



Delegated Report

Householder Planning Application

Planning Application No: 20211559

Location: Woodside Foxendown Lane Meopham Gravesend

Description: Erection of dormer extension to the front and side elevations, rooflights to the main roof, canopy to the entrance door and new external entrance door, installation of new roof covering throughout. Internal alterations including new door and window opening to the rear and side elevations, with a raised decking to the rear

Applicant: Mr Brian Cato

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form received 21st December 2021;
Drawing No. MBCS21-27/APL001 P1 – Location Plan received 21st December 2021;
Drawing No. MBCS21-27/APL002 P1 – Proposed Site Plan received 21st December 2021;
Drawing No. MBCS21-27/APL003 P1 – Existing Site Plan received 21st December 2021;
Drawing No. MBCS21-27/APL010 P1 – Existing Ground Floor Plan received 21st December 2021;
Drawing No. MBCS21-27/APL011 P1 – Existing First Floor Plan received 21st December 2021;
Drawing No. MBCS21-27/APL012 P1 – Existing Roof Plan received 21st December 2021;
Drawing No. MBCS21-27/APL013 P1 – Existing Front & Side Elevations received 21st December 2021;
Drawing No. MBCS21-27/APL014 P1 – Existing Rear & Side Elevations received 21st December 2021;
Drawing No. MBCS21-27/APL020 P1 – Proposed Ground Floor Plan received 21st December 2021;
Drawing No. MBCS21-27/APL021 P1 – Proposed First Floor Plan received 21st December 2021;
Drawing No. MBCS21-27/APL022 P1 – Proposed Roof Plan received 21st December 2021;
Drawing No. MBCS21-27/APL023 P1 – Proposed Front & Side Elevations received 21st December 2021;
and
Drawing No. MBCS21-27/APL024 P1 – Proposed Rear and Side Elevations received 21st December 2021.

Relevant Planning History

App. Ref. No.	Description	Status	Date
19970244	Erection of single storey rear extension to form enlarged hall and shower room/w.c.and construction of a dormer extension in the side roof slope.	Permission	27.06.1997
19780509	Demolition of existing garage and erection of two storey extension at side to form double garage and dining room with three bedrooms over	Permission	22.06.1978
19780231	Demolition of existing garage and	Refused	17.05.1978

erection of two storey extension
comprising double garage dining
room and wc with three bedrooms
bathroom and dressing room over

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

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

- C13 – Extensions to Dwellings in the Countryside
- P3 – Vehicle Parking Standards

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.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objection to this planning application.

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters.

Neighbouring properties

Consultation was undertaken by the displaying of a site notice and individual neighbour letters sent to 3

surrounding properties with an overall expiry date of 21st January 2022. No representations have been received.

Two Ward Councillors for Meopham North Ward were also consulted and again, no letters of representation were received.

Analysis

Background

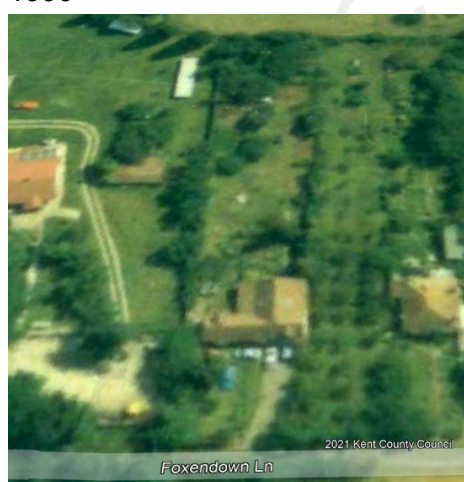
There does not appear to be a record of planning permission for the original property, however from the planning history, planning permission was granted in 1978 for demolition of existing garage and erection of two storey extension at side to form double garage and dining room with three bedrooms (Ref. 19780509). Unfortunately, plans are not available to show the original property and satellite images are inconclusive.

Satellite Images

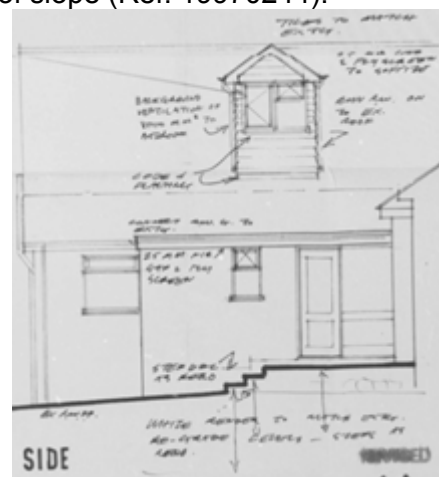
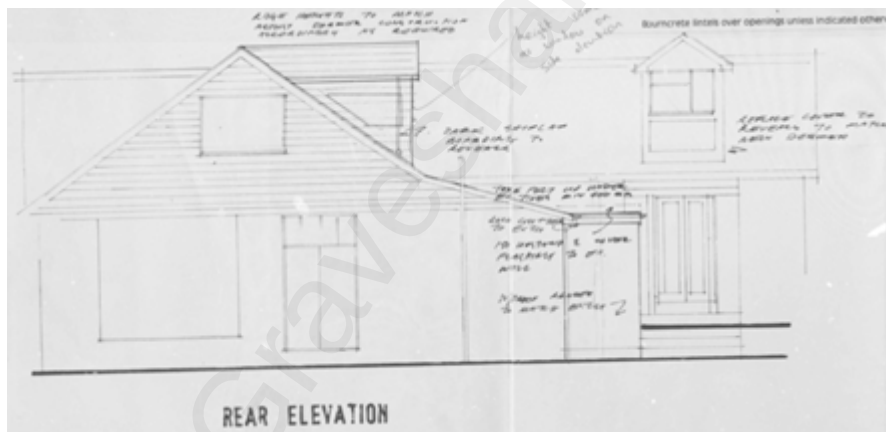
1960



1990



In 1997, permission was granted for the erection of a single storey rear extension to form enlarged hall and shower room/w.c. and construction of a dormer extension in the side roof slope (Ref. 19970244).



Therefore, with the exception of the rooms above the double garage and the single storey single storey rear extension and dormer extension in the side roof slope, and without evidence to the contrary, the original property will be considered to include the double garage to the.

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 Location and Surrounding Area

The site is located in the Green Belt and in the Harvel Wooded 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 Woodside, Foxendown Lane is a detached bungalow set in a large plot. The property has been extended into the roofspace with single gable dormers to the front, rear and side to create four bedrooms. The property benefits from an integral double garage and extensive driveway for more than three vehicles.

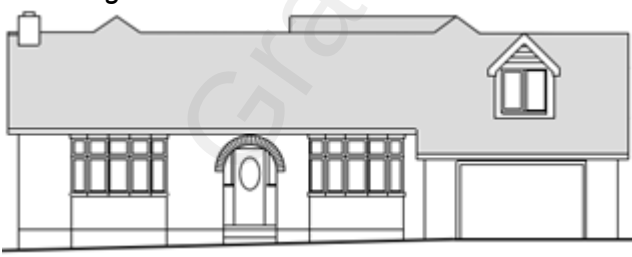


Proposal

The proposal is for the erection of dormer extension to the front and side elevations, rooflights to the main roof, canopy to the entrance door and new external entrance door, installation of new roof covering throughout. Internal alterations including new door and window opening to the rear and side elevations, with a raised decking to the rear. The 2no. front dormers would each measure 1.88m wide, 2.18m high and would project approx. 2.04m from the existing roofslope. The west facing side dormer would measure 2.26m wide, 3.08m high and would project approx. 4.33m from the existing roofslope. All the dormers are of gable design. The 2no. rooflights would be on the east facing roofslope either side of the existing side dormer. The entrance canopy would project approx. 1.16m from the existing front elevation and 4m in height with a gable roof. The raised deck would measure approx. 820mm at it's most, decreasing to 700mm at the rear elevation and would project approx. 1.8m from the existing rear elevation.

The proposal would result in a first floor bathroom and dormers and rooflights to the existing bedrooms.

Existing Front Elevation



Existing Side (east) Elevation

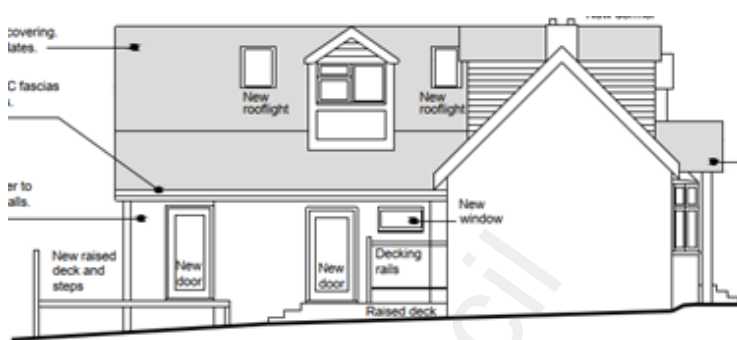
Proposed Front Elevation



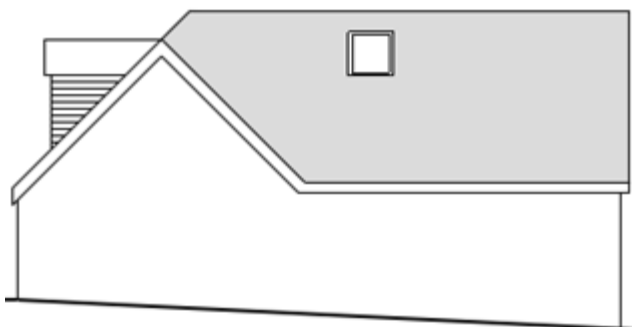
Proposed Side (east) Elevation



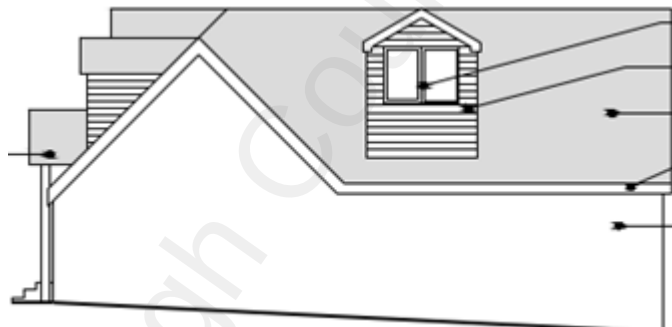
Existing Side (west) Elevation



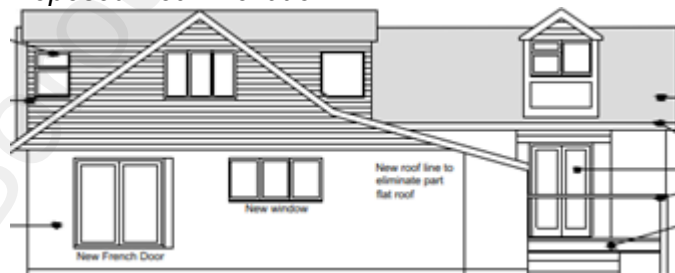
Proposed Side (west) Elevation



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 previously by replacing the garage to the side, dormers and habitable rooms within the roofspace and single storey side/rear extension.

Existing dwelling (as built)

Ground Floor 146.18m²

First Floor 78.67m²

Total floor space: 224.85m²

Existing Property (as extended)

Ground Floor 155.35m²

First Floor 83.93m²

Total floor space: 239.28m²

Total floor space increase 14.43m² (6.4% over original dwelling)

Proposed Roof Alterations

Ground Floor N/A

First Floor 7.7m²

Total floor space increase 91.63m²

Total floor space proposed: **246.98m²**

Total Percentage Increase of Floorspace (over original dwelling): 9.84%

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 is within the one third limit and therefore is accords with the parameters set by Policy C13 (LPFR). It also complies with section (c) of paragraph 149 of the NPPF (2021) in terms of being an extension that does not result in a disproportionate addition over and above the

size of the original building. The proposed dormers and front canopy are modest and do not add excessive volume to the dwelling. The overall ridge height of the dwelling is not changing.

Furthermore, Policy CS19 of Gravesham Core Strategy (LPCS) 2014 require new development to be visually attractive, fit for purpose and locally distinctive. This proposal therefore meets the requirements of CS19 (LPCS) as well.

In summary it is considered that this extension complies with local and national planning policy.

Impact on openness and the purposes of the Green Belt

Having determined that the proposal is an appropriate 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 would only result in an external footprint increase of the front canopy and only the proposed raised decking would project further to the rear of the existing dwelling. The dormers are modest and do not add excessive bulk. As a result, it is considered that the proposal does not result in any further material harm to the openness of the Green Belt and or represent encroachment into the countryside.

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

External works

It has been stated on the application form that the proposed external materials would be new white render to the existing walls, new grey UPVC fascias and soffits, new grey windows, hardiplank cladding to new dormers and replacement of the whole roof covering with artificial slates. In this location where there is no uniformity and taking into consideration the existing materials, there is no objection in the use of these materials.

Satellite View



Character and appearance

The application property is located centrally within Foxendown Lane surrounding by mature landscaping and is set back from the road and views of the property are mainly only be afforded when directly in front. The design elements of the host dwelling, such as the gable roof style and materials of the existing dormers, have been reflected within the proposed and as such it is considered that the impact of the

proposals on the streetscene is minimal. Furthermore, there is no uniformity of property design within the local area. The dormers and front canopy are modest and do not result in a bulk addition to the property. Overall it is considered that the dormers, canopy and raised decking to the rear are modest additions to the dwelling that would not detract or result in a detrimental impact on the host property.



Taking account of all the above, it is considered that the proposal would accord with Policies CS02 and CS19 and Section 12 of the NPPF (2021).

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. The west facing side dormer would afford direct views over the side of the adjacent dwelling, Alandale, however it serves a bathroom and a condition of obscure glaze and being non-openable above 1.7m internal height will be imposed to protect the privacy of both occupier and neighbour amenity. The front dormer would only afford views over the front of the host dwelling. Furthermore, 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 application site benefits from a substantial size drive-way with vehicle access to the north of the dwelling and the proposal would not result in an increase in the amount of bedrooms and therefore would not result in any impact on the parking provision of the property. It is considered the proposal would meet all parking requirements.

In respect of parking and highway safety, the proposal is considered to accord with Policy CS11 (LPCS) and Saved Policy P3 (LPFR).

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.

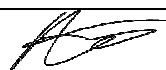
The application site is located within the Harvel Wooded Downs Landscape Character Area. The topography is varied with steep valley sides and plateaux. The area is characterised by large areas of uninterrupted dense and ancient woodland, chestnut coppice and small paddocks and pasture.

Due to the nature of this proposal there will 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 dormers, front canopy and raised decking would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	15 th February 2022	Dated:	15 th February 2022