



Delegated Report

Householder Planning Application

Application No: 20220498

Location: 2 Hays Mead, Henley Street, Luddesdown, Gravesend, Kent, DA13 0XD

Description: Demolition of existing garage and conservatory and erection of a double storey side extension and renewable energy heating system consisting of air sourced heat pump.

Applicant: Mr & Mrs Terence & Laura Fuller

Site Visit Date: 14.06.2022

Submitted Documents/Plans

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

Application form
Design and Access Statement
Site Location Plan
Drawing no. TF/LP 01 (Existing Elevations)
Drawing no. TF/LP 02 (Existing Plans)
Drawing no TF/LP 02 (Proposed Elevations)
Drawing no. TF/LP 03 (Proposed Plans) REVISED
Drawing no. TF/LP 03 (Site Plan)

~~Drawing no. TF/LP 02 (Proposed Floorplans) SUPERSEDED~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19830711	Construction of dormer extension in rear roof slope to form an additional bedroom	Permitted	21.12.1983

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

Saved Policies in the Gravesham Local Plan First Review 1994

- C13 – Extensions to Dwellings in the Countryside
- 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 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural 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)
- Kent Downs AONB Management Plan 2021-2026

Consultations, Publicity and Representations

Cobham Parish Council

No comments received.

Luddesdown Parish Council

No comments received.

Neighbouring properties

The application has been advertised by individual neighbour letters to 2 properties and on site. The consultation periods expired on 30 June and 8 July 2022 respectively.

One letter of support has been received.

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

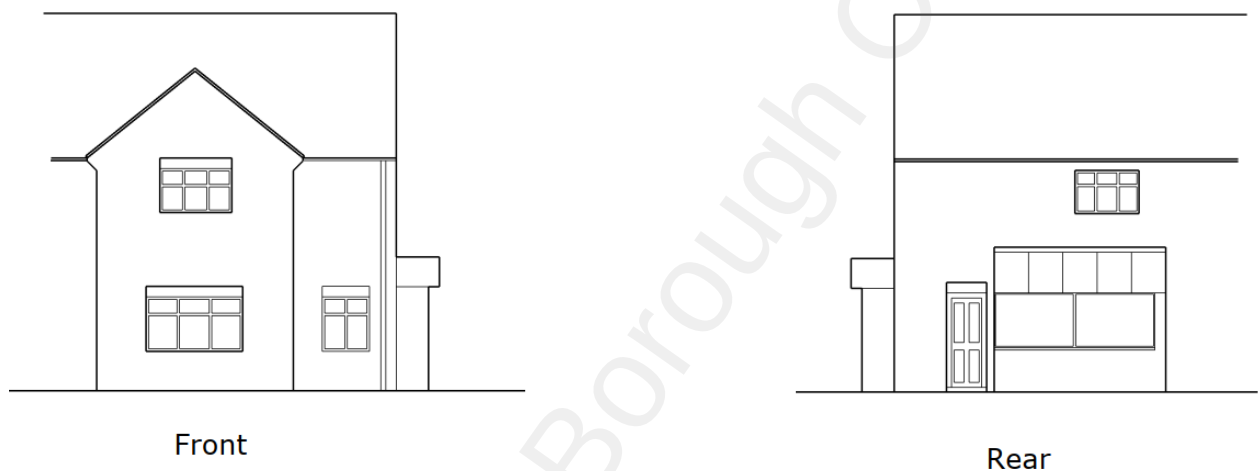
Analysis

Proposal

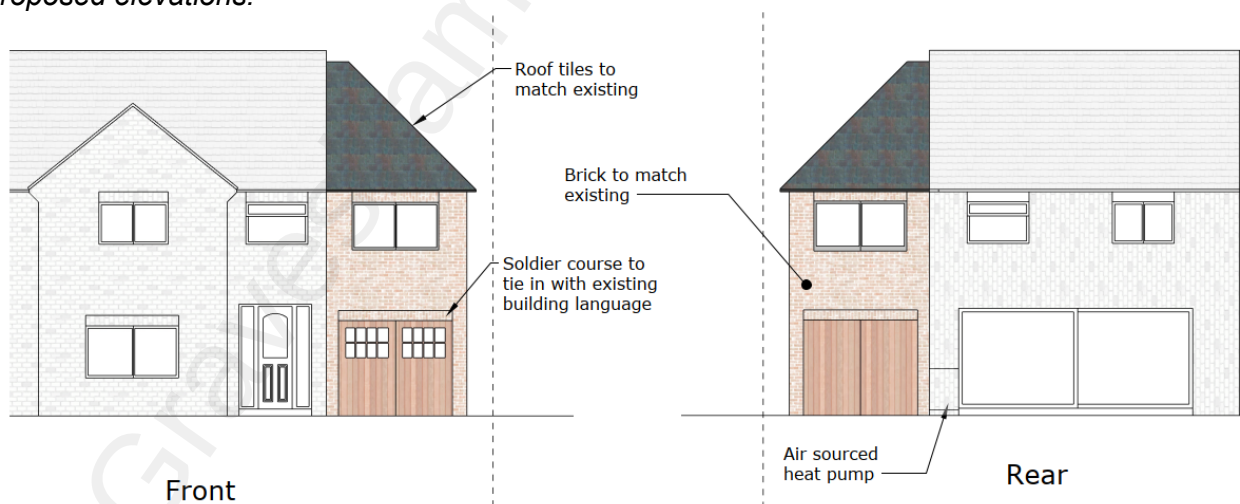
This application seeks permission for the demolition of an existing conservatory and detached garage to the rear of the property, and the erection of a double storey side extension and renewable energy heating system consisting of air sourced heat pump.

The two storey side extension will extend 2.95m to the side of the property. It will be subservient, set back from the main front building line, and down from the existing ridgeline. The roof will be pitched and hipped away from the flank boundary. The extension will incorporate a garage and plant room for the renewable heating system on the ground floor and 2 bedrooms on the first floor.

Existing elevations:



Proposed elevations:



The application form states the materials will include brickwork and tiles to match the existing.

Principle of development in the Green Belt

The application site is located within 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. Whilst there is some planning history relating to the property, this does not appear to have been implemented. The existing conservatory (9.5m²) is not original (it is not on the plans relating to the 1983 permission) and would not therefore be counted within what is the original floor area of the dwelling.

The original dwelling has a gross floor area of approximately 104m². The conservatory has added a further 9.5m² to this. The proposed gross floorspace of the dwelling would be approximately 150m².

	Original gross external floor area (m²)	Gross external floor area (m²) post-1948 extensions	Current proposed gross external floor area (m²)	Difference in gross external floor area between original and proposed (m²)
Dwelling (ground and first floor)	104	113.5 (>9.5)	150 (>36.5)	>46
Percentage		<u>>9%</u>	<u>>32%</u>	<u>>30%</u>

This means that the floorspace of the original dwelling would be increased by approximately a third. It is also accepted that the existing conservatory and detached garage (22m²) would be removed as part of the proposals. Regardless of this, the proposed extension would amount to the overall limit of one third of the gross floor area of the original dwelling set out in saved Policy C13 of the Local Plan 1994, which would point to the proposed extension being a proportionate addition to the property.

As well as increasing the external footprint of the dwelling, its scale and mass would also be increased. However, the proposed two storey side extension would be subservient with a roof that hips away from the boundary, and it would not extend beyond existing front and rear building lines. This would help the extension not to dominate the original building or its neighbouring counterparts. The predominant character of the properties on this part of Henley Street is of balanced, modestly-sized, rural semi-detached houses, with space maintained around and between them. The proposal would be in line with this.

On this basis, the extension would amount to a proportionate addition to the property, which would be acceptable and appropriate in the Green Belt.

Impact on Openness

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 likely to be considered as an 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 site is located within the countryside and is part of a development of semi-detached houses in fairly narrow but deep plots. The housing itself has an urban feel to it, but it is in a rural location on a country lane and with open fields surrounding the dwellings to the north and south.

The proposed two storey side extension would infill the current space at the side of the property, retaining a space of 0.5m between the flank wall of the extension and the boundary of the property. The site is clearly part of and well within the confines of the line of housing development along Henley Street, where whilst the plots sizes are deep, the spacing between the properties is not significant. The proposal would largely close up the current space to the side of the property, and this would be visible from a public vantage point, but a small side space would be retained and within this line of housing development this is not considered to unacceptably reduce the openness of the plot, nor that of the Green Belt within which it sits. As such the proposal would comply with the requirements of Policies CS02 of the Core Strategy 2014, saved Policy C13 of the Local Plan 1994 and paragraphs 137 and 149 of the NPPF 2021.

Design, Character and Appearance

The application site falls within the Kent Downs Area of Outstanding Natural Beauty and the Meopham Downs Landscape Character Area. Paragraph 176 of the NPPF 2021 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of

protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Policy CS12 of the Gravesham Local Plan Core Strategy 2014 states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Gravesham Landscape Character Assessment (2009). The Kent Downs Area of Outstanding Natural Beauty Management Plan sets out that its aim is to ensure that the natural beauty and special character of the landscape and the vitality of communities are recognised, valued, enhanced and strengthened well into the future.

The proposal site is semi-rural in character and as discussed above is located within a linear development of housing along Henley Street. The proposal in particular would increase the size of the dwelling, but this would be consolidated at the side of the building, and as the existing conservatory and detached garage at the rear would be removed, this would help reduce the overall level and spread of built development on the plot itself and within in the wider area. Given the location of the extension immediately to the side of the dwelling, within the existing main building lines of the Hays Mead housing development, the proposed development would be considered to protect the natural beauty of the Kent Downs Area of Outstanding Natural Beauty and would not have an adverse impact on the landscape character in general. As such, the proposal would not be contrary to Policy CS12 of the Core Strategy 2014 and paragraph 174 of the NPPF 2021.

Design

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The design of the proposed extension would be good quality and consistent with the character of the original property, and that of similar neighbouring extensions, such as the first floor side extension granted at the adjoining property No. 1 Hays Mead (20080261). The extension has been designed in a subservient manner, which would be in keeping with the modest nature of the properties and street scene on this part of Henley Street. The windows and detailing would replicate those of the main building. The proposed materials should be conditioned to match those of the original dwelling in order to help integrate the extension into the existing building. On this basis, the proposal would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

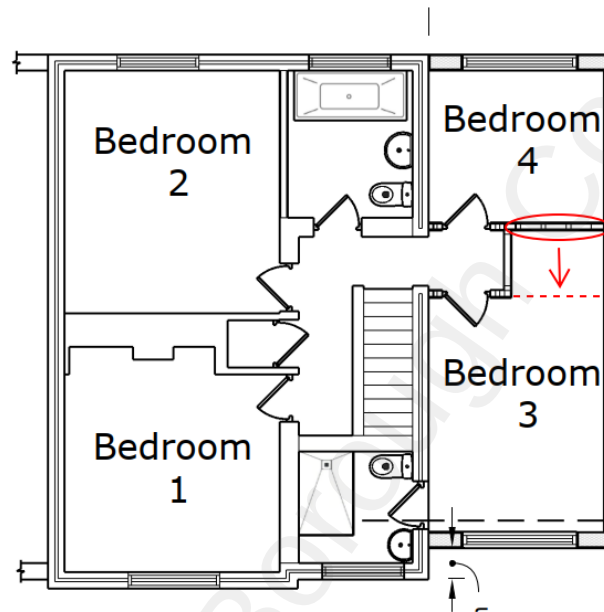
Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

In terms of additional living accommodation, due to the reconfiguration of the layout, the proposal will add one bedroom to the application property, taking it up to 4 bedrooms. The proposed 4th bedroom is currently undersized. A single bedroom should be 7.5m² and it is only measuring 6.7m². The applicant was advised of this error with a suggestion of repositioning the wall between bedroom 3 and 4 to create a larger bedroom;



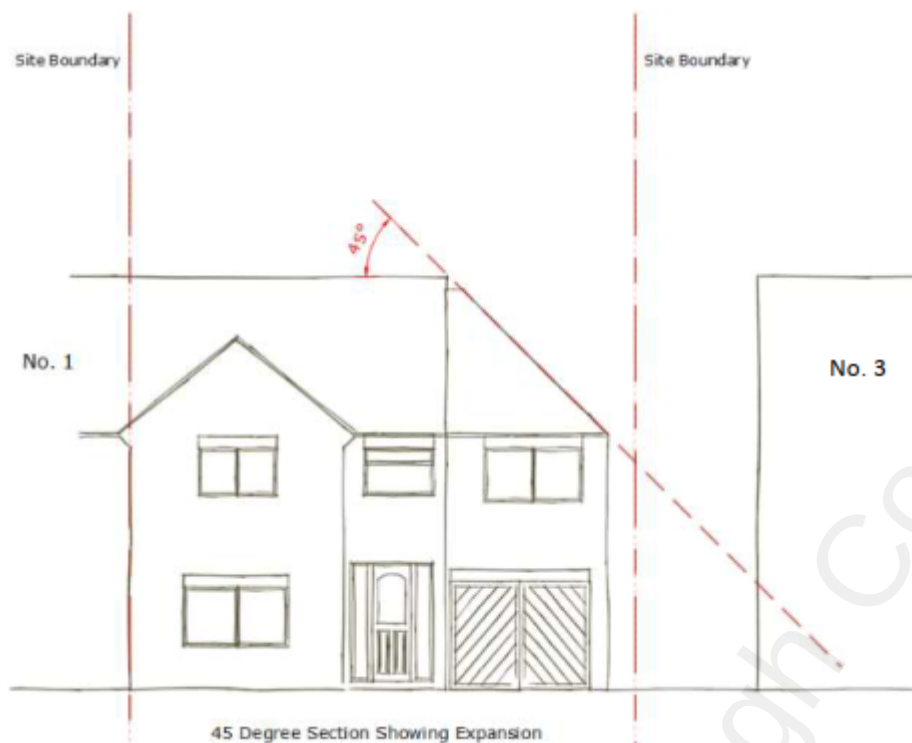
The floorplan has been amended with the floor area of bedroom 4 being increased to 7.8m² which accords with the minimum single bedroom requirement.

Garden space around the property will not be affected by the proposed extension as it would be to the side of the house and would regardless remain in excess of the recommended 100m² for a 4 bedroom property. There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

Neighbouring Properties

The proposed two storey side extension would affect the outlook of the neighbouring property to the side (No. 3) from its flank windows, as the building would come 2.95m closer to the shared property boundary. There is currently 6m between the buildings; this would reduce to 3.05m. However, considering the layout of the application property which would appear to be replicated at No. 3, it would appear that these windows largely serve non-habitable rooms, with the exception of a third bedroom. There are no windows within the flank wall of the extension that would cause any mutual loss of privacy to either property. This should be conditioned to ensure the protection of privacy for both properties. It is a consideration that privacy would be improved as the two bedroom windows on the flank elevation would not longer overlook each other.

The submitted Design and Access Statement demonstrates that light to No. 3 would not be adversely affected:



It must also be appreciated that this bedroom would already face the flank wall of the application property, and whilst this flank wall would be closer to the flank of No. 3, the outlook would not be any different in nature. Existing boundary treatment will also be retained. No.3 is also set slightly behind No.2 and so there will be a slight view behind the proposed extension. The proposed extension would not project any further to the front or rear of the main building lines of the existing property, and it is therefore considered that there would be no significant loss of privacy, sunlight or outlook daylight for the occupiers of No. 3 or other neighbouring properties from the proposal. No objections have been received.

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 would be an additional bedroom at the property as a result of the proposal, and therefore the parking requirement would increase from 2 to 3 spaces. However, this is a maximum requirement. The property has existing off-street parking spaces to accommodate this number of vehicles and the proposal includes a garage. There have been no objections relating to parking in the area. It is therefore considered that there would be no significant adverse parking or highways impact from the increase in the number of bedrooms at the property. The proposal would therefore comply with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Biodiversity

Policy CS12 of the Core Strategy 2014 seeks to protect sites designated for their biodiversity value based on their level of importance and enhance, restore, recreate and maintain habitats particularly within Biodiversity Opportunity Areas, which is a designation of this site. The development is located within the curtilage of a residential property. It is not considered that it would be detrimental to biodiversity. However, the application includes details of retained trees

and further planting in the front garden to promote biodiversity and therefore the proposal is acceptable in this regard.

Conclusion and Recommendation

Overall, the proposal for a two storey side 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 Kent Downs Area of Outstanding Natural Beauty and the Meopham Downs Landscape Character Area. The design and impact of the proposal on residential amenities, as well as on parking and highways and biodiversity matters, is also considered to be satisfactory. The proposal would therefore comply with the requirements of Policies CS02, CS11, 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, 174 and 176 of the National Planning Policy Framework 2021.

Approve with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: <i>K. Parkin</i>	Signed: 
Dated: 02/08/2022	Dated: 03 August 2022