

Delegated Report

Householder Planning Application

Planning Application No: 20221158

Location: Jasmine Rhododendron Avenue Meopham Gravesend

Description: Erection of single storey front and side extensions with alterations.

Applicant: Mr Stuart Carter

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Part Block Plan
- Proposed Part Block Plan
- Drawing No: 02 (Proposed Plans, Elevations and Block Plan)
- Drawing No: 01 (Existing Plans, Elevations and Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20070297	Rebuilding of original part of dwelling like for like in connection with the construction of new enlarged roof to provide three bedrooms, ensuite shower room/wc and bathroom/wc in proposed roof space and erection of a detached double garage.	Permitted	11.05.2007
20070005	Construction of new enlarged roof to provide three bedrooms, ensuite shower room/wc and bathroom/wc in proposed roof space and erection of a detached double garage.	Permitted	28.02.2007
19990124	Conversion of roof space into a bedroom and installation of windows in east and west elevations.	Permitted	23.04.1999
19920086	Retention of single storey side extension ancillary structures.	Permitted	24.03.1992
19940361	Erection of single storey side extension to form two bedrooms & living room.	Permitted	03.08.1994
19520168	Erection of a chalet	Permitted	05.09.1952
19510214	Stationing of caravan and erection of chalet	Permitted	01.02.1952

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Design and Development Principle

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance:

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No comments received.

KCC - West Kent Public Rights Of Way

Public Rights of Way NS293 lies to the west of the application area and affects the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of the path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.



Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 2nd December 2022 and no comments were received.

Analysis

Proposal

The application is for the erection of single storey front and side extension with alterations. The extension will project 3m from the northern flank elevation and span approx. 5.9m. It will be finished with a mono pitch roof which will be hipped and will have an approx. height of 3.9m. the extension will include a window northern flank elevation which will serve a w.c. There will also be a door in the western elevation which will serve as the main entrance into the house. There will also be a door opening in the east elevation which will serve the utility room.

The front extension will be a modest infill which will project approx 1.5m and span approx 3m. this extension will include a window in the front elevation to serve a kitchen.

The appropriateness of the development within the Green Belt

Inappropriate development in the Green Belt is development that by definition, is 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.

The National Planning Policy Framework (2021) notes that 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 permanence. At paragraph 138 the National Planning Policy Framework (2021) lists the 5 purposes which the Green Belt serves. Of particular relevance in this case is that it assists in safeguarding the countryside from encroachment.

The National Planning Policy Framework (2021) makes it clear that new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions (paragraph 149). The listed exceptions include 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.

Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014) (LPCS) 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 Local Plan Core Strategy 2014.

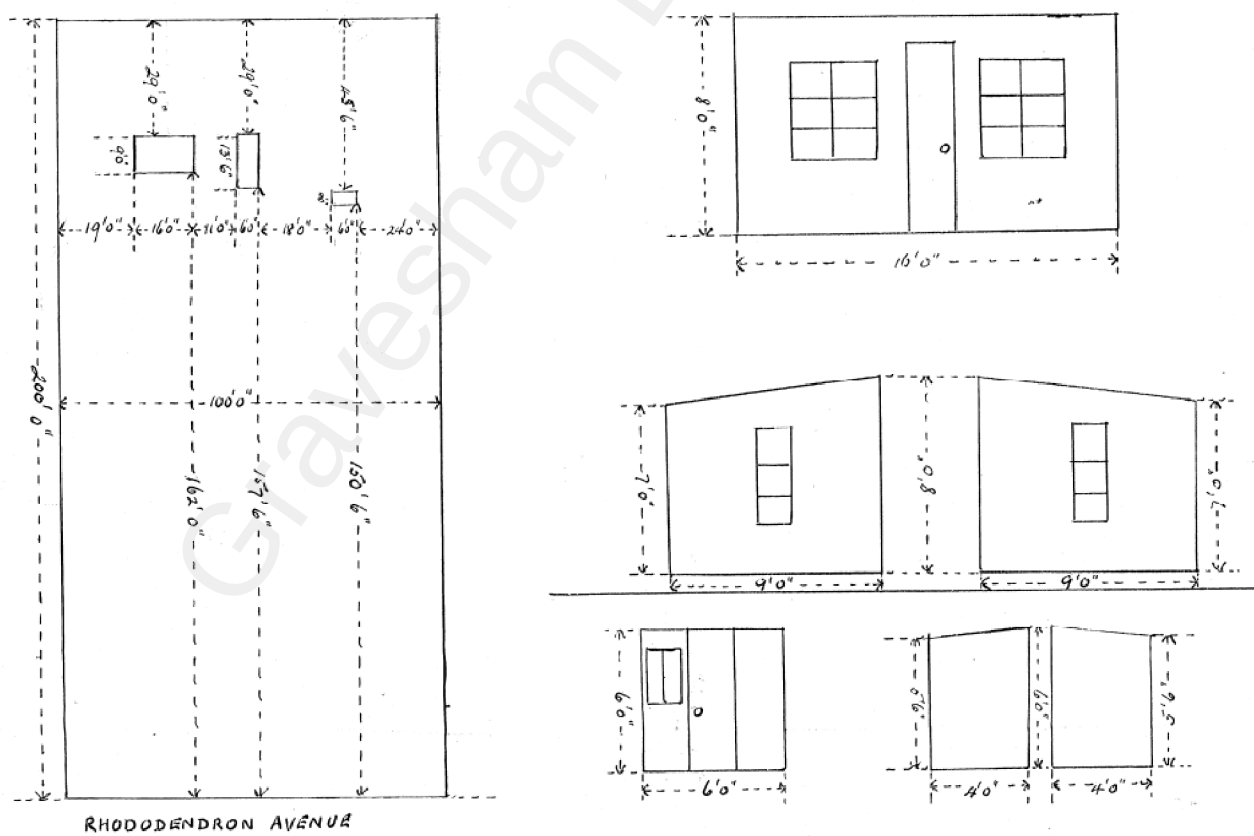
Furthermore, Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) (LPFR), which relates to extensions to dwellings in the countryside, sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the National Planning Policy Framework (2021), the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with paragraph 149 the National Planning Policy Framework (2021).

In particular Policy C13 Local Plan First Review 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 National Planning Policy Framework (2021) and should be afforded weight.

In determining proposals for residential extensions in the Green Belt an assessment will be made against the impact of the 'original' existing development. The original building is the building as it existed on 1 July 1948, however, for older homes constructed prior to July 1st, 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date. Any additions that have occurred since the 'original' dwelling date are considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed. The reason for this is small reductions in openness, repeated many times, can have a cumulatively detrimental effect.

The existing dwelling in this case appears to have been incrementally extended and has also added living space in the roof.

Proposed Plans from Original Chalet Dwelling



Existing dwelling (as built)

Ground Floor: 11.8m²

First Floor: N/A

Total: 11.8m²

Existing Size

Ground Floor: 94.4m²

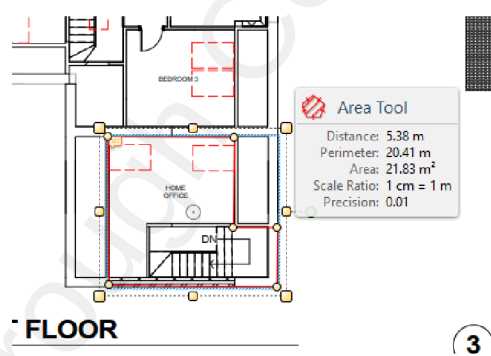
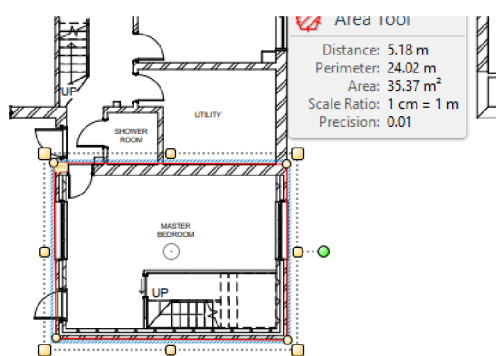
First Floor 64.3m²

Total: 158.7m²

Proposed Extension

Ground Floor: 117.9m²

First Floor: 64.3m²



Total: 182.2

Total floor space increase from dwelling as built: **170.4m²**

Total floor space proposed: **23.5m²**

Total floor space increase of proposed extension over original dwelling: **100%**

Saved Policy C13 of the Local Plan First Review provides the local interpretation of national policy and states 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.

In this case the increased floorspace still exceeds the one third limit and therefore is not within the parameters set by Policy C13 of the Local Plan First Review. Therefore, it will be necessary to assess the proposal on the overall effect on the existing bulk and appearance of the dwelling.

Impact on openness and the purposes of the Green Belt

The NPPF (2021) makes it clear than an essential characteristic of Green Belt is their openness. Open means the absence of development irrespective of the degree of visibility of the land in question or from public vantage points.

This stance is reflected in Saved Policy C13 of Gravesham Local Plan First Review (1994) which seeks to protect the openness of the countryside and ensure that extensions are not excessive in size which may lead to harm to the openness.

The existing dwelling is a modest detached chalet bungalow with pitch roof and gable roof design, facilitating habitable space within the roofspace.

The proposal includes a modest infill extension to the front to extend the existing kitchen and a modest single storey side extension to create a new entrance hall, shower room and utility. The external footprint of the proposal over the existing property as it currently is, would be 22.23m². The eaves would be level with the existing, and the total height would be 3.83m which is significantly lower than the main roof.

Therefore, whilst it is acknowledged that the existing property has been significantly increased over the original built form which would result in any form of extension being above the 1/3 increase, in terms of impact on the openness on the Green Belt, the proposal would be a modest and subservient extension that would not add significantly to the overall bulk of the property.

It is therefore concluded that the proposed development would not undermine the openness of the site and would preserve the character and appearance of the Green Belt and would accord with Section 13 of the National Planning Policy Framework (2021).

Very Special Circumstances

As indicated above, national planning advice states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Furthermore, it states 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.

The application does not include Very Special Circumstances within the supporting details.

Character and Appearance

The application site is located in the Green Belt and in the Harvel Wooded Downs Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map.

The property is a detached bungalow set in a large plot much further back from the road than the surrounding properties and not highly visible from public vantage points. The property benefits from a detached garage to the rear of the extensive driveway.

SPD4 Householder Extensions/Alterations Design Guide (2021) states that an extension should be subservient to the host dwelling in which case the extensions are very modest in scale and do not dominate the property.

The proposed infill front extension and side extension would be modest additions to the dwelling and have been designed to be respectful to the host dwelling.

The proposal is therefore acceptable and would respect the property and the development is therefore in accordance with Policy CS19 of the Local Plan Core Strategy, the Householder Extensions/Alterations Design Guide (2021) and Section 12 of the National Planning Policy Framework (2021).

Impact on adjacent properties.

Development should not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 130 of the NPPF (2021) which requires the amenity of existing residents to be protected.

Given the sufficient distance to the neighbouring properties, it is considered that the proposed development would not adversely affect the neighbouring properties in terms of loss of light, privacy, outlook and increased overshadowing. As such, the proposal would comply with Policy CS19 (LPCS) and the NPPF (2021).

Parking and Highways

The property benefits from a detached double garage and an existing driveway providing 4 parking spaces. The proposal would not result in an increase of bedrooms. There is no objection on the grounds of highway safety. The proposal complies with Policies CS11 and CS19 (LPCS) and Saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Harvel Wooded Downs Landscape Character Area. The topography is varied with steep valley sides and plateaux. The area is characterised by ancient woodland, chestnut coppice and small paddocks of pasture. The condition is considered moderate and the guidelines are to conserve and create.

Due to the nature of this proposal with the proposed built form not being excessive in projection, there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Conclusion & Recommendation

For the reasons given above, the proposed extensions would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	14/12/2022	Dated:	19 th December 2022