



Old Rectory Luddesdown Road Luddesdown DA13 0XE38

PLANNING & DESIGN STATEMENT



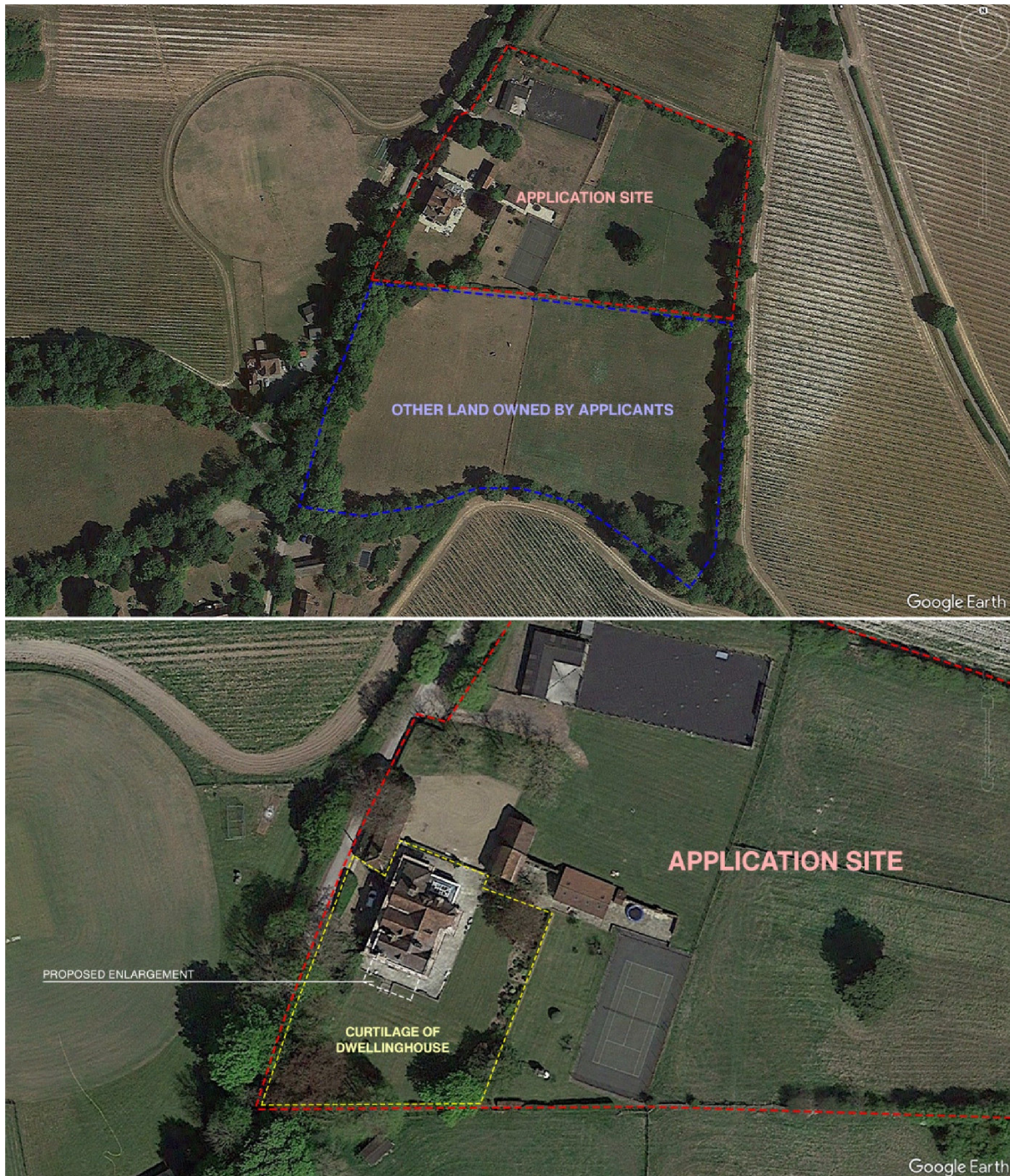
Alterations to the dwellinghouse including the installation of new timber sash windows to replace all existing windows; erection of a single-storey ground floor extension with a sunken terrace to the side of the dwellinghouse; erection of a carport at the front of the dwellinghouse.

PP-12030895
JUNE 2023

SITE AND DEVELOPMENT DESCRIPTION

- 1.1 The Old Rectory is a large, detached, 19th-century dwellinghouse located on the eastern side of Luddesdown Road. The well-defined curtilage of the dwellinghouse takes up only a small proportion of the application site, which also consists of stables, paddocks, stable buildings, tennis courts and an enclosed swimming pool (all of which are located outside of the residential curtilage). An original outbuilding is located at the front of the property, separating the curtilage of the dwellinghouse from the rest of the application site and forming a semi-enclosed courtyard at the front of the building.
- 1.2 A public footpath runs behind the application site; nevertheless, there is a substantial distance of over 100 meters between the rear wall of the dwellinghouse and the footpath. Additionally, the footpath is bordered by dense tree growth, effectively concealing the rear and side elevations of the dwellinghouse from public views. Generally speaking, the application site is reasonably well screened by hedges and trees on all sides.
- 1.3 The dwellinghouse, as originally constructed, has only once been extended in the past, namely in form of a single-storey conservatory extension at the side and rear of the property (ref: 2009/0320). Whilst planning permission was granted under 2016/0966 for the reconstruction of and extensions to the original outbuilding at the front of the property, no material start was made to the approved works and hence the permission has lapsed.
- 1.4 No structures located within the application site are subject to a local or statutory listing; furthermore, the site is not situated within a conservation area. However, it should be noted that the application site is designated as part of the Green Belt and falls within the Kent Downs Area of Outstanding Natural Beauty (AONB).
- 1.5 The application site is not subject to a Direction under Article 4 of the General Permitted Development Order 2015 (GPDO); as a result, certain extensions and alterations can take place within the confines of the curtilage of the dwellinghouse without the need for planning permission, subject to the limitations applicable to properties located within an AONB, also known as Article 3(2) land.
- 1.6 The application site is not subject to any Tree Preservation Orders. Existing trees could therefore be removed without the need for planning permission.
- 1.7 The currently proposed development is for:
 - (A) The installation of new timber sash windows to replace all existing windows attached to the dwellinghouse.
 - (B) The erection of a single-storey ground floor extension with a sunken terrace to the side of the dwellinghouse.
 - (C) The erection of a carport at the front of the dwellinghouse.
- 1.8 The building operations referred to above will take place within the confines of the curtilage of the existing dwellinghouse; as such, some of the works could be

undertaken without the need for planning permission under Article 3 of the GPDO 2015. Examples include replacement windows (provided they consist of materials similar in appearance to existing) and the laying of hardstanding anywhere within the curtilage of the dwellinghouse (subject to permeability requirements in front of the dwellinghouse).



The proposed side extension is depicted in relation to both the curtilage of the dwellinghouse and the overall application site. It is worth noting that the side section of the garden is more expansive than the rear garden, providing enhanced visual shielding and reduced exposure to surrounding views.

DESIGN AND APPEARANCE

Carport

- 2.1 It is proposed to construct a carport within the front garden area of the existing residential curtilage of the dwellinghouse. The structure will consist primarily of timber, resembling a barn-like design, and it will have an open side. Additionally, it will feature a tiled clipped gable roof consisting of natural slate.
- 2.2 The proposed eaves height will measure 2.5 metres whilst the ridge height will measure 3.9 metres. The area on which the carport is to be installed measures approximately 50 square metres which is sufficient to accommodate three cars. A planted buffer, approximately 1.5 meters wide and 5.2 meters long, will be retained between the side of the proposed carport and the public highway.
- 2.3 Paragraph (vii) of Policy C13 ('Extensions to Dwellings in the Countryside') of the Gravesham Local Plan (Saved Policies, 2014) permits the construction of "domestic garages and other outbuildings" in *principle* subject to the requirement to be "to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot".
- 2.4 In this instance, it is important to note that the carport will be constructed with lightweight materials, distinguishing it from a typical garage or outbuilding, whilst its open-sided design ensures minimal visual impact. Presently, the only parking area available *within* the residential curtilage is the uncovered section of the driveway situated in front of the building. Erecting a carport in this area will allow up to three cars to be screened from public view, thereby enhancing the overall appearance and tidiness of the front garden area.
- 2.5 The design of the carport, resembling a barn, has been chosen to ensure it blends harmoniously with the site. Although glimpses of the carport may be visible above the boundary treatment, its appearance will not appear out of place compared to the other barn or barnlike structures on the site. Furthermore, the carport will not be visible from the fields located at the rear of the dwelling house. It will be firmly contained within the "roadside" section of the application site, ensuring that it remains out of sight when viewed from the fields.
- 2.6 There is a similar carport, designed in the form of a "Kentish Barn," located on the adjacent plot known as Meadow View House (see photographs on the following page). This carport is larger in size, capable of accommodating up to 5 cars. Despite its larger scale, the structure nonetheless blends in well with the surrounding environment and does not stand out as an uncharacteristic addition to the landscape.
- 2.7 Crucially, the proposed carport will be located within the existing residential curtilage and therefore not "spill over" into the open countryside. As such, the proposals meet the 'appropriate location' requirements of paragraphs (v) and (vii) of Local Plan Policy C13.
- 2.8 The area on which the carport is to be installed measures approximately 50 square metres; in contrast, the remaining portion of the front garden would encompass an estimated area of 180 square meters. Whilst the carport installation would increase the

amount of hardstanding at the front of the dwellinghouse, it is noted that the existing landscaping could be removed and replaced with permeable hardstanding without the need for planning permission under Article 3 of the General Permitted Development Order 2015 pursuant to Class F ('hard surfaces incidental to the enjoyment of a dwellinghouse') of Part 1, Schedule 2 of the Order.

- 2.9 Consequently, the applicant is prepared to accept a planning condition requiring the submission and approval of further details relating to permeable hard surfaces, drainage as well as the landscaped buffer that is to be retained between the side of the proposed carport and the public highway (including boundary treatment).



'Kentish Barn' -styled carport at nearby Meadow View House.

- 2.10 Paragraph (ii) of Local Plan Policy C13 requires extensions to dwellings not to exceed “one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration”. Whilst domestic garages and outbuildings are not classed as extensions under Policy C13 (they are dealt with separately under paragraph vii), the applicant has nonetheless, as an extra precautionary measure, assessed the ‘floor area’ of the proposed carport as if it were an extension.
- 2.11 A detailed calculation is provided in paragraph 2.19 of this document and confirms that the surface area of the proposed carport, together with any previous or proposed extensions, would not make up more than 24.29% of the gross external floor area of the original dwellinghouse. Therefore, the proposals also adhere to paragraph 149(c) of the National Planning Policy Framework (NPPF, 2021), which stipulates that extensions and alterations to buildings within the Green Belt “must not to result in disproportionate additions over and above the size of the original building”.
- 2.12 Consequently, the installation of a carport is deemed acceptable based on design considerations and in accordance with Policy C13 of the Gravesham Local Plan (Saved Policies, 2014), as well as paragraph 149 of the NPPF.



CGI mock-up of proposed carport and side extension (for illustration purposes only); a planted buffer is to be retained at the front of the property. Note: proposed surface cover is to consist of gravel, similar to existing (as specified on submitted drawings).



CGI mock-up of proposed carport and side extension (for illustration purposes only); a planted buffer is to be retained at the front of the property along the boundary; camera position in lower image is located within existing residential curtilage (views are internal, not open to public). Note: proposed surface cover to consist of gravel, similar to existing (as specified on drawings).

Single-storey side extension

- 2.13 It is proposed to erect a single-storey extension within the existing residential curtilage to the side of the dwellinghouse. The extension will consist of materials which are sympathetic to the appearance of the host building, including exposed brickwork, a tiled pitched roof as well as timber-framed windows painted white similar in design to those found in the host building. The use of gable ends reflects the roof style of the host building
- 2.14 The proposed extension will have an eaves height of 3.5 metres and a ridge height of 5.5 metres, in contrast to the host building which has an eaves height of 5.8 metres and a ridge height of 11.5 metres. On average, the height of the proposed enlargement is no more than half the height of the host building.
- 2.15 The host building, as originally constructed, has a width of 21.3 metres at its widest point. In contrast, the proposed side extension would increase the width of the original dwellinghouse by 7 metres, representing an increase of less than one-third.
- 2.16 As a result, the proposed extension is considered subordinate in scale to the host building as originally constructed.
- 2.17 Paragraph 149 of the NPPF permits 'appropriate' extensions to dwellings located within the Green Belt provided that such enlargements do not result in "disproportionate additions over and above the size of the original building". Paragraph (ii) of Policy C13 of the Gravesham Local Plan (Saved Policies, 2014) limits householder extensions within the Green Belt to no more than 33% of the gross external floor area (GEA) of the original dwellinghouse.
- 2.18 According to historic Ordinance Survey maps and planning records, the original dwellinghouse has been extended only once since 1947, namely in form of an 'orangery' (conservatory) built with the benefit of planning permission at the rear of property (ref: 2009/0320). Whilst planning permission was granted under 2016/0966 for the reconstruction of and extensions to an original outbuilding at the front of the property, no material start was made to the approved works and hence the permission has lapsed.



Original dwellinghouse shown in blue (circa 1948)

2.19 The following table and associated diagram confirm that the GEA of the proposed side extension would constitute less than 33% of the GEA of the original dwellinghouse, even if previous orangery extension and the proposed carport (not technically classified as an extension but included in the calculations for belt and braces) are taken into account. In addition, the floor area of the original cellar has been excluded from the original GEA.

Structure	GEA	Colour on Plan
(1) Original dwellinghouse	660.11 sq.m. (*)	Blue
(2) Previous orangery extension	31.80 sq.m.	Orange
(3) Proposed side extension	73.62 sq.m.	Green
(4) Proposed carport	54.96 sq.m.	Yellow
(2+3+4) Total extensions	160.38 sq.m.	
Total extensions as % of (1)	24.29 % (**)	

(*) excl. original cellar (which measures 57.50 sq.m. GIA)

(**) excl. the carport, all non-original extensions (ex. & pro.) would make up 15.97% of the original GEA



2.20 Crucially, the proposed side extension will be located entirely within the existing residential curtilage at the side dwellinghouse (southern end); as a result, there will be no encroachment into the open countryside as required under paragraph (v) of Local Plan Policy C13.

2.21 The side garden of the dwellinghouse is deemed the most suitable location for an extension due to the following reasons:

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(i) The surface area of the side garden considerably exceeds that of the rear garden. Additionally, the separation distance between the side wall of the dwellinghouse and the furthest point of the residential curtilage (opposite to that wall) is greater compared to the equivalent separation distance at the rear of the property.

(ii) The residential curtilage of the dwelling house is divided into two distinct areas, namely the "roadside" to the west and the "open fields" to the east, along the north-south axis of the property. Placing the proposed extension at the side of the property along this axis ensures that neither realm is encroached upon. The existing views between the eastern and western sides are already considerably obstructed by plants, shrubbery, trees and the building itself. Consequently, a single-story side extension will not impede any significant views (and continue to allow views above ground floor level).

(iii) The rear elevation of the property is, relatively speaking, more exposed to open countryside views than the side elevation.

Refer to pages 4, 12 and 13 for supporting illustrations, maps and photographs.

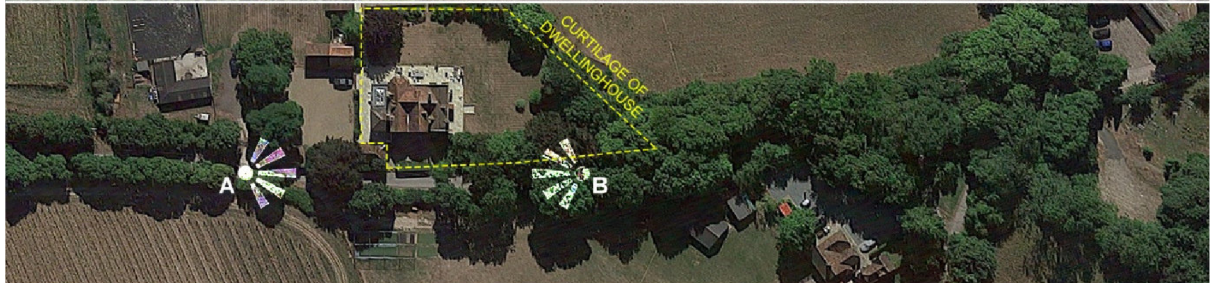
2.22 Officers are reminded that under Class A, Part 1, Schedule 2 of the GPDO 2015, a single-storey extension with a considerable width and measuring up to 4 metres in depth could be erected at the of the property without the need for planning permission. However, for the reasons outlined above, a side extension is considered more appropriate given the site context.

2.23 In light of this fallback position, the applicant is prepared to accept a planning condition restricting future extensions under Class A of the GPDO in the event that planning permission for the proposed side extension were to be granted.

2.24 Finally, it is noted that the patio proposed at the side of extension will be located below the prevalent land levels, creating a sunken terrace with very limited impact on views. Additional hardstanding could currently be installed anywhere within the residential curtilage without the need for planning permission under Class E of the GPDO. Nonetheless, the scale of the proposed sunken terrace is considered subordinate not only to the host building, but also the residential curtilage as a whole.



The extent of the curtilage of the dwellinghouse is greater at the side of the property (shown above) than at the rear of the property. The side garden is also much less exposed to open views from the rear fields.



Photographs showing the application site on approach from both ends of Luddesdown Road, demonstrating that views between the public highway and the open countryside at the rear of the dwellinghouse are already limited by virtue of plants, shrubbery, trees, buildings and other structures running parallel to the road. An extension at the side of the dwellinghouse, rather than the rear, is therefore the most appropriate form of development, ensuring minimal encroachment into the open countryside.

Window alterations

- 2.25 Most of the timber-sash windows contained within the front elevation consist of Georgian-style glazing bars; however, some windows stand out negatively because they feature different glazing patterns. These windows have been identified in the following photograph:



- 2.26 It is therefore proposed to alter the identified windows in order to match the predominant fenestration style. These works are considered an improvement over the existing arrangement.
- 2.27 The proposed replacement windows will be timber sash painted white. As such, the proposals already benefit from deemed consent under Article 3 of the General Permitted Development Order 2015 pursuant to Class A ('enlargement, improvement or other alteration of a dwellinghouse'), Part 1, Schedule 2 of that Order. The proposed alterations therefore could be undertaken without the need for planning permission.
- 2.28 On all other sides of the building, a similar melange of different window styles is evident, and it is also proposed to replace some of the nonconforming windows with windows that more closely match the predominant style.
- 2.29 Whilst the drawings indicate that the front façade is to be re-rendered and subsequently painted, the application of new render to replace the existing render is considered outside the scope of development control as it will not materially affect the appearance of the building. The subsequent application of paint is permitted development under Class C, Part 2, Schedule 2 of the GPDO.

IMPACT ON NEIGHBOURING AMENITY

- 3.1 There are no neighbouring properties within the vicinity of the proposed works. Matters pertaining to neighbouring amenity are therefore not material to the application.

OTHER MATERIAL PLANNING CONSIDERATIONS

- 4.1 Whilst part of the application site is located in an area with a high risk of flooding from surface water, there is no risk of flooding from surface water within the curtilage of the dwellinghouse (where the works are proposed). The proposed extension will therefore have no material impact on flood risk. Additional evidence in form of mapping data is contained within the submitted Flood Risk Statement.
- 4.2 There are no trees present within the side garden area where the proposed side extension will be constructed, as confirmed by satellite images and site photographs. Although the planned carport will be situated in an area currently occupied by ornamental landscaping, its construction, which involves minimal foundation works due to its lightweight nature, will not have any adverse impact on nearby mature trees.
- 4.3 It is noted that the manicured landscape area at the front of the property could be replaced with hardstanding under Article 3 of the General Permitted Development Order 2015 pursuant to Class F ('hard surfaces incidental to the enjoyment of a dwellinghouse') of Part 1, Schedule 2 of the Order. Records also confirm that the application site is not subject to a tree preservation order.



Manicured garden area at the front of the property does not contain mature trees..

- 4.4 The application is prepared to accept a planning condition requiring the approval of tree protection measures as well as details of the proposed planting buffer (approximately 1.5 metres wide) to be retained between the side of the proposed car port and the highway.

ADDITIONAL SITE PHOTOGRAPHS

6.1 Overleaf.



Front elevation of the dwellinghouse; views between the public road and the fields at the rear of the property are already limited and will not be adversely affected by the proposed development. All planting along the verge of the highway is to be retained.



A planted buffer approximately 1.5m wide is to be retained between the road and the side wall of the proposed carport. The latter will be installed within an area currently taken up by a manicured front garden (which could be turned into hardstanding under permitted development) rather than an area outside the curtilage of the dwellinghouse.



Rear elevation of the dwellinghouse seen from within the application site behind the tennis courts.



Views of the application from the fields at the rear (southern approach); due to the predominant land levels and landscaping arrangements, the proposed side extension would be barely noticeable and not dominate any views from the surrounding fields.

Note: the above photograph is taken from within the application site / private land and not from the public footpath, which is located even further to the rear. Views towards the dwellinghouse from the public footpath are not readily possible due to the distance (>100m) and obstructions, such as dense tree growth.



When viewed from the fields at the rear (northern approach), the proposed extension will be largely concealed behind the flank elevation wall of the dwellinghouse and within the confines of the current residential curtilage, thereby ensuring that its presence does not have any adverse effect on the openness of the greenbelt.

Note: the above photograph is taken from within the application site / private land and not from the public footpath, which is located even further to the rear. Views towards the dwellinghouse from the public footpath are not readily possible due to the distance (>100m) and obstructions, such as dense tree growth.



The proposed extension would be set back behind the original rear building line and therefore not visible from the standpoint shown above.