

Delegated Report

Application No: 20211469

Location: Muttis Haus, Ridge Lane, Meopham DA13 0DP

Description: Erection of a single storey rear extension, alterations and increase in roof height to create space with useable head height on the first floor, additional rooflight windows to front and rear roof slopes, erection of a two storey entrance porch and infill extension to front.

Applicant: Mr And Mrs Smith

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 30 November 2021.
 Design and Access Statement received 30 November 2021.
 Photos received 30 November 2021.
 Drawing no. 01 (existing plans) received 30 November 2021.
 Drawing no. 02 (proposed plans) received 30 November 2021.
 Drawing no. 03 (site location plan) received 30 November 2021.
 Drawing no. 04 (existing block plan) received 30 November 2021.
 Drawing no. 05 (proposed block plan) received 30 November 2021.

Relevant Planning History

20210228	Erection of dormer windows to front and rear roof slopes and associated roof alterations.	REF	13.04.2021
20201125	Erection of dormer windows to front and rear roof slopes and associated roof alterations.	REF	05.01.2021
20101056	Conversion of roof space into bedroom and bathroom/wc and installation of disabled lift.	PER	26.01.2011
19950266	Erection of detached bungalow with detached double garage at the front and erection of greenhouse, shed and dog kennel at the rear.	PER	21.06.1995

19540075	Stationing of two converted coaches for residential purposes	REF	07.04.1954
19540066	Erection of chalet for week end use	REF	28.06.1955

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) sets out 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 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

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

Other material considerations

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Public Rights of Way Officer

Thank you for the above application. I do not believe that the footpath will be materially affected by this application.

Meopham Parish Council

No objection.

KCC Heritage

The site lies within an area of multi-period archaeological potential. I consider it unlikely, however, that the proposed works, adjacent to the existing dwelling, will have a significant archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application has been advertised by site notice and individual letters to four neighbouring properties. No letters of representation have been received and the overall consultation period expired on 07 January 2022.

Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension, alterations and increase in roof height to create space with useable head height on the first floor, additional rooflight windows to front and rear roof slopes, erection of a two storey entrance porch and infill extension to front.

The single storey rear extension will project 3m and will be approx. 4.4m wide. It will be approx. 3.3m high with a pitched roof. The front extension will project approx. 1.9m and the porch a further 0.3m. At the first floor the roof will infill the extensions below. The proposals will result in an extended dining room, lounge and hall at ground floor and larger bedrooms at first floor.

Background

Previously refused application 20201125:

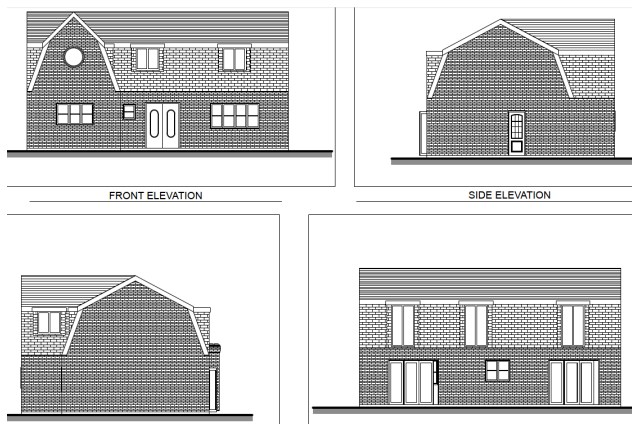


This application was refused for the following reason:

The proposed development will create a large flat roof section which adds to the perceived bulk, creates incongruous appearance and detracts the original character of the host dwelling. The

proposal therefore represents an unattractive development, with a flat roof that is disproportionate to the scale of the dwelling. Therefore, the proposal is poor design and is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), as well as Sections 12 of the National Planning Policy Framework (2019).

Following on from this a revised application was submitted under reference 20210228:



This application was refused for the following reason:

The proposed development, due to the variety of roof types and lack of eaves, together with large dormers that extend the height of the mansard roof sitting in line with the rear walls, create a poorly designed, bulky and incongruous addition detracting from the original character of the host dwelling. The proposal therefore represents an unattractive development, poorly designed and in conflict with the objectives of Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), as well as Section 12 of the National Planning Policy Framework (2019).

This current application seeks planning permission for the below:



Character and Appearance

Muttis Haus is a chalet style bungalow located on the western side of Ridge Lane. The property is characterised by a tall ridge and long sloping roof, with a distinctive front gable. There is a detached double garage to the front of the property.

The property was granted permission for the conversion of the roof space into habitable rooms in

2010 (ref. 20101056).



The site is located within the Harvel Wooded Downs and the Green Belt.

Green Belt

There are strict policy considerations within the Green Belt whereby paragraph 147 of the National Planning Policy Framework (NPPF 2021) states that inappropriate development is, by definition, 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. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 149 of the NPPF (2021) which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (November 1994) which relates to extensions to dwellings in the countryside. It 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 of the NPPF.

In particular Policy C13 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 and should be afforded due weight.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m²)	93.55m ²	+30m ²	32%
Internal Floorspace Area (m²)	133.94m ²	205m ²	53%

In terms of the footprint of the property, this will be increased by approx. 30sqm. The previous applications did not show an increase in footprint. However, on balance, this increase is not excessive at 32% and is likely to be less than what could be achieved under permitted development. Internally the floor area will increase by 53%. This is larger than the 1/3 limit of policy C13 however, this policy is a guide and each application is dealt with on its own merits. The increased floor area should have no overall effect on the existing bulk and appearance of the building. Clearly, there is additional bulk at first floor however, it is essentially infilling above the existing ground floor and where the building was 'L' shaped it will be symmetrical. The design of the dwelling has been improved and therefore, on balance, this is acceptable in Green Belt terms.

Harvel Wooded Downs

In addition to being located within the Green Belt the property is also within the Harvel Wooded Downs Landscape Character Area. This area is characterised by varied topography, ancient wood and haphazard mosaic resident plots and small holdings.

Policy CS12 of the Gravesham Local Plan 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. The proposed development is not considered to impact on the character of the landscape as the property given its position within a relatively well developed part of the Harvel Wooded Downs.

Appearance and Impact on the Street Scene

The first application was refused due to the flat roof and subsequent bulk and incongruity being visually unattractive. The second application removed the flat roof but instead showed high walls with no break from eaves from the roof. The side elevations demonstrated how bulky the proposals looked with the rear elevation of the ground floor and the rear elevations of the dormers having the same projection. The same was said of the front where the front facing gable projected the same distance as the bottom of the mansard with no break. The dormers to the rear were large and featureless and sat on top of where the eaves would be if there were any. The front dormer windows did not line up with the windows below and appeared haphazard in the front elevation. The mix of materials shown on the plans did nothing to reduce the overall bulk. Overall the alterations appeared bulky and ill-thought out.

The proposed extensions will alter the character of the property by removing the pitched roof and creating a mansard roof at the front with small dormer windows to the front and rear. The mansard roof is similar to that at the adjacent building 'Jessica' and therefore is in keeping with the character of the area. The previous mansard front facing projection with a dormer in the side has been removed since the previous application and, overall, the design is more concise and symmetrical. The flat roofs have been removed and the appearance is improved. The single storey rear extension appears subservient to the original dwelling and no objection is raised to this.

The alterations that now form this current application, although larger, have addressed the concerns raised in the previous application as the design is more concise and visually attractive. A similarly designed scheme was approved under reference 20210784 for La Clef, Valley Lane which is within relative proximity to the site.

The proposal therefore, on balance, results in a visually attractive development that will not have a significant detrimental impact on the openness of the Green Belt and therefore complies with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), as well as Section 12 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The footprint is not increasing significantly and will have no detrimental impact on the remaining garden size. Each room has sufficient outlook and privacy and therefore no objection is raised.

Neighbouring Amenity

The proposed alterations are to the front and rear. Due to the extent of projection and distance from neighbouring dwellings there will be no detrimental impact in terms of loss of outlook, sunlight or daylight. No new windows are proposed in the flank elevations and therefore there will be no loss of privacy. No representations have been received.

The proposed development therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

There will be no changes to the number of bedrooms (if the existing study is used as a bedroom) or to the provision of off road parking and therefore no objections are raised on highways grounds.

Conclusion

The proposed alterations will have no significant impact on the openness of the Green Belt, character and appearance of the area, amenity, parking or highway safety and therefore accord with the above-mentioned policies and are recommended for approval. The previous grounds of refusal have been addressed.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 25 January 2022	Dated: 25 January 2022