

Delegated Report

Householder Planning Application

Planning Application No: 20240866

Location: The Little Woodlands Woodlands Lane Shorne Gravesend

Description: Demolition of existing shed, rear conservatory and utility and erection of single storey rear extension with roof lights.

Applicant: Mrs Prudence Jarmyn

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
P-00 – Site Location Plan
P-01 – Existing Plans and Elevations/Block Plan
P-02 Rev D – Proposed Plans and Elevations/Block Plan
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20110210	Extension to existing porch on side elevation to form shower room/wc.	Permitted	04.05.2011
19500813	Extension to a bungalow for W.C and fuel store.	Permitted	07.06.1950
19500086	extension to bungalow for w.c. and fuel store	Permitted	07.06.1960

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Parish Council

The Parish Council has no objection in principle to this proposal. There will not be any impact on the streetscene, or significant impact on the adjacent PROW, footpath NS 168.

Ward Councillors

No comments received.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Natural England

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or Landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

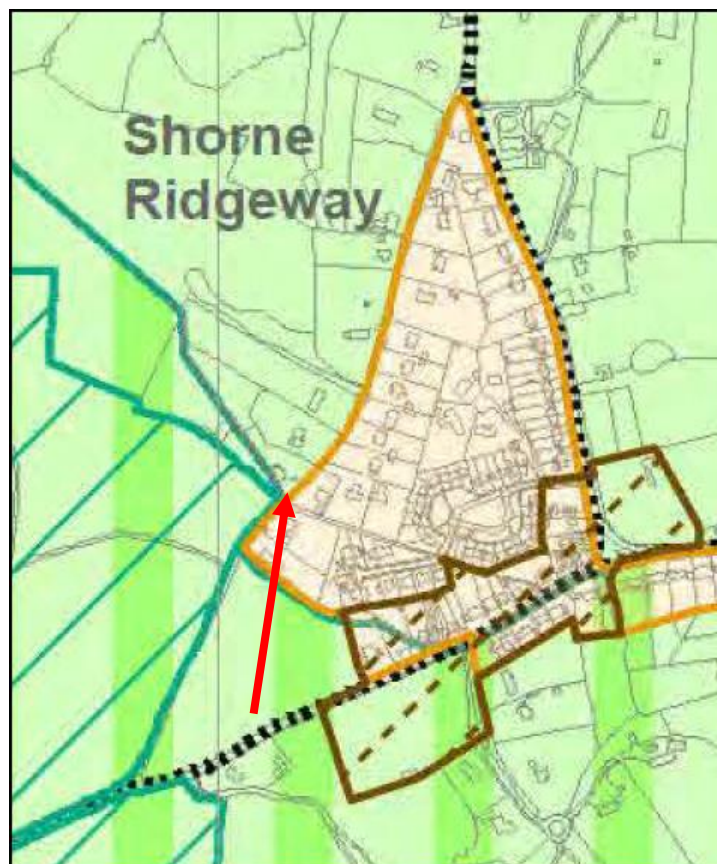
Neighbouring properties

3no. surrounding properties were consulted, and a site notice was displayed on 21st October. The final date to submit comments was 15th November 2024. 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

As the below snipped map shows, this dwellinghouse is in the Green belt. It lies nearby a rural settlement inside the Green Belt but does not form part of the rural settlement itself.



National Planning Policy Framework (NPPF)

Paragraphs 152-156 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 154(c) identifies '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', as an exception to this policy.

Gravesham Local Plan Core Strategy 2014

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised areas as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt **NOT** forming part of settlement inset from the Greenbelt. In this context the policy states that developments; '*will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.*'

Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with paragraph 149 the NPPF 2023. "Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

The planning history shows that the dwellinghouse was extended following consents in 1950 and 2011. The delegated report for planning reference 20110210, calculated that the previous extensions and the one approved under the 2011 application resulted in an increase by 24%.

The Design and Access Statement submitted with this application, indicates that the floor area (including the shed) is 133.5sq m. The resultant floor area, including the extensions and removal of the shed would be 140.2 Sq m. This would be a total increase of 6.7 sq m.

Based on the existing floor area of 133.5, 24% less would indicate that the original floor area was approximately 101.46 sq m. Increasing to 140.2 sq m would result in an overall 38% increase.

This would be 5% greater than a 1/3 increase. However, given that this would not be significantly above the allowance, where the design, scale and bulk of the addition are appropriately subservient, it would not be considered on balance to contradict the purposes of this policy. The following section of this report will focus on design impact. It concludes that the scheme would be subservient and appropriate in character and design.

One balance, the proposed development would not have a disproportional appearance in terms of its scale, therefore complying with paragraph 154(c) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014).

The effect of the proposal on the openness of the Green Belt

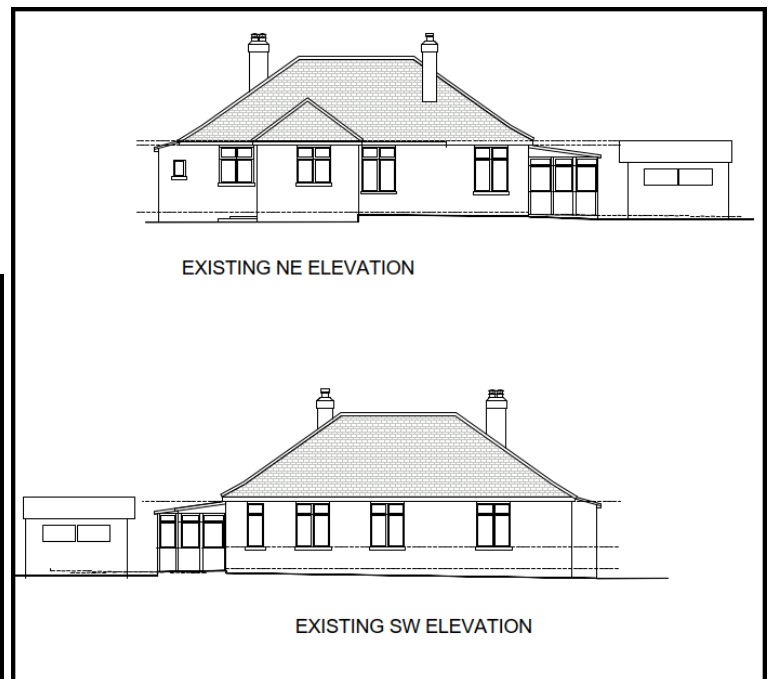
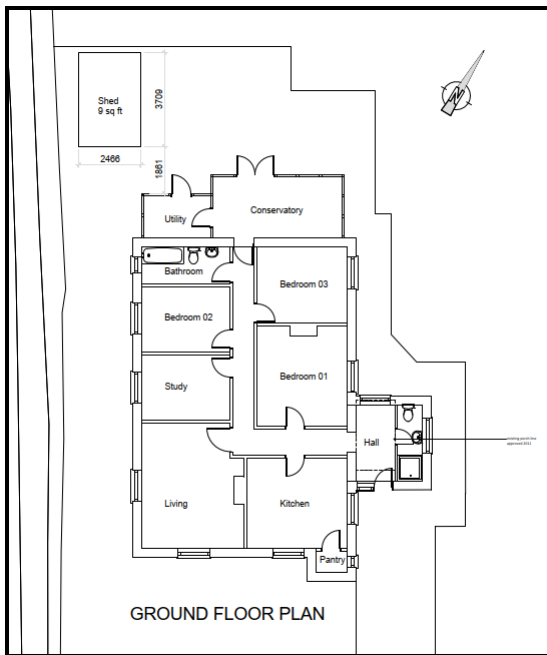
Paragraph 142 of the NPPF (2023) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The openness of the Green Belt has both spatial and visual aspects, and any new built form of development is harmful to its open character.

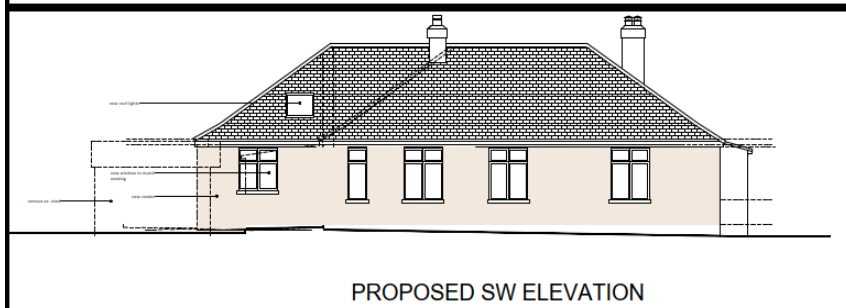
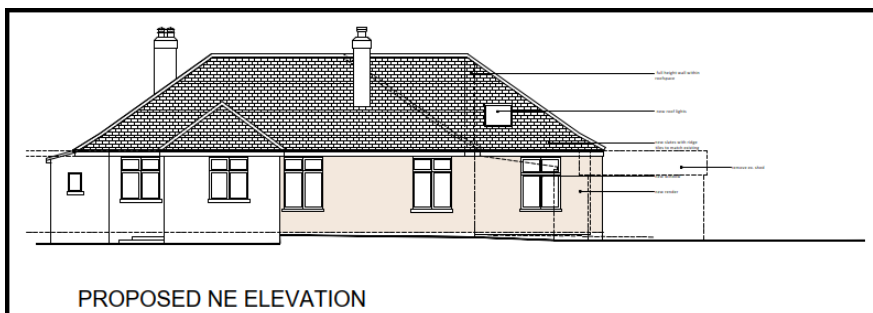
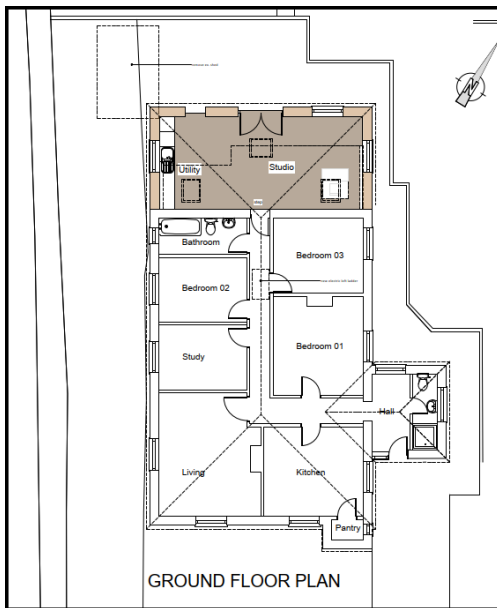
In this instance, due to the modest nature of the property being a bungalow, and the location for the extension to the rear of the property, the effect of the proposal on the openness of the green belt is considered minimal and not detrimental, and ensures the openness and permanence of the Green Belt is maintained.

Design, Character and Appearance

The proposed scheme would involve demolition of the existing shed, and single storey rear projection incorporating the conservatory and utility as shown on the following plans (Not to Scale).



Once removed, a single storey rear extension would be erected, incorporating a utility and studio. This is shown in the below plans (Not to Scale).



Whilst the impact of the scheme in terms of visual amenity is partially mitigated by the rear, lesser visible location of the proposals, the scheme must ensure that it would be subservient in scale and reflective of the existing dwellinghouse and wider character of the area.

The existing conservatory extends by 2.5m in depth from the rear of the dwellinghouse, with a height of 2.7m. The proposed extension would be 4.1m from the rear wall of the dwellinghouse with a height of 5.9m, to match the height of the existing dwellinghouse, which would not increase as part of this proposal. In essence, the main changes to this dwellinghouse, would be an increased depth by, 2.6m, an increase in height, to match the existing height of the remainder of the dwellinghouse and increased width, which would not extend beyond the side elevations of the main part of the dwellinghouse. Overall, the increase from the existing dwellinghouse would be minimal, with appropriate use of similar roof form, and retained eave heights. Whilst, this would result in an elongated rectangular form, this would not be dissimilar to the plan form or neighbouring properties to the north such as; Woodlands and Greenacre. The appearance would be appropriate with similar windows, appropriate in number and position. The application form details that the materials would be; slate roof, rendered walls and UPVC windows, to match the existing dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that 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. The impact on neighbours will be assessed in the next section of the report.

The proposed room would be a utility/studio, which does not have a minimum space standard applied. It is noted that the existing bedrooms, bathroom, kitchen, living, study and hall, would not be altered as a result of the scheme.

Garden Measurement	Proposed Garden Depth/Area (m ²)	Minimum Space Standard (m ²)
Area	583	60
Depth	37.7	10

Based on the above table, the proposed scheme would comply with minimal external space standards.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are 2 adjoining properties; Glen Garry to the south and Woodlands to the North. Glen Garry is set back by approximately 68 metres from Woodlands Lane, meaning that the actual buildings (Glen Garry and Little Woodlands), have little direct relationship. The distance between the two is 48.4M, which would only be partially reduced by the extension. With regard to Woodland to the North, the distance between these dwellinghouses is 16.6m, as Little Woodlands is situated to the southeastern boundary of its plot. Given the single storey nature of the extension and the distance between the properties, there would be limited impact on the amenity of residential neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Impact on the landscape - In addition to being within the Green Belt, the application site is located within Shorne Woodland Landscape Character Area. This area is characterised by undulating topography with a chestnut coppice woodland and resultant strong sense of enclosure. There are traditional village greens with varied building style and age.

Policy CS12 of Gravesham Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this single storey extension to the rear of the property will not have any detrimental impact on the landscape due its location to the rear of the property and not being visible from any public vantage points.

Conclusion

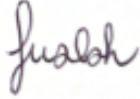
Whilst the proposed scheme does result in a marginal increase of over one-third of the original dwellinghouse on a property in the Greenbelt. However the visual assessment concluded that the proposed extension would be subservient in its design, and an improvement on the existing conservatory it will

replace, and on balance this would be acceptable in the Greenbelt, meeting the purposes of the exception applied at paragraph 154(c) of the NPPF (2024). With regard to the Greenbelt assessment and all other material considerations, the proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	5th December 2024	Dated:	05 December 2024