has an area of approximately 15m². The original dwellinghouse prior to these extensions had a floor area of approximately 217m². The building has therefore already been extended by 59m²/ 27.2% of the original dwellinghouse. With the proposed garage as a domestic adjunct included in the floorspace calculations, the dwellinghouse would be extended by 119.4m²/ 55%. The garage addition would therefore exceed the one third floorspace allowance of policy C13. Whilst this calculation is useful as a guide, a visual assessment of the appearance of the building would also be necessary to ascertain whether the addition would be disproportionate in appearance. The following section will therefore cover, the design, character and appearance of the building.

Design, Character and Appearance and Impact on Listed Building

Impacts on Listed Building often presents in two ways; impact to the historic fabric of a building and/or, impact on the character and setting of a Listed Building. In this instance there would be no alterations to the historic fabric of the building. However, additional buildings can have an impact on the character and setting of a Listed Building.

The positioning of a garage can have a significant impact on its appearance and prominence. Paragraph 10.17 of the Householder Extensions/Alterations Design Guide states that usually garages should be positioned to the side of a dwelling. In this case the garage would be to the side of the dwellinghouse and set back from the front elevation of the dwellinghouse, which would reduce visual prominence from the streetscene. This is particularly necessary given the angled nature of the dwellinghouse and proposed dwellinghouse with the street and the lesser visibility of the dwellinghouse which is set away from the existing entrance and is sufficiently obscured by planting between the plot and the road. The position of the building would be appropriate.

Paragraph 10.18 of the Householder Extensions/Alterations Design Guide states that internal dimensions for a garage serving 2 cars should be 5.5m(length) x 6m(width). In this case the garage would be 6.6m (length) x 7.7m (width) internally. This would be above the spacing required. The building externally would be 5.1, high with a 2.5m eave height with the use of a jerkinhead/half hipped roof. When compared with the main dwellinghouse, the height and width of the garage cumulatively result in a large and overbearing outbuilding. In rural areas in particular garages and outbuilding should respond to the low form nature of development. Whilst it is considered a positive that the minimum internal sizes have been met, the exceedance of these dimensions further adds to the evidence that the building is larger than necessary. In particular the width of the building gives way to unusually thick section of walls to either side and between the doors. The use of a half-hipped roof to reflect the main dwellinghouse is also noted as an attempt to relate the building to the main dwellinghouse. However, in using a similar pitch from the eaves, the subordinate nature expected of such buildings is not evident. The roof space in the dwellinghouse is used as additional accommodation and so serves that purpose. However, such a high-level ridge height in the garage, is unjustified and unnecessary and adds weight to its excessiveness, when considering appearance. The proposed use of a white render building, although reflective of the main dwellinghouse, would have an urbanised appearance, and would not provide the appropriate level of subordination. In most cases a timber clad building would be expected.

Whilst the principle of erecting a garage is not objectionable, subject to compliance with Green Belt policies, in this instance the design needs substantial changes would be needed to make it a subservient building, appropriate to the rural setting in the Green Belt and character and setting of the Listed Building.

Green Belt

The proposed development would have a disproportional appearance in terms of its scale, and therefore would not comply with paragraph 154(c) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014). No very special

circumstances have been submitted which would outweigh the harm to the Green Belt by reason of inappropriateness. As such, as per paragraph 152 of the NPPF (2023), this inappropriate development should not be approved.

Character and Design

The proposed development would have an incongruent appearance in this rural setting and against the backdrop of the Listed Building, as a result of its scale, design and the proposed materials. It would not comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC3 of the Gravesham Local Plan: First Review (1994) and Section 12 of the NPPF (2023), in terms of design, character and appearance.

Impact on Listed Building

The proposed development would not be sympathetic to this Grade II Listed Building due to its massing, scale, appearance and materials and therefore would not comply with Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 of the Gravesham Local Plan: First Review (1994) and section 16 of the NPPF (2023) in terms of the character and setting of this Grade II Listed Building.

Neighbouring Amenity

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The position of the garage to the west of the dwellinghouse would not directly adjoin any nearby residential neighbours, given the relatively isolated nature of the site, particularly to the west of the site.

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

Highways and Parking

The proposed garage would have appropriate internal spacing for 2 vehicles. No objections are raised by the GBC Highways Officer.

Adequate vehicle and cycle parking provision would therefore be available in compliance with paragraphs 114 to 117 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposed development is considered to comprise inappropriate development in the Green Belt by virtue of its disproportional appearance in terms of its scale, and causing detriment and greater harm to the openness of the Green Belt. It would therefore would not comply with paragraph 154(c) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014). No very special circumstances have been submitted which would outweigh the harm to the Green Belt by reason of inappropriateness. As such, as per paragraph 152 of the NPPF (2023), this inappropriate development should not be approved.

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Gravesham Local Plan: First Review (1994) and Section 12 and 16 of the NPPF (2023), in terms of design, character and appearance.

The proposed development would not be sympathetic to this Grade II Listed Building due to its massing, scale, appearance and materials and therefore would not comply with Policies CS19 and CS20 (LPCS), saved Policy TC2 of the Gravesham Local Plan: First Review (1994) and section 16 of the NPPF (2023) in terms of the character and setting of this Grade II Listed Building.

Recommendation

Refusal

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	6th March 2024	Dated:	14 March 2024