



Delegated Report

Householder Planning Application

Planning Application No: 20211556

Location: Atlantis Chalk Road Higham Rochester

Description: Erection of single storey rear and side extensions, with internal alterations.

Applicant: Mr Robert Kindred

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 20th December 2021;
Drawing No. ATLANTIS-01 Rev A – Existing Floor Plan, Block Plan & Roof Plan received 20th December 2021;
Drawing No. ATLANTIS-02 Rev A – Existing Elevations received 20th December 2021;
Drawing No. ATLANTIS-03 Rev A – Proposed Floor Plan, Block Plan & Roof Plan received 20th December 2021; and
Drawing No. ATLANTIS-04 – Proposed Elevations received 20th December 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20160582	Raise ridge height to facilitate second storey and new front porch.	Refused	29.12.2016
19940199	Change of use from part residential and part agricultural to fully residential.	Permission	20.06.1994
19550159	Erection of an agricultural bungalow and private garage	Permission	11.04.1956

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
- P3 – Vehicle Parking Standards

- T1 – Impact of Development on Highway Network

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.

- 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters.

Higham Parish Council

No comments received.

Neighbouring properties

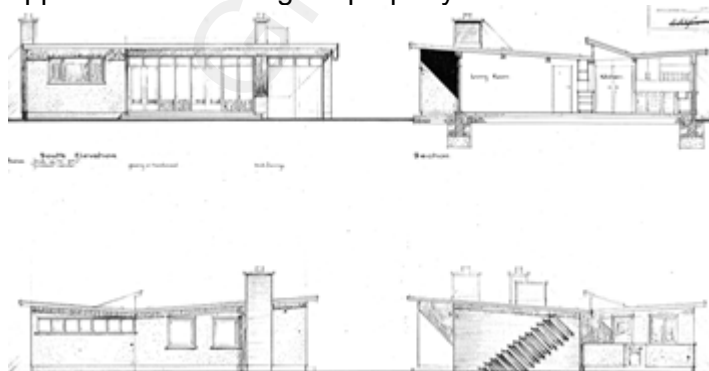
The application has been advertised by individual neighbour letters to 14 properties, and also notices on site, with a consultation expiry date of 21st January 2022. No letters of representation have been received.

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

Analysis

Background

From the planning history, planning permission was granted for the erection of an agricultural bungalow and private garage in 1956 (Ref. 19550159). The property was granted a change of use to fully residential in 1994 (Ref. 19940199). It would appear from the plans available that the property that was constructed is in accordance with approved plans for application reference 19950159, and with the exception of the conservatory to the side/rear that is to be demolished as part of the current application, the property appears to be the original property.



There does not appear to be any history in relation to the conservatory.

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

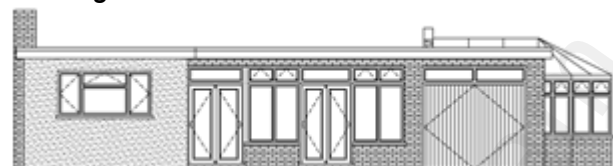
The site is located in the Green Belt and in the Higham Arable Farmlands Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map and this must be the starting point for determining this application.

The application site at Atlantis, Chalk Road is a detached bungalow set in a large plot. The property benefits from off road parking to the front for more than three cars and two detached outbuildings to the rear.

Proposal

The proposal comprises of the removal of the existing conservatory and for the erection of single storey rear and side extensions, with internal alterations. The single storey rear extension would project approx. 4m from the existing principle rear elevation, be 9.53m wide and 2.84m in height with a flat roof. The single storey side extension would project approx. 4.76m from the existing principle side elevation, be 6m in length and 2.84m in height with a flat roof. The proposed works would result in a new kitchen/dining area, utility room, relocation of the lounge and allow for a reconfiguration of the floor layout for one additional bedroom with en-suite.

Existing Front Elevation



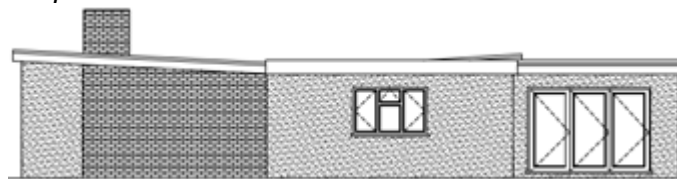
Proposed Front Elevation



Existing Side Elevation



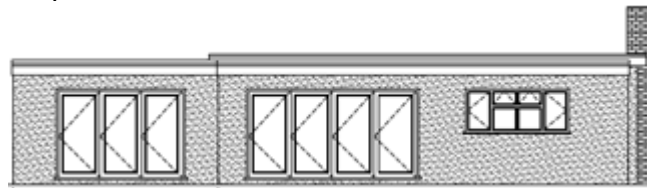
Proposed Side Elevation



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 appears to have been extended by way of the side/rear conservatory, however this is being demolished as part of the proposal.

Existing dwelling (as built)

114.21m²

Proposed Extension

Lounge 20.57m²

Kitchen/Dining 33.29m²

Total floor space proposed: **53.86m²**

Total floor space increase of proposed extension over original dwelling: **47%**

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 significantly 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 existing dwelling is a detached bungalow with a shallow butterfly design roof with a large conservatory to the side/rear that does not appear to benefit from planning permission. The existing conservatory, which is to be demolished has an internal footprint of 24.84m² and is quite prominent due to the ridge height protruding above the flat roof of the front elevation. The proposed rear extension would not be visible from the front and the side extension would project less to the side than the existing conservatory. Whilst the proposal would result in an increase above the one third limit set out in Policy C13 (LPFR), the flat roof design, together with being less visible from the streetscene would result in a form of development more in keeping with the host dwelling and would have less bulk and impact due to the lower roof height. As such it is considered that the proposed development would not result in a detrimental impact in terms of bulk or appearance of the dwelling.

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 extension would only project approx. 4m from the existing principal rear elevation. The side extension would only project 4.7m which would face onto the adjacent site. Furthermore, the existing conservatory extends to the rear by 2.73m. As a result, it is considered that the proposal does not result in any further material harm to the openness of the Green Belt 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 and submitted drawings, that all external materials would match the existing.

Satellite View



Character and appearance

The application property is located on Chalk Road and just lies outside the rural settlement of Lower Higham and set generously back from the highway with extensive soft landscaping surrounding the property. Therefore the majority of the views of the property are obscured from the wider area. The proposed rear and side extensions are flat roof design, which respects the host dwelling which have been designed well and respect the flat and shallow butterfly roof of the host property. The proposed materials have been reflected to match and as such it is considered that the impact of the proposed extension on the streetscene is minimal. Furthermore, there is no uniformity of property design within the local area. Overall it is considered that the extension and dormers 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 (LPCS) 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. 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 one additional bedroom, increasing the number of bedrooms from three to four. The existing driveway provides 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.

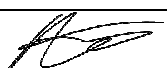
The application site is located within the Higham Arable Farmland Downs Landscape Character Area. The topography is very gently undulating with open arable farmland with views out to the marshes and the River Thames in the north. The area is characterised by marsh side hamlets and settlements and isolated farmsteads and scattered properties with locally distinct styles and materials. The condition is poor and the guidelines are to restore and create.

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 extensions 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:	14 th February 2022	Dated:	14 th February 2022