

Planning and Design statement

Planning History

This proposal combines the single storey rear extension approved under ref. 2023 0726 and the front and side extensions approved under ref. 2023 0394, and adds some changes to the roof and internal layout to improve the circulation and useability of the attic floor.

Planning Applications (4)

- [Demolition of existing conservatory with erection of first floor front extension, single storey front extension and two storey side extension.](#)
Ref. No: 20230394 | Status: Application Permitted
- [Erection of single storey rear extension.](#)
Ref. No: 20230726 | Status: Application Permitted
- [Erection of single storey front extension to form utility room](#)
Ref. No: 19860262 | Status: Application Permitted
- [Erection of single storey side extension to form double garage and aplary.](#)
Ref. No: 19830440 | Status: Application Permitted

Application ref. 2024/0437 combined the single storey rear extension approved under ref. 2023 0726 and the front and side extensions approved under ref. 2023 0394, and added some changes to the roof and internal layout to improve the circulation and useability of the attic floor. This was refused on 01/07/24, the reason stated as:

'The scale, size and bulk of the proposed second floor/ roof extension and the two storey front extension would result in an excessively large and overly dominant development that would not remain subordinate to the host dwelling. In addition, the design of the development would be unsympathetic and not in keeping with the character and appearance of the host dwelling and neighbouring buildings.'

Principle of Development

The site is in a Rural Settlement Inset from the Green Belt, where alterations and extensions to residential buildings are acceptable in principle under Policy CS02: Scale and Distribution of Development.

Design, Character and Appearance

Mass

The existing external footprint is 161 m² and the proposed is 217 m², an increase of 56 m². This is 8 m² over that approved (48 m²), due to the single storey rear part being extended to cover the full width of the existing house (and 9m² less than proposed under 2024/0437). The proposed footprint is appropriately sized and reflective of other neighbouring properties.

Appearance.

The two-storey extensions to the rear, side, and front infill the corners and would not extend beyond the existing protrusions. The roof pitches match the existing and the ridges would be lower than the main roof. The existing eave heights are followed. The alterations to the front approved under ref. 2023 0394 produce a slightly unbalanced appearance, as acknowledged in the planners report. This proposal redresses the imbalance by keeping the half timbered gable as approved to the left of the entrance (viewed from Sole St) and adding a larger gabled roof over an extension above the existing single storey part to the right of the entrance. The central existing projecting gable over the entrance is still the dominant protruding element, with the set back gable to the left and the larger but further set back gable to right providing a balance. The render and timber to the upper façade and facing brickwork to the lower façade will be followed, with matching plain roof tiles. The high-quality appearance of the building (within the Meopham Downs Landscape Character Area) will be maintained, with replacement and new windows having opening and fixed sashes in similar subframes. Those to the front elevation will have toplight pane dividing bars planted externally and internally, and extended transoms to replicate the appearance of the original 1920s single glazed windows.

Landscape Character.

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area.

The front garden will have a rustic fence and gate set back from the road, and the paving is increased by 90m² to allow for an additional 2 car parking spaces. This retains 182 m² of lawn and planted areas. In respect of landscape character the proposal is therefore compliant with Policy CS12 (LPCS).



existing front elevation



front elevation approved under 2023 0394



proposed front elevation showing the set back parts faint

Amenity of Future Occupiers.

The NPPF (2021) 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 proposed development would improve the amenity of the occupiers, creating enlarged bedrooms, living room, kitchen and porch. It also improves access to the attic bedrooms which currently rely on a staircase with restricted headroom. All new elements comply with the minimum space standards in the adopted Residential Layout Guidelines (2020) and retain adequate external space as per the Guidelines.

Changes from Application ref. 2024/0437

Roof

The planners report stated *'Paragraph 9.3 of the Householder Extensions/Alterations Design Guide SPD requires that "matching roof styles and pitches should be used in new extensions". In this particular case the roof of the property is predominantly hipped. This is a general characteristic of the group of properties within which this dwelling is situated.'* The gables to the sides have been removed to reflect this. The gable introduced to the front elevation on the right of the entrance is in keeping with form of the neighbours, for example Medway house to the north, which has 3 gables facing the road (see photos right).

Front extension

The proposed ground floor front extension to the right of the entrance has been removed, with only a small first floor addition over the existing utility room now proposed. This allows a strong timbered gable to be formed above, balancing the projecting existing central gable and the previously approved and proposed gable to the left of the entrance. It should be appreciated that although the gable over the extended 'bed 4' is larger, it is set back, so the prominence of the central gable is maintained, in a similar way that the central gable to the northern neighbour, Medway House, appears prominent despite being lower.



Medway House adjoining the site to the north

Neighbouring Amenity

Medway House to the northeast

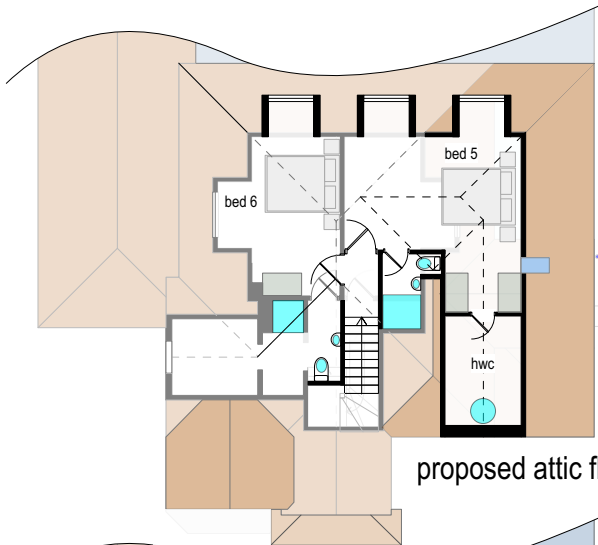
There is 4.9m between the dwellinghouses. The proposed extensions would not reduce the distance between the buildings. There is planting and hedging at the shared boundary with this neighbour, obscuring visibility between the plots. The proposed development includes a first floor side facing window which would serve an ensuite and be obscured, to avoid overlooking issues with the neighbouring property. The proposed bonnet hip to the roof extension would have the same eaves height as the 2 gables approved under ref. 2023 0394, so no increased overshadowing would occur. Given the distance and position of the proposed extensions there will be no significant impact on this neighbour's property.

Harvest House to the southwest

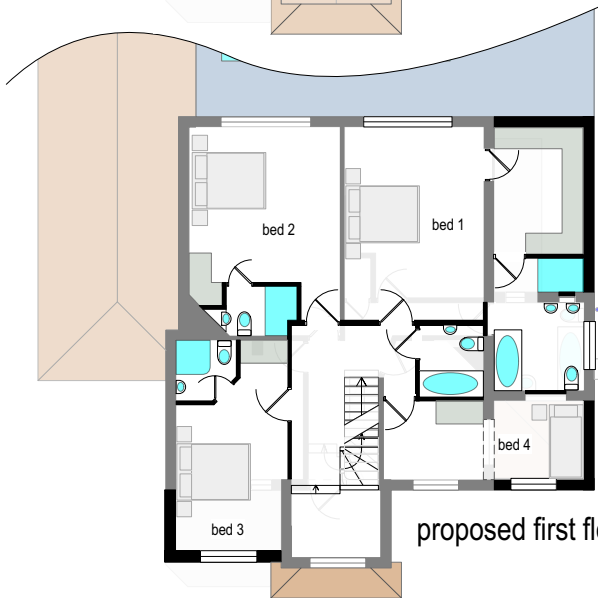
There is 2.3m between the dwellinghouses. The proposed front first floor extension would be 6.9m from this neighbours' elevations. At the boundary there is substantial planting and hedging which would restrict views of ground floor elements of the development. Given the distance and position of the proposed extensions there will be no significant overshadowing of this neighbour's property. There are no first-floor openings on this neighbour's side elevation which directly face the side of Hartland House.

Parking and Highways

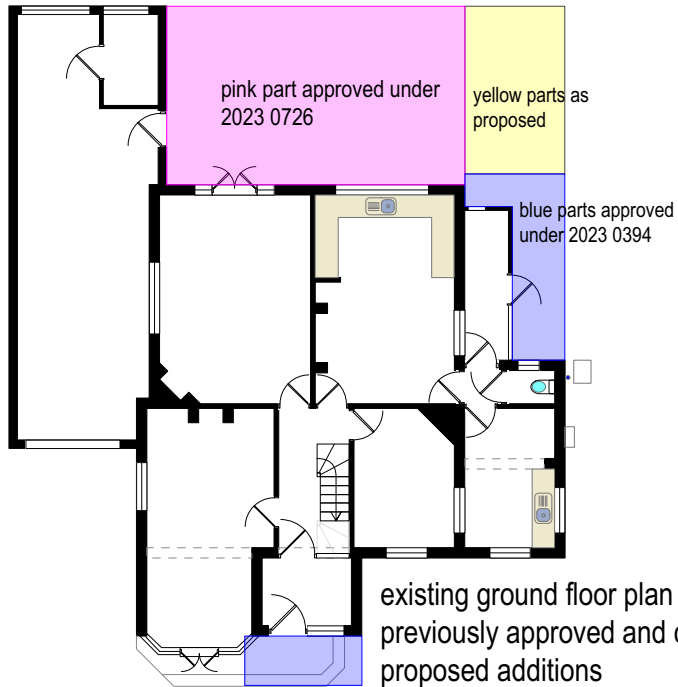
The proposal would not increase the number of bedrooms (6). It would increase the parking provision available on the front drive and alter the access radii to ease maneuvering. Adequate vehicle and cycle parking provision is therefore available.



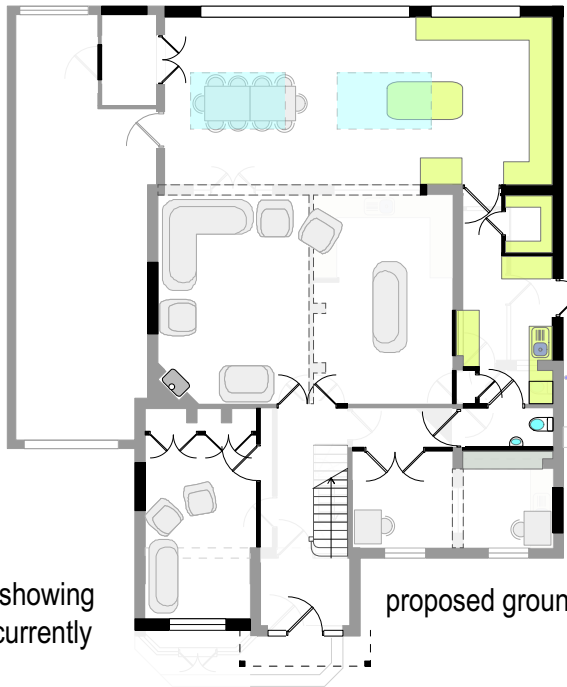
proposed attic floor



proposed first floor



existing ground floor plan showing previously approved and currently proposed additions



proposed ground floor

A- GB/10/07/24

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PROJECT Hartland House Sole St. DA12 3AY

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