



Delegated Report

Application No:	20211575
Location:	Gailes, Dillywood Lane, Higham ME3 7NT
Description:	Erection of a single storey rear extension with solar panels to roof, conversion of garage to living space, conversion of loft to habitable rooms with rear dormers, erection of an outbuilding with indoor swimming pool, enlarged vehicle access and hardstanding, installation of skylight windows to front and associated works.
Applicant:	Mr Sarbjit Singh Sandhu
Site Visit Date:	5 January 2022

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 23 December 2021.
Drawing no. 1790-0-01 (site location plan) received 23 December 2021.
Drawing no. 1790-P-21 (proposed garden room) received 23 December 2021.
Drawing no. 1790-0-03 (existing block plan) received 23 December 2021.
Drawing no. 1790-0-02A (proposed block plan) received 23 December 2021.
Drawing no. 1790-P-20C (proposed external area) received 23 December 2021.
Drawing no. 1790-P-18A (proposed section) received 23 December 2021.
Drawing no. 1790-P-17C (proposed north-east elevation) received 23 December 2021.
Drawing no. 1790-P-16C (proposed south-west elevation) received 23 December 2021.
Drawing no. 1790-P-15C (proposed rear elevation) received 23 December 2021.
Drawing no. 1790-P-14D (proposed front elevation) received 23 December 2021.
Drawing no. 1790-P-13B (proposed roof plan) received 23 December 2021.
Drawing no. 1790-P-12C (proposed second floor plan) received 23 December 2021.
Drawing no. 1790-P-11C (proposed first floor plan) received 23 December 2021.
Drawing no. 1790-P-10E (proposed ground floor plan) received 23 December 2021.
Drawing no. 1790-P-09 (existing external area) received 23 December 2021.
Drawing no. 1790-P-07 (existing section) received 23 December 2021.
Drawing no. 1790-P-06 (existing side elevations) received 23 December 2021.
Drawing no. 1790-P-05 (existing rear elevation) received 23 December 2021.
Drawing no. 1790-P-04 (existing front elevation) received 23 December 2021.
Drawing no. 1790-P-03 (existing roof plan) received 23 December 2021.
Drawing no. 1790-P-02 (existing first floor plan) received 23 December 2021.
Drawing no. 1790-P-01 (existing ground floor) received 23 December 2021.

Relevant Planning History

19530183	Development of land for three dwellings	PER	07.10.1953
19490231	Erection of a box room	PER	04.11.1949

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS12: Green Infrastructure
- Core Strategy Policy CS18: Climate Change
- Core Strategy Policy CS19: Development and Design 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
- T1 – Impact of Development on the Highway Network
- C13 - Policy for 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

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- GBC Residential Layout Guidelines (SPG2 February 2020)
- Housing Standards Policy Statement 1st October 2015
- Technical Housing Standards - Nationally Described Space Standards
- Householder Extensions/Alterations Design Guide (2021)

- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Highways

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements

KCC Heritage

No comments to make.

Highway Development Management Officer

I have no objections to the proposal. It remains as a single dwelling using an existing access with more than adequate car parking. However, with the increase in bedrooms secure cycle parking should be provided to comply with SPG4.

It is recommended that given the number of car parking spaces, provision should be made for a minimum of 2 electric vehicle charging points.

The proposed gates are to be set back by approx. 8m and therefore conform to guidance provided they open inwards or slide parallel to the boundary. Traffic generation is not normally an issue with an individual dwelling as people leave and return at different times. A delivery vehicle is unlikely to enter the property however, if it did, then the new arrangement would appear better than the existing.

Higham Parish Council

No comments received.

Neighbouring properties

The application was advertised by site notice and individual letters to six neighbouring properties. One letter of objection received. Main concerns:

- Out of character
- Loss of vegetation
- Industrial looking solar panels
- Electric gates that will cause congestion
- Inconvenience caused by the works/deliveries etc.

Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension with solar panels to roof, conversion of garage to living space, conversion of loft to habitable rooms with rear dormers, erection of an outbuilding with indoor swimming pool, enlarged vehicle access and hardstanding, installation of skylight windows to front and associated works.

The proposed single storey extension will project approx. 2.3m to the side and 4m to the rear. It will have a flat roof with a pitch details to the front that will be approx. 3.2m high. The two rear

dormers will be approx. 2.7m wide, 2.3m deep and 2.7m high with pitched roofs. Internally, it would provide for a larger lounge/kitchen/diner, utility room and walk in shower at ground floor and two bedrooms and an en-suite at second floor. There will be some internal remodelling that results in the loss of a bedroom at first floor.

The outbuilding will be 7.19m deep and 5.165m wide. It will be 3m high with a flat roof. Internally it will provide for a pool, steam room, shower and sauna.

The front access will be widened and 6 parking spaces made. There will be electric gates to the front that slide open.

Principle and Green Belt

The application site is located within the Green Belt where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para. 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.

Para. 149 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.

In this case point (c) is relevant. Any extension to the property must not result in disproportionate additions over and above the original building.

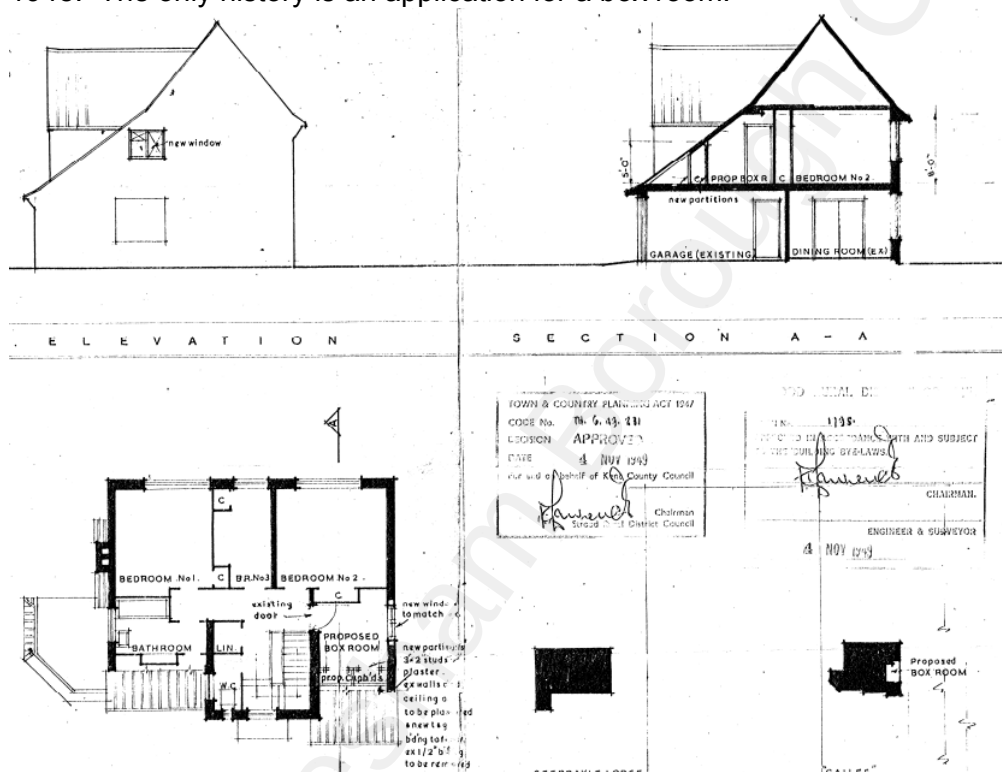
Saved Policy C13 of the Gravesham Local Plan 1994 states:

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.

It would appear from a search of the planning history on the site that the property was built before 1948. The only history is an application for a box room:



It would appear from this plan that no additional volume was added to create the box room and so the floor plan above (and the ground floor plan) is considered to be the original dwelling. It therefore would also appear that the garage was added at a later date.

The original dwelling therefore had a floor area (measured externally) of approx. 180sqm. The garage has added a further approx. 46sqm which is 25% larger than the original dwelling.

The proposed single storey wraparound extension will add a further 55sqm. Apart from changing some internal details, no additional volume is proposed at first floor. Two additional bedrooms are proposed in the roof facilitated by two new rear dormer windows. Technically they do not add any floor area but can result in additional bulk.

In total, the increase in floor area is approx. 101sqm which equates to approx. 56%. This is over the 1/3 considered generally acceptable. However some form of development does not require

planning permission. The property retains its permitted development rights and therefore it is possible to extend at ground floor by 4m without requiring planning permission provided the height does not extend beyond 3m in height. In this case, the extension is 0.2m higher and therefore needs planning permission but it is important to note that, if it were reduced in height, a rear extension (not side) could be built without planning permission.

On this basis, the proposed single storey rear extension is not considered to be a disproportionate addition over and above the size of the original building. It is single storey and results in a footprint not dissimilar to other properties in the vicinity. It is not considered to result in a significant detrimental impact to the openness of the Green Belt compared to what can be built within permitted development. Policy C13 is clear that the limit for extensions is 1/3 but that each case is dealt with on its own merits.

The wellness/garden room is a detached building to the rear. Again, there are occasions where outbuildings can be built without requiring planning permission (Class E of the GDPO). In this case, the roof is over 2.5m high within 2m of the boundary and therefore does require planning permission. It is worth noting that, if the roof was reduced in height or the building was moved further into the garden then this would not need permission. However, by moving the building further into the garden it would be more visible. Policy C13 allows domestic garages and other outbuildings but they will be considered on their individual merits and will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

On balance, it is considered that the approx. 0.5m additional height to what could be built will not have a significant impact on the openness of the Green Belt and is preferable to moving the building further into the site. Therefore meets the exception criteria within C13 (vii) of the Gravesham Local Plan First Review 1994.

The dormers are to be located in the roof and are designed in a way to not dominate the roof slope. They also could fall under permitted development but regardless of this, they are not considered to significantly impact on the openness of the Green Belt and therefore no objection is raised to these.

The proposed extension, outbuilding and dormer windows are considered modest and therefore meets the exception criteria of para. 149 of the National Planning Policy Framework 2021 and policy C13 of the Gravesham Local Plan First Review 1994.

Character, Appearance and Landscaping

The application site is located within the Higham Arable Farmlands Landscape Character Area. The key characteristics are gently undulating topography, open arable farmland and views to the Thames. Dillywood Lane is unique in its character as it is characterised by trees, planting and a narrow road leading to farmland. The guidelines seek to restore and create landscape. The proposals are set within the residential boundaries of the site, close to the dwelling, and therefore do not have a significant impact on the surrounding landscape character however vegetation and soft landscaping are key to retaining the rural nature of the site. The plans show planting to be retained to the front of the drive and this is welcomed in terms of landscaping and biodiversity. A condition is recommended to ensure this is provided and that the vegetation/hedging to each side is also retained.

The proposed extensions and outbuilding will be located to the side and rear of the property. The front elevation will not change significantly as there is already a garage to the side with a false pitch. There will be solar panels that are unlikely to be readily visible from the street. They will be visible from neighbouring properties however they will not impact on amenity (see amenity section). In terms of scale and proportion, as discussed above, the extensions are not too dissimilar to what can be built without requiring consent and therefore are considered in keeping

with the original property.

The proposed development therefore accords with policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 and 174 of the National Planning Policy Framework 2021.

Residential amenity

Future occupiers:

The remaining garden areas offer sufficient amenity space for the future occupiers of the dwelling and therefore meet the adopted Residential Standards and no concerns are raised.

Neighbours amenities:

Dillybank is located to the southwest of the application site. This property has a similar flat roof extension approx. 3m in height close to the boundary. The proposed extension and outbuilding will be no taller than this and therefore will result in no detrimental impact on this neighbour in terms of loss of outlook, privacy, sunlight or daylight.

Serrayle Lodge is located to the northeast of the application site. This property is some distance away (over 22m) and therefore, as the proposed development is single storey, no concerns are raised with regards to loss of outlook, privacy, sunlight or daylight.

The proposals therefore accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Highways

The property remains as a single dwelling using an existing access with more than adequate car parking. However, with the increase in bedrooms secure cycle parking should be provided to comply with SPG4.

It is recommended that given the number of car parking spaces, provision should be made for a minimum of 2 electric vehicle charging points.

The proposed gates are to be set back by approx. 8m and therefore conform to guidance provided they open inwards or slide parallel to the boundary. Traffic generation is not normally an issue with an individual dwelling as people leave and return at different times. A delivery vehicle is unlikely to enter the property however, if it did, then the new arrangement would appear better than the existing.

No objection.

Conclusion

The proposed extensions, outbuilding and parking layout will have no significant impact on the openness of the Green Belt, landscape character, street scene, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: FH
Signed: 	Signed: 
Dated: 2 February 2022.	Dated: 07 February 2022

Gravesham Borough Council