



Delegated Report

Householder Planning Application

Planning Application No:	20220513
Location:	Bucklebury, Pear Tree Lane, Shorne Gravesend
Description:	Erection of a first floor rear extension above existing ground floor extension.
Applicant:	Mr and Mrs Turner-Goldsmith
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form;
Planning Statement 2 dated 17 May 2022;
Drawing no. PL01 (Site Location Plan).
Drawing no. PL02 (Existing Site Plan).
Drawing no. PL03 (Existing Ground Floor Plan).
Drawing no. PL04 (Main House Existing First Floor Plan).
Drawing no. PL05 (Main House Existing Roof Plan).
Drawing no. PL06 (Existing NW & NE Elevations).
Drawing no. PL07 (Existing SE & SW Elevations).
Drawing no. PL08 Rev. A (Proposed Site Plan).
Drawing no. PL09 (Main House Proposed Ground Floor Plan).
Drawing no. PL10 Rev. D (Main House Proposed First Floor Plan).
Drawing no. PL11 (Main House Proposed Roof Plan).
Drawing no. PL12 Rev. D (Proposed NW & NE Elevations)
Drawing no. PL12 Rev. D (Proposed SW & SE Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220109	Proposed external appearance upgrade including roof covering replacement, guttering replacement and windows replacement; front elevation aesthetical alterations involving the installation of new reconstituted stone quoins, new reconstituted stone window heads and replacement of existing entrance porch;	Permitted	12.05.2022

	enlargement of some of existing windows, provision of 2no. of new windows, removal of 1 pair of French doors, removal of side entrance door; replacement oak front canopy on front elevation.		
20210499	Retrospective application for erection of a single storey outbuilding to be used as a home gym.	Refused	22.06.2022
20201066	Proposed alterations and remodelling of dwelling including two storey side and rear extensions to main house and use of altered roof space for additional accommodation; construction of attached pool house and subterranean games room to rear garden and triple garage in front of the dwelling.	Refused	10.12.2020
20080125	Application for Lawful Development Certificate for the proposed erection of a wall constructed of railway sleepers 0.9 metres in height along Pear Tree Lane frontage.	Certificate refused	04.04.2008
20060162	Retention of the front boundary wall.	Permitted	20.09.2006
20000470	Removal of existing conservatory and erection of single storey rear extension to form study, dining area and kitchen.	Permitted	22.08.2000
19590170	Erection of detached house, double garage and outbuildings	Permitted	04.08.1959
19560114	Erection of house and private garage	Permitted	10.04.1957

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Shorne Parish Council

This Parish Council has no objection in principle to this proposal, subject to there not being any valid objections from neighbours, but has the following comments:

It is noted that the existing ground floor extension does not appear to be square cornered and is at a slight angle to the main part of the house.

Neighbouring properties

The application has been advertised by individual neighbour letter to 10 properties and on site. The consultation periods expired on 14 and 24 June 2022 respectively.

No letters of representation have been received.

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

Officer's Analysis

Proposal

This application seeks permission for the erection of a first floor rear extension above the existing flat roof ground floor rear extension.

The accommodation will comprise two additional bedrooms with ensembles (there are currently 4 bedrooms at the property). The extension will project approximately 5.2m from the main rear wall of the house.

The roof over the first floor extension will be pitched and hipped on one side with a gable on the other, to match the main roof, with a gully between the existing and new roof. The ridge will be set down approximately 150mm from the main ridge.

The roof will be slate and the extension will be rendered in a light grey colour.

Main Issues

The property lies within the Green Belt. The main reason for the previously refused application 20201066 centred around the excessive size of the proposed extensions and the resultant impact on the Green Belt. Therefore, the main issues for consideration with this proposal are as follows:

- Principle of development in the Green Belt
- Impact on openness and the character and appearance of the surrounding area
- Design
- Residential amenity
- Highways

The previous refusal grounds of application 20201066 will be borne in mind in terms of assessing the revised proposal, in order to determine whether these grounds have been adequately addressed and therefore overcome.

Principle of development in the Green Belt

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 137 of the NPPF 2021). Paragraph 147 of the NPPF 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt (paragraph 149 of the NPPF 2021). However, there are exceptions to this which, as in the case of this proposal, include:

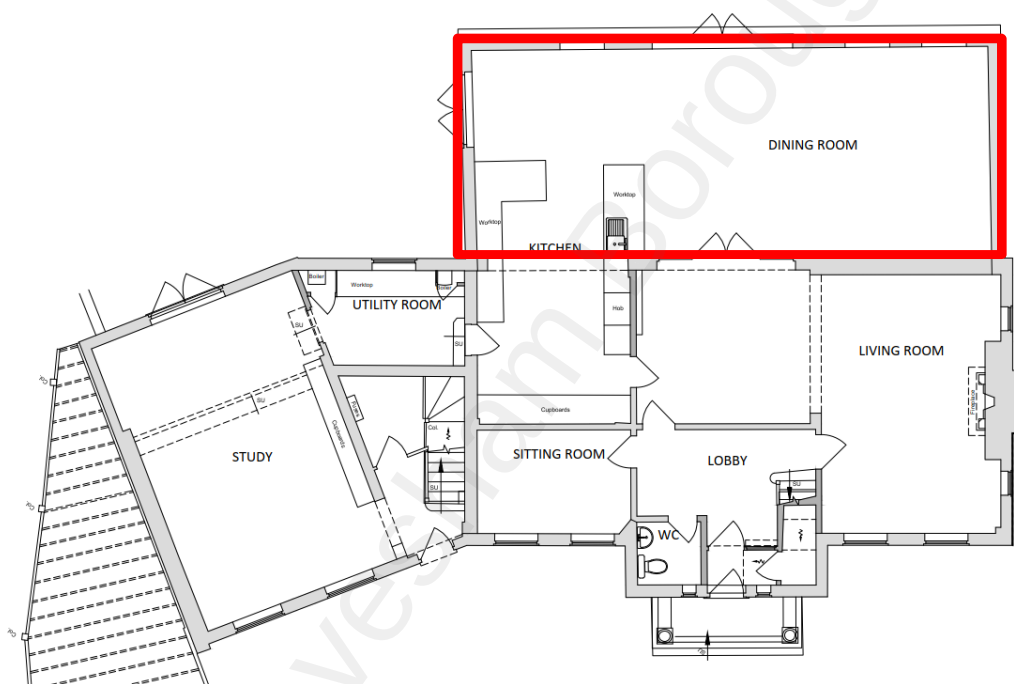
- (c) the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building;
- (g) the partial or complete redevelopment of previously developed land, which would not have a greater impact on the openness of the Green Belt than the existing development or would not cause substantial harm to openness and would contribute to meeting an identified affordable housing need.

Policy CS02 of the Core Strategy 2014 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 Core Strategy 2014.

Saved Policy C13 of the Local Plan 1994 relates to extensions to dwellings in the countryside, and generally seeks to maintain the open character of the Green Belt and retain a stock of rural dwellings of modest size. Extensions will be considered on their merits but in particular 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. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with paragraph 149 the NPPF 2021.

“Original dwelling” for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948. In this case, the original property has already been extended since it was built, as can be seen from the above planning history. The extract below (from the submitted existing plans) marks out the single storey rear extension granted in 2000. This historical increase in the size of the dwelling has already had an impact on the openness of the Green Belt.



	Original gross external floor area (m ²)	Gross external floor area (m ²) post-1948 extensions	Current proposed gross external floor area (m ²)	Difference in gross external floor area between original and proposed (m ²)
Dwelling (ground and first floor)	305	371 (>66)	437(>66)	>132
Percentage		>22%	>18%	>43%

The amount of additional extension already carried out at the property equates to approximately 66m². This

is less than the one third limit discussed above, which would indicate that there is scope to further extend the property. However, this previous extension, together with the now proposed first floor extension, would amount to more than a third of the original floor area of the property (measured externally). Nevertheless, the proposal has been significantly scaled back from the previously refused proposal under application 20211066, which amounted to a 143% increase over the size of the original property.

The character of residential development on Pear Tree Lane is of large, detached houses on generous plots. Bucklebury is the northernmost property in the Google Earth image below:



A first floor infill extension over the existing single storey rear extension would extend the depth of the application property at first floor level and would increase the bulk of the property here, but an 18% increase over the existing gross external floor area is not to be considered excessive, particularly as the footprint of the main building will not change. The proposal would not make the house appear disproportionately large in comparison to the size of the original building and its neighbouring counterparts. On this basis, it is considered that the proposal would amount to appropriate development in the Green Belt, and the proposal would be considered comply with paragraphs 147 and 149 of the NPPF 2021 and saved Policy C13 of the Local Plan 1994.

Impact on Openness and Character and Appearance of Surrounding Area

The site can be described as previously developed land as it is an existing residential site. As the proposal would not provide affordable housing, the proposal can be judged against the first part of paragraph 149(g), which seeks to prevent a greater impact on the openness of the Green Belt than the existing development on a site. In this case, the proposal is considered as appropriate development but its impact on the openness of the Green Belt must be also assessed, and in turn the impact on the character and appearance of the surrounding area.

Paragraph 137 of the NPPF 2021 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. Paragraph 001 of the Planning Practice Guidance 2019 on Green Belts looks to assess the impact of a proposal on the openness of the Green Belt by taking into account the spatial and visual aspects of a development, its duration and remediability, and the activity levels generated.

The application site is located within the countryside on a wooded lane, with a large, detached dwelling adjacent to the south-western boundary (Bethany) and a few further detached dwellings beyond. Open fields surround the site to the north-east and south-east, with woodland across the road to the north-west. To the rear of the application property the garden is laid to grass, with many shrubs and trees on and around the site.

In relation to the wider Shorne Woodlands Landscape Character Area within which the property sits, the undulating landform and extensive tree cover within this area provides an enclosed character and subsequent low visibility within the area. The overall condition of the landscape is good and has moderate sensitivity. It is recommended that key landscape elements should be conserved and reinforced, including the wooded character of the area.

Given its location at the rear, the proposed first floor extension is not considered excessive in the context of the size and appearance of the existing property from the street, and as it would extend over the existing footprint of the single storey rear extension, the overall scale of the building would not be increased excessively, and it would not encroach into the countryside or result in a loss of openness of the site.

Whilst the proposed development would be visible from some public vantage points, these views would be limited and localised due to the containment of the proposed extension immediately to the rear of the dwelling, away from the public site boundaries. The proposal would not be considered to create a significant change in the character and appearance of the site and would not therefore result in any significant adverse visual impact on landscape character.

On this basis, it is considered that the proposed extension would not detract from the openness of the Green Belt, and would be sympathetic within the rural landscape context of the Shorn Woodlands Landscape Character Area. As such, the proposal would comply with the requirements of Policies CS02, CS12 and CS19 of the Core Strategy 2014, saved Policy C13 of the Local Plan 1994 and paragraphs 130, 137, 149, and 174 of the NPPF 2021.

Design

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the

The only neighbouring property to be potentially affected by the proposal would be Bethany, immediately adjacent the south-western boundary of the application site. The second refusal ground of application 20201066 related to a concern about loss of privacy to Bethany as a result of balcony and first floor flank windows directly facing and overlooking this property.

Under this revised proposal, there would be no additional overlooking of the neighbouring property due to the lack of proposed flank windows directly facing this property. Due to the detached nature of the two properties, it is considered that there would be no significant loss of outlook, privacy, sunlight or daylight for the occupiers of Bethany from the proposed first floor rear extension. It would be important to restrict by condition the addition of any windows to the flank walls of the extension in order to ensure the protection of the neighbour's privacy.

Overall, the proposal would have an acceptable impact on the neighbouring property in terms of privacy, and daylight and sunlight. As such, the proposal would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Parking and Highways

There are no proposed changes to the existing access, and it is considered that sufficient off-street parking would be maintained in accordance with vehicle parking standards. There is unlikely to be any impact on parking provision or highway safety, and therefore no conflict with Saved Policies T1 and P3 of the Local Plan 1994 and Policies C11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

Overall, the revised and reduced proposal for a first floor rear extension is considered to comprise an acceptable addition over and above the size of the original building and would therefore be appropriate development in the Green Belt, and within the rural landscape context of the Shorne Woodlands Landscape Character Area. The design and impact of the proposal on residential amenities, as well as parking and highways matters, is also considered to be satisfactory. The proposal would therefore comply with the requirements of Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policy C13 of the Gravesham Local Plan First Review 1994, and paragraphs 126, 130, 137, 147, 149, and 174 of the National Planning Policy Framework 2021.

Approve with conditions

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	29th June 2022	Dated:	30 June 2022