

Delegated Report

Planning Application

Planning Application No: 20240921

Location: Broadwood House, Pondfield Lane, Shorne, Gravesend DA12 3LD

Description: Demolition of first floor balcony store cupboard, removal of balcony railings and replacement of french door with windows. Erection of a single storey side extension.

Applicant: Mr And Mrs Whitehead

Site Visit Date: Various

Submitted Documents/Plans

Application form
Cover letter
Planning Statement
Drawing no. 24/431/01 (existing ground floor plan)
Drawing no. 24/431/02 (existing first floor plan)
Drawing no. 24/431/03 (existing elevations)
Drawing no. 24/431/08 (proposed ground floor plan)
Drawing no. 24/431/09 (proposed first floor plan)
Drawing no. 24/431/10 (proposed elevations)

Relevant Planning History

20240934	Application for a Proposed Lawful Development Certificate for the erection of a garden building.	Under consideration	
20240920	Application for a Proposed Lawful Development Certificate for the demolition of the existing conservatory and erection of a single storey rear extension.	Under consideration	
20240478	Demolition of existing conservatory and existing first floor patio store; removal of balcony balustrade and erection of a single storey side/rear extension with a Sedum roof covering. Juliet balcony bar to be installed across existing door opening on first floor.	Refused	18.07.2024
20020287	Erection of two storey rear extension and single storey side extension to form utility room, w.c.,	Permitted	31.05.2002

clean room and living room at ground floor level with enlarged bedroom and balcony at first floor level; erection of a conservatory at the rear, detached double garage at the front and detached tractor shed at the side; alterations to the front elevations involving construction of an open porch, pitched roofs over existing ground floor flat roofs and construction of 2 gable fronts.

20020014	Erection of two storey rear extension and single storey extensions on both side elevations to form living room, utility room, w.c., clean room, double garage and tractor shed at ground floor level with an enlarged bedroom and balcony at first floor level; erection of a conservatory at the rear; alterations to front elevation involving construction of open porch, pitched roofs over existing ground floor flat roofs and construction of 2 gable fronts.	Refused	06.03.2002
19990577	Erection of a conservatory at the rear.	Refused	12.10.1999
19880923	Erection of s/s extension on northeast elevation to form snooker rm/jacuzzi/sauna/shower & changing rm, s/s extension on southwest elev to form double garage/refuse store/boiler rm/lobby, s/s extension on east elev to form enlarged living rm & conservatory, erec.of verandah at front & pergola at rear	Permitted	06.03.1989
19820553	Erection of a detached double garage	Permitted	16.09.1982
19560214	Erection of private rest home	Permitted	19.09.1956

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- C13 – Policy for 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 4 – Decision-making
- 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

- Design for Gravesham: Design Code (2024);
- Gravesham Landscape Character Assessment (2009)
- SPG2 - 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);
- Householder Extensions/Alterations Design Guide (2021); and
- North Downs AONB Management Plan

Consultations, Publicity and Representations

Shorne Parish Council

No comment received.

Neighbouring properties

The application has been advertised by site notice and individual letters to eight neighbouring properties. No letters of representation have been received. The overall consultation period expired on 15 November 2024.

Officer's Analysis

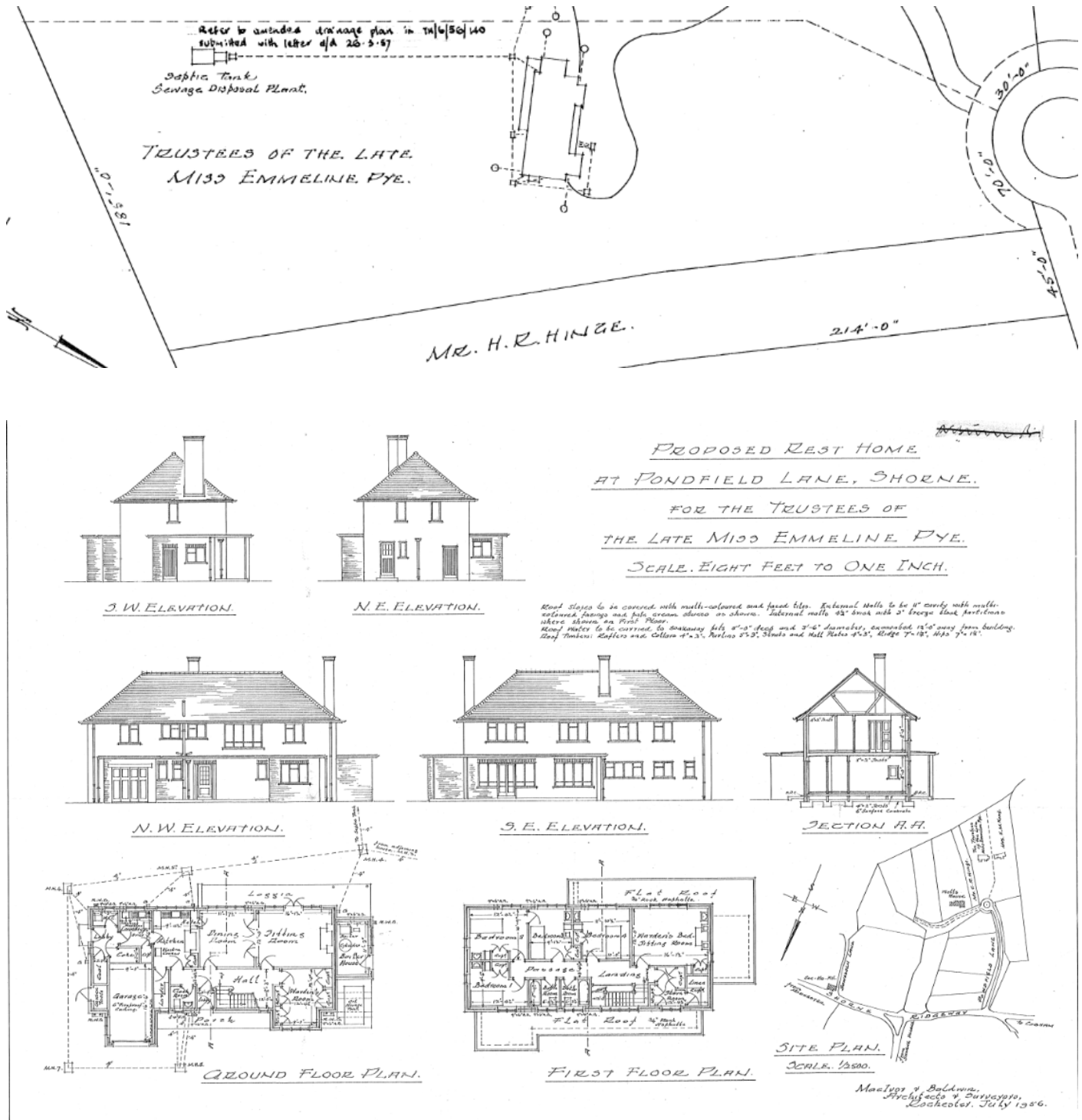
Proposal

This planning application seeks permission for the demolition of first floor balcony store cupboard, removal of balcony railings and replacement of French door with windows. Erection of a single storey side

extension. The extension will project approx. 3m to the side and will be 8.4m deep. It will approx. 3m high with a flat roof. Internally it will provide for a utility/boot room.

Principle and Green Belt

Original house proposed in 1956:

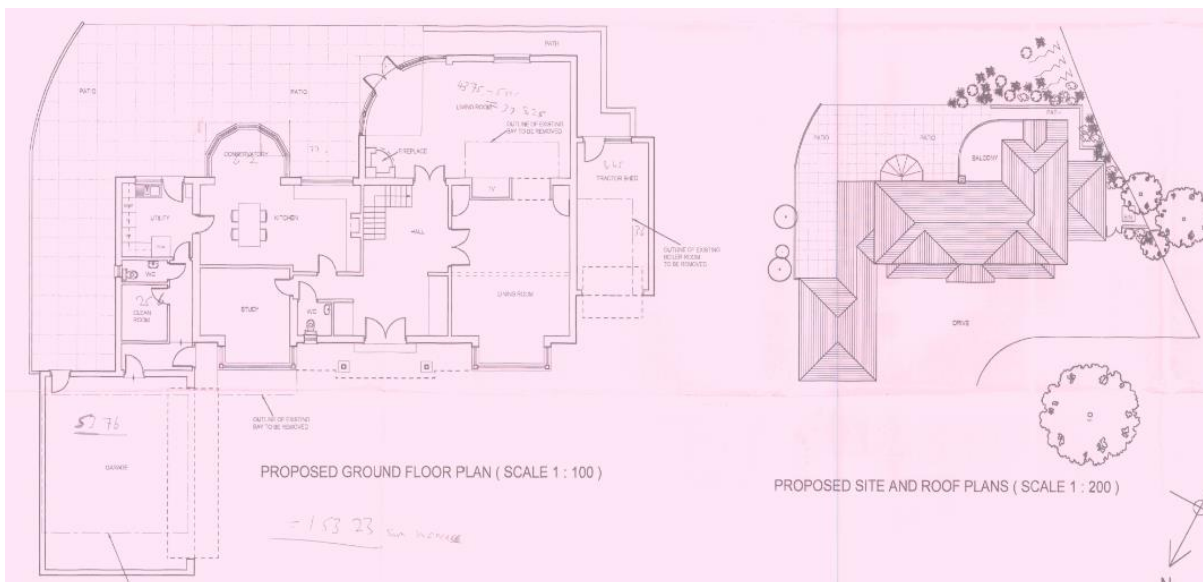


The detached double garage was granted permission in 1982 and therefore does not form part of the original dwelling.

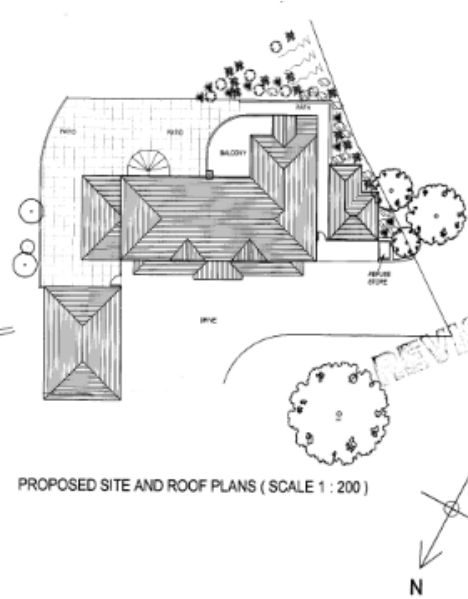
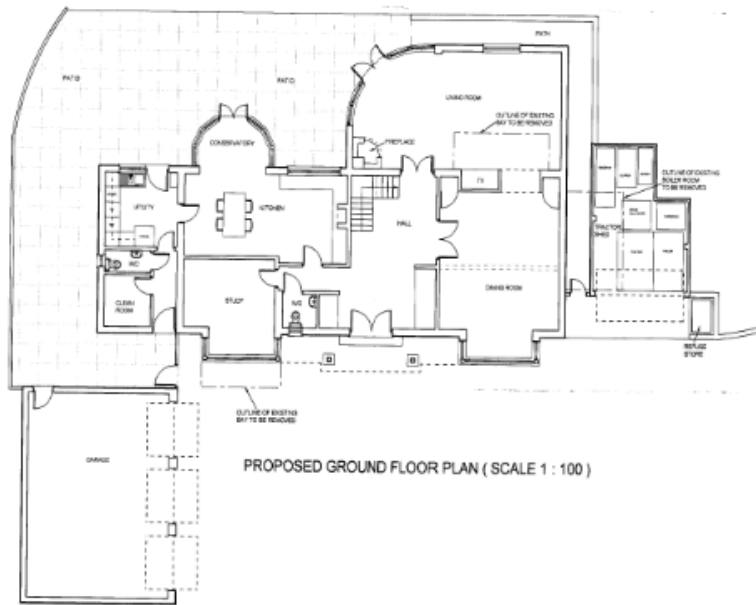
An application was submitted to extend the property in 1988 however according to the 2002 case officer report only the sitting room extension was undertaken:



An application for various extensions was refused application in 2002 (20020014) due to the extensions substantially exceeding the 1/3 limit set out in policy and adding to the bulk of the dwelling:



This application was resubmitted under reference 20020287



Original floor area (measured externally):

Judging by the above the original ground floor area of the property measured externally is approx. 158sqm and first floor is 111sqm. The total is therefore approx. 269sqm.

The current dwelling is 265.38sqm at ground floor and 155.47sqm at first floor (including the balcony as this is built form and adds bulk and useable space). The total is therefore approx. 421sqm which is 57% larger than the original dwelling (not including the tractor garage).

The proposed floor area will increase by approx. 25m at ground floor but will be reduced by approx. 25sqm at first floor. Therefore there will be no change to the floor area of the dwelling which will remain as 57% larger than the original.

Given that weight has been given to the loss of the balcony to justify the erection of the side extension a condition is recommended to ensure this is removed within a reasonable time and that the French doors

are removed and replaced with windows and retained as such thereafter.

Policy C13 of the Gravesham Local Plan 1994 states that extensions to dwellings will be considered on their merits but the Borough Council will expect the following criteria to be satisfied:

- (i) The existing dwelling must be an “original dwelling”* in permanent use as a dwelling.
- (ii) 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.
- (iii) Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted.
- (iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.
- (v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.
- (vi) The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.
- (vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

Footnote: * For definition of “original dwelling” see footnote to policy C12 – this states a building in permanent residential use at 1st July 1948 or subsequently erected as a permanent dwelling in accordance with planning permission in that behalf.

Clearly, before the proposed alterations, the property had already been extended by 57% and therefore already beyond what is allowed by this policy. As discussed above, the proposed extension will not increase the floor area beyond this 57% that has already been approved and therefore no objection is raised in this regard.

Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Para. 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para. 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;

- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Para 154c is applicable in this instance. This states that the extension or alteration of a building is allowed provided that it does not result in disproportionate additions over and above the size of the original building. In this instance, due to the loss of the first floor balcony and cupboard, there is no increase in floor area and therefore the proposal conforms with this paragraph.

Given that the proposed development is considered appropriate in the Green Belt as it does not result in disproportionate additions over and above the size of the original building there is no requirement to consider the impact on openness, very special circumstances or any fall-back considerations.

The proposed alterations therefore comply with the objectives of policy CS02 of the Gravesham Core Strategy 2014, C12 of the Gravesham Local Plan 1994 and Section 13 of the National Planning Policy Framework 2023.

Design, Character and Appearance

The application site is a large, detached dwelling located within a National Landscape (formerly an Area of Outstanding Natural Beauty), the Metropolitan Green Belt, close to a SSSI and within the Shorne Woodland Landscape Character Area. The site is also within an Area of Archaeological Potential. The property is situated along a private road and has one close neighbour with which it shares a drive. There is an attached triple garage and a detached tractor store. To the rear is a conservatory and large patio area leading onto a garden with many trees. In terms of design, the loss of the balcony will reduce the overall bulk of the building from the rear and the side extension will appear subservient due to its location infilling a vacant area to the side of the house with a flat roof that is not readily visible.

Landscape Character

The application site is located in the Shorne Wooded Downs Landscape Character Area and as such, Policy CS12 of the Core Strategy 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) will be taken into account in determining applications. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

The assessment of the Landscape Character states that the sensitivity of this area is moderate and that the Planning Authority should aim to conserve and reinforce the distinctive features and elements of the landscape. There is a strong character of traditional rural dwellings. The proposed development will be located to the rear/side of the dwelling and will not be readily visible within the wider landscape and therefore no objections are raised in this regard.

National Landscape (formerly known as an Area of Outstanding Natural Beauty)

The site is located within the North Downs National Landscape. The proposed extension will be confined to the residential curtilage of the dwelling and therefore will not have a detrimental impact on the surrounding National Landscape and therefore accords with policies within the AONB Management Plan.

The proposed development therefore accords with policies CS19, CS12 of the Gravesham Core Strategy 2014 and para. 180 of the National Planning Policy Framework 2023.

Amenity

Future Occupiers

The rear garden will not be significantly reduced in size by the proposal and therefore no concerns are raised.

Neighbouring Amenity

There are no neighbours close to the rear/side of the property where the proposal is indicated to be located and therefore there will be no loss of amenity in terms of loss of outlook, privacy, sunlight or daylight.

The proposed development therefore would accord with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023.

Ecology and Biodiversity

Biodiversity Opportunity Area

The proposed extension will be located on land which is already hard landscaped and therefore there will be no detrimental impact on biodiversity. The proposals therefore accord with policy CS12 of the Gravesham Core Strategy 2014 in this regard.

Parking and Highways

The proposal will not result in the increase in the number of bedrooms or the loss of off road parking and therefore no objections are raised on highways grounds.

Conclusion

The proposed loss of the balcony and cupboard and its replacement with a single storey side extension will have no detrimental impact on the Green Belt, surrounding landscape, amenities, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	27 November 2024	Dated:	28 November 2024