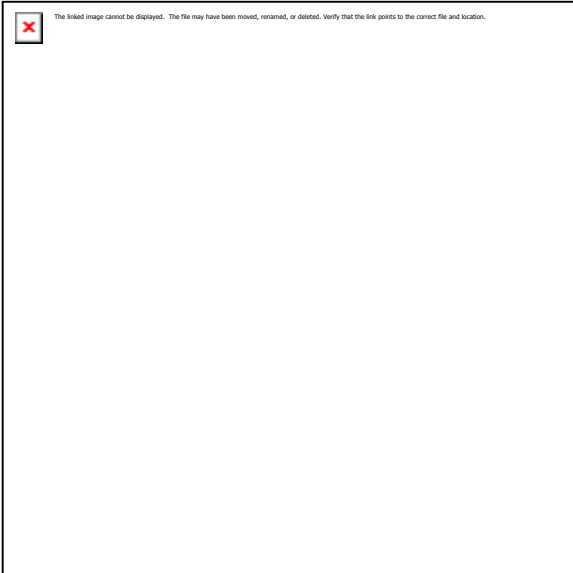




Delegated Report

Householder Planning Application

Planning Application No: 20220553

Location: White Lodge Nash Street Meopham Gravesend

Description: Erection of part single-storey rear extension, part double-storey rear extension, remodel of front entrance, front dormer and windows.

Applicant: Mr John Stevenson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 7875-PD-01 – Existing Plans and Elevations;
Drawing No. 7875-PD-02 Rev A – Proposed Plans & Elevations;
Drawing No. 7875-PD-03 Rev A – Site Location Plan & Proposed Site; and
Drawing No. 7875-PD-04 – Proposed Plans & Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20050544	Erection of single storey extension on north west side elevation to form a replacement garden room and erection of a porch at the front	Permission	12.08.2005

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Listed buildings

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC2 – Listed buildings

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)

- 2 – Achieving Sustainable Development
- 4 – Decision making
- 9 – Promoting sustainable transport
- 12 – Achieving sustainable development and well-designed places
- 13 - Protecting Green Belt Land
- 15 – Conserving and enhancing the natural environment
- 16 - Conserving and enhancing the Historic 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)

The Council has a statutory duty under 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the settling of listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Consultations, Publicity and Representations

Environment Agency

We have assessed this application as having a low environmental risk. We therefore have no comments to make.

KCC – Public Rights of Way

Public Rights of Way NU31A lies to the south east of the site and may be affected by the application. It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Neighbouring properties

The application has been advertised by a site notice and individual neighbour letters to 3 properties with an overall consultation expiry date of 24th June 2022. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

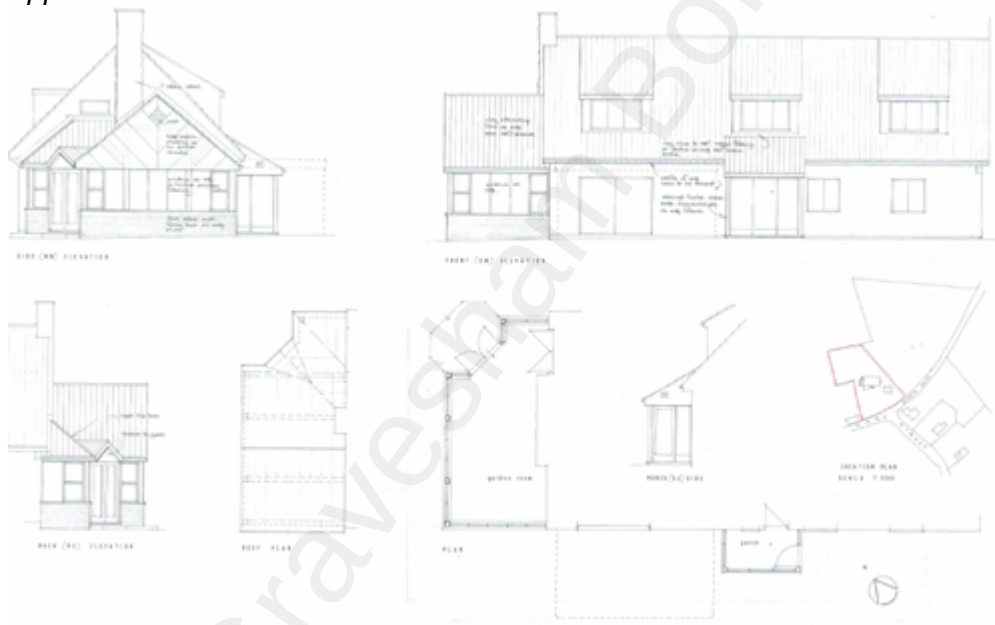
Officer's Analysis

Background

It would appear that the original dwelling was constructed some time after 1960, with no record of an exact date. Looking at the planning history, together with historic maps and plans, it would appear that it has already been extended from its original construction and that planning permission Ref. 20050544 for the *erection of single storey extension on north west side elevation to form a replacement garden room and erection of a porch at the front* was implemented and therefore does not form part of the 'original' dwelling.

It would appear the detached garage to the east of the property was constructed at similar time to the original dwelling.

Approved Plans for Ref. 20050544



The key issues in consideration of this application is whether;

- the proposal would be inappropriate development in the Green Belt and, if inappropriate its effect on the openness of the Green Belt and the purposes of including land with it;
- the proposal would impact on adjoining properties;
- the proposal would impact the living conditions of future occupiers
- the proposal would result in any parking and highway safety issues;
- the proposal would adversely impact on the landscape character of the site;

Site and Surrounding Area

The site is located in the Green Belt and in the Meopham Downs Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map and this must be the starting point for determining this application.

The application site at White Lodge, Nash Street is a detached two storey dwelling set in a large plot. The property sits at an angle to Nash Street and has extensive soft landscaping and trees to the sides and rear. The property benefits from a large detached double garage to the side and driveway providing road parking for more than three cars.



The proposal is for the erection of part single-storey rear extension, part double-storey rear extension, remodel of front entrance, front dormer and windows. The single storey element would project 3m from the existing rear elevation, be 15.64m in length, 2.99m in height with a flat roof with 2no. rooflights. The two storey section would project 3.28m from the existing rear elevation, be 7.3m wide, 3.1m in height to the eaves and 6.79m to the ridge with a gable end with Juliet balcony. The replacement porch would project 850mm from the existing front elevation, be 3.63m wide and 5.42m in height and would replace the central front dormer. The two remaining front dormers would be replaced by a more contemporary design to match the proposed porch / glazed landing area, as well as the front windows and doors being replaced. A small section of the rear dormer would be replaced by the two storey rear extension.

The proposal would extend the existing lounge / kitchen / dining area to the rear and create a pantry, utility and replacement boot room, together with reconfiguration to create a gym with en-suite within the front section of the existing lounge on the ground floor and new master bedroom with en-suite and glazed landing area on the first floor.

Existing Front Elevation

Proposed Front Elevation



Existing Left Side Elevation

Proposed Left Side Elevation



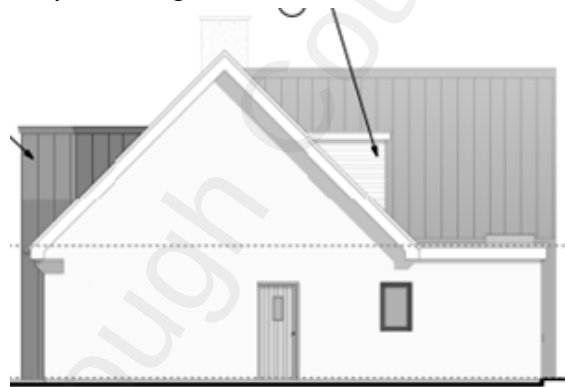
Existing Right Side Elevation



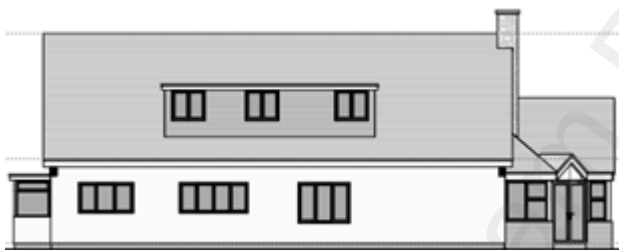
Proposed Right Side Elevation



Existing Rear Elevation



Proposed Rear Elevation



The appropriateness of the development within the Green Belt

Inappropriate development in the Green Belt is development that by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 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.

The NPPF (2021) notes that 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 permanence. At paragraph 138 the NPPF (2021) lists the 5 purposes which the Green Belt serves. Of particular relevance in this case is that it assists in safeguarding the countryside from encroachment.

The NPPF (2021) makes it clear that new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions (paragraph 149). The listed exceptions include 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.

Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014) (LPCS) prioritises development in the urban area as a sustainable location for development. In the rural area it 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 (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in (LPCS).

Furthermore, Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) (LPFR), which relates to extensions to dwellings in the countryside, sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2021), the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with paragraph 149 the NPPF (2021).

In particular Policy C13 (LPFR) 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 (2021) and should be afforded weight.

In determining proposals for residential extensions in the Green Belt an assessment will be made against the impact of the 'original' existing development. The original building is the building as it existed on 1 July 1948, however, for older homes constructed prior to July 1st, 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date. Any additions that have occurred since the 'original' dwelling date are considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed. The reason for this is small reductions in openness, repeated many times, can have a cumulatively detrimental effect.

The existing dwelling in this case has been extended since its original construction, as laid out within the Background section. The following calculations show the dwelling as built, the existing extensions and the proposed.

Existing dwelling (as built)

Ground Floor: 109.48m²

First Floor: 85.17m²

Total: 194.65m²

Existing Extensions

Garden Room: 20.85m²

Porch: 3.28m²

Total floor space increase from dwelling as built: 24.13m²

Total Overall Floorspace: 218.78m²

Percentage increase over original dwelling: 12.39%

Proposed Extension

Ground Floor: 44.67m²

First Floor: 18.04m²

Total floor space proposed: **281.49m²**

Total floor space increase of proposed extension over original dwelling: **32.22%**

Total floor space increase of existing and proposed extensions over original dwelling: **44.61%**

Saved Policy C13 (LPFR) provides the local interpretation of national policy and states there will be an

overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.

In this case the increased floorspace exceeds the one third limit and therefore is not within the parameters set by Policy C13 (LPFR). Therefore, it will be necessary to assess the proposal on the overall effect on the existing bulk and appearance of the dwelling.

The original dwelling was a two storey detached dwelling with the first floor windows being single pitch roof dormers to the front and a modest central box dormer to the rear, giving the property a more chalet bungalow type appearance. It has been extended on to the side and front which has already increased the external footprint. The proposed part single, part two storey rear extension and alterations to the front entrance have an external footprint of 77.39m². In addition, the gable end design of the two storey extension and the changes to the existing dormers and entrance are of a contemporary design and create additional bulk to the roof and therefore the proposals would not appear as a modest extension/alterations. It is therefore considered that the proposed extension, in addition to exceeding the one third limit set out in Policy C13 (LPFR), it would also result in an increase in the bulk and appearance of the dwelling. As such it is considered that the proposed development would result in a detrimental impact in terms of bulk or appearance of the dwelling.

In summary it is considered that this extension is contrary to local and national planning policy.

Impact on openness and the purposes of the Green Belt

Having determined that the proposal is an inappropriate development in the Green Belt, it is necessary to assess the effect on the openness and the purposes of including land in the Green Belt. The NPPF (2021) notes that 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 permanence.

The proposed rear extensions would project approx. 3m from the existing principal rear elevation. Looking at the original property, which had an external footprint of 125.65m², the proposed external footprint, including the existing extensions, would have a footprint of 199.36m², a cumulative increase of 58.66% above the original property, resulting in material harm to the openness of the Green Belt and would represent encroachment into the countryside.

Therefore, the proposal is considered to be contrary to Policy CS02 (LPCS) and Section 13 of the NPPF (2021).

External works

It has been stated on the application form and submitted drawings, that external wall materials would match the existing, however the proposed roof alterations would change from red/brown concrete pantile to slate tiles and the proposed would change from brown upvc to grey aluminium.

Satellite View



Character and appearance

The application property is located on the corner of Nash Street within the Green Belt. The property is located at an angle and is highly visible from Nash Street but has mature trees and landscaping to the sides and rear. The proposed single storey rear extension would have a combination of flat roof and gable end with Juliet balcony. The proposed design and materials would introduce contemporary features to the property. Paragraph 10.3 of the Householder Extensions/Alterations Design Guide SPD (2021) states that *taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.* In terms of materials; *matching external materials and window / door frames is especially relevant for two storey extensions.* Whilst the proposed two storey rear extension has a ridge height lower than the main roof, the combination of the gable end design and materials that differ from the host dwelling would result in a prominent addition to the property. This is also reflected with the proposed alterations to the porch and front dormers. As such, it is considered that the proposal does not accord with the guidance laid out in the Householder Extensions/Alterations Design Guide SPD (2021). Overall it is considered that the proposed extension would result in an increase in the bulk and scale of the host property and would not result in modest addition to the host dwelling as originally constructed.

Taking account of all the above, it is considered that the proposal would be contrary to Policies CS02 and CS19 (LPCS), Sections 12 and 13 of the NPPF (2021) and the Householder Extensions/Alterations Design Guide SPD (2021).

Policy CS20 of the Council's Core Strategy and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994 are also relevant. Policy CS20 of the Core Strategy places a high priority on the preservation, protection and enhancement of the Council's heritage and historic environment. Policy TC2 of the Gravesham Local Plan First Review 1994 sets out the Council's approach to applications affecting listed buildings. It states that the primary consideration in the assessment of applications involving alterations or extensions to listed buildings or affecting the setting of listed buildings will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials. Policy TC3 of the Gravesham Local Plan First Review 1994 requires that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

The application property is adjacent to Tudor Cottage, a Grade II Listed Building and therefore the impact of the proposal on the setting of a listed building must be considered. Tudor Cottage is located to the west and is separated by mature hedging. The properties are set approximately 31m apart and the majority of the development is to the rear of White Lodge.

In respect of character, appearance and heritage, the application property and the location of the proposed

extensions are set sufficiently away from the listed building to not result in a negative impact. The proposal is therefore compliant with Policy CS20 of the Local Plan Core Strategy and saved Policy TC3 of the Local Plan First Review.

Impact on future occupiers

The revised NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The proposed development would not have a detrimental impact on the living space of the main dwelling and as such accords with Policy CS19 (LPCS).

Impact on neighbouring properties

The impact on neighbouring properties is considered with regard to criteria specified within Policy CS19, which states 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.

Given the separation distance between properties and the scale of the proposal, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing. No objections have been received. As such the development is in accordance with Policy CS19 (LPCS) in respect of the living conditions for neighbouring properties.

Parking and Highways

The proposal would result in an additional bedroom, however the existing garage and driveway provide parking for more than three vehicles and therefore the development would accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS11 (LPCS).

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south, broader irregular shaped fields to the north, with narrow lanes and road lined with hedgerows. The condition is good and the guidelines are to conserve and reinforce.

Due to the layout of the site, position of the proposed extension and surrounding built form, it is considered that there would be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Conclusion & Recommendation

For the reasons given above, the proposed extensions would result in a detrimental impact on the dwelling and character of the area, in particular the Green Belt and is considered to be contrary to local or national planning policy and is therefore recommended for refusal.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	20 th July 2022	Dated:	20 th July 2022

Gravesham Borough Council