

Delegated Report

Householder Planning Application

Planning Application No: 20230784

Location: Trelights Round Street Cobham Gravesend

Description: Erection of a single storey rear extension.

Applicant: Mr And Mrs Bedwell

Site Visit Date: 28/7/23

Submitted Documents/Plans

- Application Form
- Drawing No: BA 23-19-01 (Existing Proposed Plans, Elevations, Block Plans and Location Map)

Relevant Planning History

No relevant planning history.

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

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- 2 – Achieving Sustainable Development

- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Cobham Parish Council

No objections.

Local Ward Councillors

No comments received.

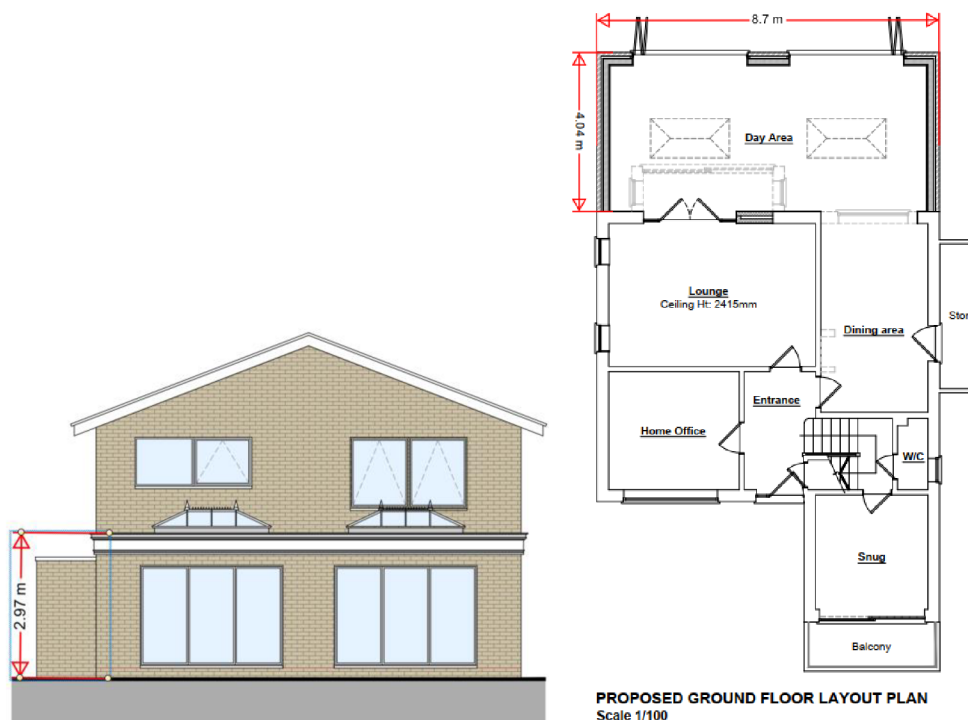
Neighbouring properties

The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 25th August 2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension.



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 of the National Planning Policy Framework (NPPF) 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 (2023) 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 National Planning Policy Framework (2023) 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 National Planning Policy Framework (2023) 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 the Local Plan Core Strategy 2014.

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 National Planning Policy Framework (2023), the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with paragraph 149 the National Planning Policy Framework (2023).

In particular Policy C13 Local Plan First Review 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 National Planning Policy Framework (2023) 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 not been previously extended and so the proposed extension footprint will be calculated to ascertain whether the 1/3 allowance has been exceeded.

Existing dwelling (as built)

Ground Floor: 84.11m²

Proposed Extension

Ground Floor: 114.81 m²

Total floor space increase from dwelling as built: **30.7m²**

Total floor space proposed: **114.81m²**

Total floor space increase of proposed extension over original dwelling: **30%**

Saved Policy C13 of the Local Plan First Review 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 does not exceed the 1/3 limit and is within the parameters set by Policy C13 of the Local Plan First Review.

Impact on openness and the purposes of the Green Belt

Paragraph 137 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.

By virtue of extending the property and adding an extension, the new built form of development will have some impact on the openness on the Green Belt, however in this instance the degree of harm is minimal due to the single storey nature of the rear extension and it's relative proximity to adjacent properties.

It is therefore considered that given the only slight increase in the overall footprint the proposal does not result in any material harm to openness of the greenbelt.

Character and Appearance

The application 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.



The property is a detached house which has not been previously extended. The proposal seeks a standard single storey rear extension which is not liable to impact the main street scene as the extension would not be visible from a public vantage point. The neighbouring properties have similar extensions and so the proposed is not considered an out of character addition.

It is noted from the plans the proposal would introduce two windows in the north west elevation at ground floor level which would serve a lounge. The introduction of such windows may impact neighbouring privacy, however this will be determined under the neighbouring amenity section of this report.

The proposed extension will be constructed using materials to match the host dwelling and is considered appropriately designed. The extension is a subservient addition to the host dwelling and complies with the requirements of CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

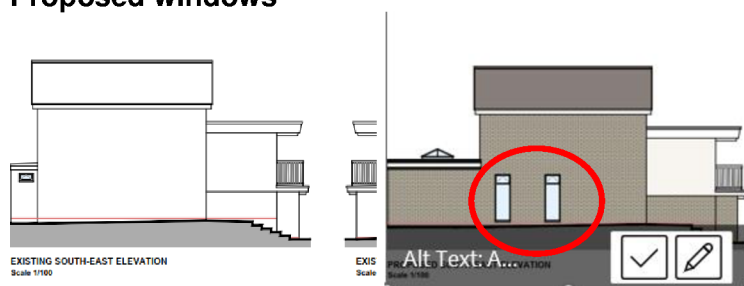
The proposed development would not have a detrimental impact on the living space of the main dwelling, and there will be sufficient private amenity space post development and as such accords with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

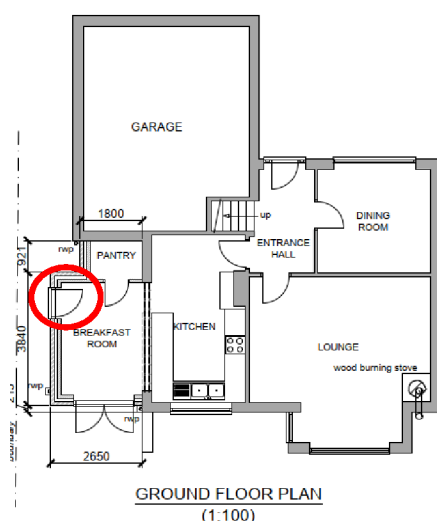
Given the separation distance between properties and the scale of the proposal, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing to neighbouring properties. No objections have been received.

It is noted the proposal would result in the introduction of two new windows in the north west elevation which would directly face towards Wellfield. It is noted from a previous planning application that Wellfield does not have any windows in the elevation facing Trelights however there is a door serving a breakfast room, however the door is not the only source of light and appears purely as an access and so these windows are not liable to harm privacy to this property. There is also a fence between the properties which will safeguard amenity in terms of privacy, due to the windows being at ground level only.

Proposed windows



Floor Plans for Wellfield



In order to further maintain neighbouring privacy a condition will be imposed to ensure no window or door openings are created in either flank elevation of the extension should permission be forthcoming.

As such the development is in accordance with Policy CS19 of The Local Plan Core Strategy 2014 in respect of the living conditions for neighbouring properties.

Parking and Highways

The proposal will not impact any existing parking arrangements and so there are no concerns in this regard.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the National Planning Policy Framework (2023) 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. 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 of The Local Plan Core Strategy 2014 and Section 15 of the National Planning Policy Framework (2023).

Conclusion & Recommendation

The proposal is recommended for permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12 th September 2023	Dated:	12 September 2023