

Planning, Design and Access Statement



HOUSEHOLDER PLANNING
APPLICATION
BY

Mr & Mrs P Davison

RELATING TO

Single storey side and rear
extension to existing dwelling,
conversion of existing integral
garage to accommodation and
erection of outbuilding within rear
garden.

AT

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OUR REF: PH/24/204

1. INTRODUCTION

- 1.1. We have been instructed by Mr & Mrs P Davison to prepare and submit an application for householder planning permission for the introduction of a single storey side and rear extension to their existing detached dwelling incorporating the conversion of the existing integral garage to habitable accommodation at Otarawairere, Henley Street, Luddesdown, Kent, DA13 0XB. The application also proposes the erection of a detached outbuilding within the rear garden in a slightly alternative location to that granted a lawful development certificate under reference 2024.0973.
- 1.2. The background to this matter is that this application has been prepared having regard to the site's location within the Green Belt and an Area of Outstanding Natural Beauty (National Landscape) and the Council's pre-application advice which was provided on 22nd March 2024 under reference PRE.2024.0012. This was provided in relation to a proposal to extend and alter the existing dwelling to provide a two-storey house.
- 1.3. In providing pre-application advice, the local planning authority constructively reviewed the planning history of the existing dwelling and confirmed that the house has been substantially extended in the past and that further extensions to the dwelling were unlikely to be supported in light of the dwelling's location within the Green Belt and previous extensions to the original dwelling. A copy of the Council's pre-application advice can be seen in **APPENDIX 1** of this statement.
- 1.4. The application property has since been purchased by Mr and Mrs Davison who are seeking to enhance the accommodation available to better suit the needs of their family.
- 1.5. A certificate of lawfulness was granted on 20th December 2024 for the demolition of a modest existing rear extension and the erection of a 4m single storey extension to the rear of the original dwelling only along with the erection of a front porch and a single storey

home workshop/garage within the rear garden. In determining the application, the Council was satisfied that the works proposed comprised permitted development having regard to the site's location within a National Landscape (article 2(3) land). The extensions and alterations approved to the existing dwelling via the lawful development certificate comprise the applicants fallback position in this case.

- 1.6. It is however the applicants desire to introduce a more aesthetically pleasing extension to that which benefits from a certificate of lawful development which would in turn enable the internal accommodation to be configured to better suit their needs.
- 1.7. This application is therefore submitted on the basis that 'very special circumstances' exists to justify a grant of planning permission in accordance with the terms of paragraph 153 of the National Planning Policy Framework.
- 1.8. This statement reviews the planning history of the house along with all relevant planning policy to the Council's assessment that is contained within the National Planning Policy Framework (2024), the Gravesham Local Plan Core Strategy (September 2014) and the saved policies of the Gravesham Local Plan First Review (November 1994).

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1. The application property comprises a detached bungalow of single storey design location on the northern side of Henley Street, Luddesdown, Kent, DA13 0XB.
- 2.2. The dwelling is located within the confines of the Green Belt and within an Area of Outstanding Natural Beauty (National Landscape). The house is neither statutory or locally listed, nor is this part of Luddesdown within a Conservation Area.
- 2.3. The existing dwelling faces south towards the street scene and shares boundaries with detached dwellings that comprise Ha’Penny Cricket to the east and Luddesdown House to the west.
- 2.4. The Council will note that the existing dwelling has been extended in the past through the introduction of a single storey side extension on the property’s eastern side and a single storey rear extension that comprises a family room, utility room and toilet. The dwelling has also been extended on its eastern side through the introduction of a garage.



View of the side and rear extensions



View of the rear extensions to original house



View looking towards rear of garage and summerhouse outbuilding (which is proposed to be demolished as part of this application)



View of front of house showing poor quality linked double garage and driveway

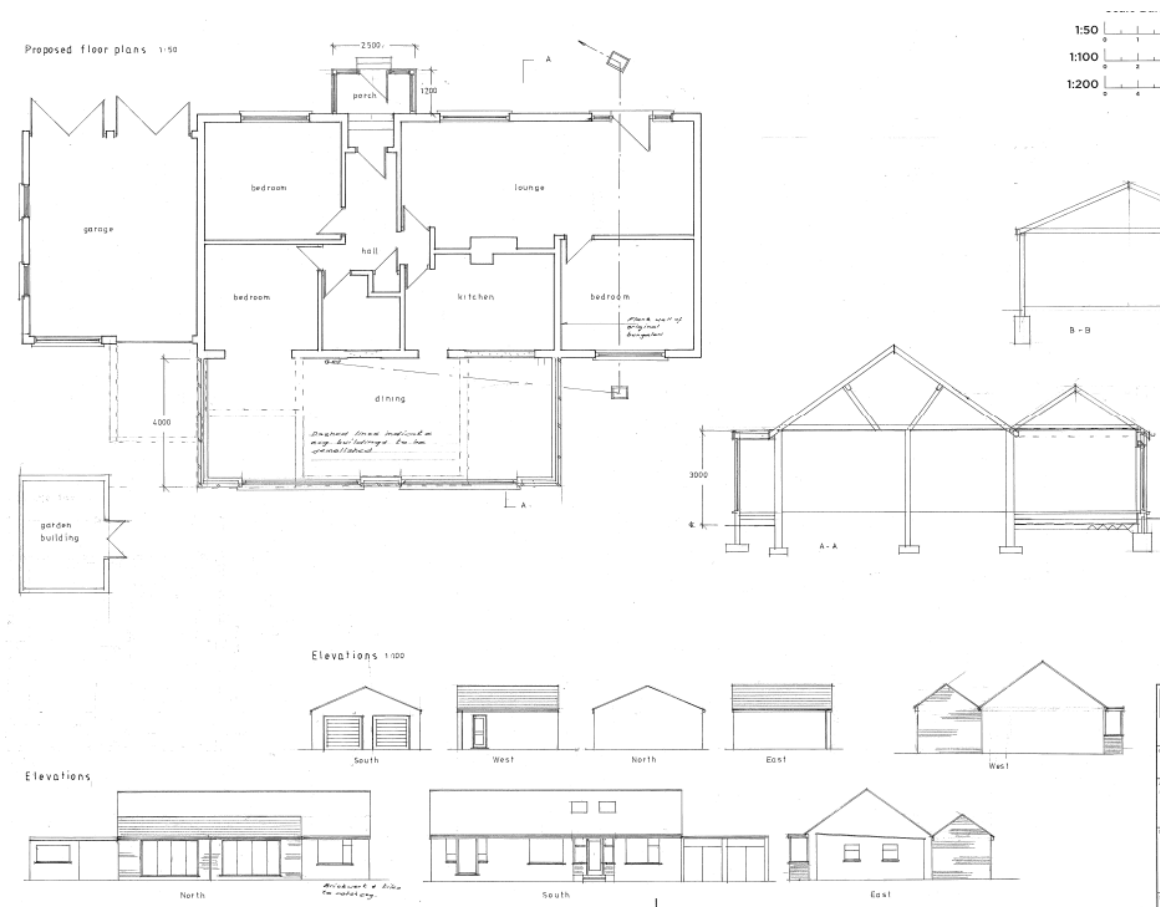
- 2.5. As detailed within the introduction to this statement, the Council’s pre-application advice was sought in March 2024 concerning proposals to substantially alter and extend the existing dwelling to provide a two-storey house (**APPENDIX 1**). The pre-application submissions were not supported by any plans, but the advice provided detailed the planning history of the existing house and previous extensions to it and helpfully provided a coloured outline of the existing dwelling and the previous extensions to the original dwelling which have been added. This is detailed below:

Based on the historic evidence above, the original dwelling is as highlighted in red below (with the extensions in blue):



3. RELEVANT PLANNING HISTORY

- 3.1. The existing dwelling was erected following a grant of planning consent in June 1956 (TH/6/56/102). There were no conditions attached to the original grant of planning consent to remove or reduce the dwelling's Permitted Development Rights. An application was then approved in June 1984 for the introduction of a single storey rear extension to form a breakfast room, shower room and conservatory under Council reference GR/84/537. Once again there were no conditions attached to this grant of consent with removed or reduced Permitted Development Rights, a copy of these two historical decisions form **APPENDIX 2** of this statement.
- 3.2. There are no other records of any applications for extensions to the dwellings or the erection of a linked garage.
- 3.3. As detailed within the introduction to this statement, following the receipt of the Council's pre-application advice in 2024 an application for a lawful development certificate for extensions and alterations to the existing dwelling was then submitted to Gravesham Borough Council. The application proposed a single storey rear extension to the existing dwelling, a front porch and an outbuilding within the rear garden. Extracts from the plans submitted can be seen below. A copy of the Council's approval notice (20240973) forms **APPENDIX 3** of this statement.



Approved plans associated with Certificate of Lawful Development approval 20240973 showing consented rear extension, porch and detached outbuilding.

4. THE PROPOSAL

- 4.1. Following the receipt of the certificate of lawful development for extensions and alterations to the dwelling and the erection of outbuildings as detailed above, the applicant has reviewed the plans in further detail with the desire to slightly extend and alter to the dwelling predominantly to the rear in a slightly different manner to that granted a lawful development certificate.
- 4.2. The plans which accompany this application propose for the existing garden building immediately to the rear to the rear of the existing garage to be demolished and for the majority of the existing linked garage on the eastern side of the house to be converted to habitable space.
- 4.3. It is proposed for an extension to be introduced to the rear of the existing garage and the rear of the original house to enable an open plan kitchen area to be provided in conjunction with a third bedroom. The plans effectively propose for the single storey extension approved a lawful development certificate to be moved along the rear elevation to enable this slightly alternative extension to be introduced.
- 4.4. The plans show that a modest pitch roof detail would be introduced to the front of the garage in order to aesthetically improve the dwellings appearance from the street scene. The majority of the single storey extension would however be of flat roof design ensuring that it is no greater in terms of its overall volume when compared to the permitted development fallback position which has been established.
- 4.5. The application also proposes an outbuilding within the rear garden with this consistent in terms of its size and design to that granted a lawful development certificate. The only difference is the proposed location of this garage/workshop outbuilding within the rear garden and therefore it is shown on the plans provided for continuity.

- 4.6. This application is also accompanied by calculations in terms of external floor area and volume of the permitted development fallback position when compared to the extensions and alterations proposed by this application, these are set out below:

'Otarawairere' Henley Street, Luddesdown, Kent DA13 0DX

Volumes allowed for Permitted Development

		Area (msq)	Volume (mcu)
Extension	11.1 x 4.0 x 2.7	44.4	119.9
Extension roof	11.1 x 4.0 x 1.4/2		31.0
Exg Shed	2.5 x 3.6 x 2.5	9.0	22.5
Porch	2.5 x 1.2 x 2.8	3.0	8.4
Totals		56.4	181.8

Volume of proposed works

Extension	13.2 x 3.4 x 3.1	44.9	139.1
Pitched roof	5.35 x 1.25 x 2.4/2		8.0
Raised flat roof	4.6 x 5.4 x 0.5		12.4
Infill garage extens	5.3 x 0.45 x 3.1	2.4	7.4
Totals		47.3	166.9

- 4.7. As detailed above, the permitted development fallback position in conjunction with the retention of the existing summerhouse outbuilding immediately to the rear of the existing garage involves some **56.4m²** of built form with these features having a volume of **181.8m³**.
- 4.8. The extensions proposed by this application have a total floor area of **47.3m²** and a volume of **166.9m³**.

- 4.9. This application therefore proposes works that represent an improvement in floor area of **9.1m²** when compared to the fallback position (retaining the outbuilding and building within the permitted works). In volume terms, the application represents an improvement of some **14.9m³** when compared to the fallback position which has been established.

5. RELEVANT PLANNING POLICY CONSIDERATIONS

- 5.1. Relevant planning policy to the determination of this application comprises that contained within the National Planning Policy Framework (2024), the Gravesham Local Plan Core Strategy (September 2014) and the saved policies of the Gravesham Local Plan First Review (November 1994).

National Planning Policy Framework (2024)

- 5.2. The key section of The Framework to the assessment of this application comprises section 13 which focuses on development on Green Belt land.
- 5.3. Paragraph 154(c) confirms that the extension or alteration of a building represents and appropriate form of development on such land provided that it does not result in disproportionate additions over and above the size of the original building. The original building will be judged to the that which existed on the 1st July 1948 or the building as it was first constructed. It is acknowledged from the Council's pre-application advice that the existing dwelling at Otawairere has been extended substantially in the past with this documented within this statement. For further extensions to the existing dwelling, it is therefore necessary to demonstrate that 'very special circumstances' exist to justify a grant of householder planning permission.
- 5.4. Paragraph 153 of The Framework specifies that where inappropriate development is proposed this will not be approved except in 'very special circumstances'. These 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 the considerations.

Gravesham Local Plan Core Strategy (September 2014)

- 5.5. The Gravesham Core Strategy Proposals Map confirms that the application site is located within the confines of the Green Belt and is also within an Area of Outstanding Natural Beauty (National Landscape).
- 5.6. Policy CS12 concerns green infrastructure and specifies there will be no net loss of biodiversity in the borough and opportunities to enhance, recreate and maintain habitats will be sought. The policy also specifies that the overall landscaped character and valleyed landscapes of the borough will be conserved including the character of the Kent Downs Area of Outstanding Natural Beauty.
- 5.7. Policy CS19 outlines the development and design principles that will be used to assess all planning applications. This requires for new development to be visually attractive, fit for purpose locally distinctive. The Council will look to conserve and enhance the character of the local build, historic and natural environment in its assessment of all planning applications.

Gravesham Local Plan First Review (1994) – Saved Policies

- 5.8. Policy P3 concerns vehicle parking standards and states that the Council expects developments to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.
- 5.9. Policy C13 concerns extensions to dwellings within the countryside prescribing that there will be an overall limit of 1/3 of the gross floor area of the original dwelling applied for all extensions to existing homes within the countryside. This policy also states that appearance, massing, scale, form and materials of an extension shall be appropriate to the existing dwelling in Green Belt settings. In relation to domestic garages and further

outbuildings, these will be considered on their own individual merits but will be required to be well designed, discretely sited and subservient to the scale of the main dwelling on the plot.

6. PLANNING MERITS AND CONCLUSIONS

6.1 Taking into consideration the planning history of the existing dwelling, the Council's pre-application advice and relevant planning policy as referenced above, the main issues to be assessed in this case are as follows:

- The site's location within the Green Belt and countryside.
- The quality of design employed.
- Residential amenity.
- Landscaping.
- Parking.

Green Belt

6.2 The planning history of the existing dwelling confirms that it has been extended in the past that previous extensions have exhausted the 1/3 allowance afforded to properties in the Green Belt, within the borough, over and above the size of the original dwelling.

6.3 Having regard to the previous extensions to the dwelling, the Council has previously confirmed that further extensions to the house would likely be seen as involving disproportionate additions to the original dwelling contrary to paragraph 154(c) of the National Planning Policy Framework. It is therefore necessary to demonstrate that 'very special circumstances' exist in order to justify a grant of householder planning permission in this case.

6.4 Following the receipt of the Council's pre-application advice concerning proposals to create a two storey dwelling on the site, which was provided in March 2024, a certificate of lawfulness has been granted for a substantial rear extension of the existing dwelling,

the introduction of a porch and the introduction of an outbuilding within the rear garden as documented within this statement.

- 6.5 The application herewith submitted simply represents a slightly alternative design to the lawful development certificate now afforded to the house with works also including the conversion of the existing linked garage to provide additional habitable space.
- 6.6 As an alternative to the works afforded a certificate of lawful development, this planning application proposes to move the single storey rear extension along the rear elevation of the house to enable the internal layout of the dwelling to better suit the applicants needs. This application also proposes the demolition of an existing summerhouse outbuilding which is located immediately to the rear of the existing garage.
- 6.7 This statement confirms that the fallback position involving the retention of the existing outbuilding and building the permitted development extensions to the dwelling would amount to a floor area of **56.4m²** and a volume of **181.8m³**.
- 6.8 The single storey rear/side extension proposed by this application would be smaller in terms of its floor area when compared to the fallback position with it proposing some **47.3m²** of additional floor space. This represents a reduction of some **9.1m²** when compared to the fallback position. In volume terms, the proposed extension would be **166.9m³** and this represents of an improvement of some **14.9m³** when compared to the fallback position.
- 6.9 The proposed extension which is predominantly to the rear of the house would be of flat roof design minimising its volume and ensuring the overall volume and scale of the extension proposed by this application would appear materially smaller than the permitted development fallback position that has been established.

- 6.10 In terms of the proposed outbuilding, this is identical in terms of its design when compared to that granted a lawful development certificate. The only difference is the proposed siting/location of the outbuilding within the rear garden. The outbuilding would be discretely sited within the rear garden of the house and subservient to the scale of the main dwelling, compliant with Policy C3 of the Gravesham Local Plan First Review.
- 6.11 Taking these material considerations into account, ‘very special circumstances’ are therefore demonstrated to justify a grant of planning consent in accordance with paragraph 153 of the National Planning Policy Framework.
- 6.12 It is acknowledged that were householder planning permission approved, the Council would likely remove Permitted Development Rights for further extensions to the dwelling under Schedule 2, Part 1, Classes A and D of the General Permitted Development Order. However, as the proposed outbuilding is policy compliant, and in light of the certificate of lawfulness that has been granted for it, Permitted Development Rights are requested to be retained for the house under Schedule 2, Part 1, Classes C (rooflights) and E (outbuildings) of the General Permitted Development Order.

Design

- 6.13 The extensions and alterations to the house incorporate a high quality of design and the changes to the dwelling are largely confined to the rear away from any public vantage points within the surrounding area.
- 6.14 The alterations to the dwelling would therefore not materially change the character and appearance of this part of Luddesdown. The single storey nature of the proposed extensions would not cause harm to the openness and character of the National Landscape.

- 6.15 The extension would be introduced utilising materials to match the existing dwelling and would enhance the applicants enjoyment of their existing home.
- 6.16 The Council will note that a pitched roof detailing is proposed above the existing linked garage at the front of the house. This will aesthetically enhance the appearance of the existing garage feature which is of limited architectural merit at present.
- 6.17 The application is therefore acceptable in design terms.

Residential Amenity

- 6.18 The works proposed are all of single storey design and confined to the rear of the existing house. The additions would not appear overbearing and nor would they result in any overlooking adjacent homes. No harm to residential amenities of either neighbouring properties would therefore be caused.

Landscaping

- 6.19 The proposed extensions to the existing dwelling can be introduced without the need to remove any trees, nor are any of the works proposed close to any tree specimens serving the property. No arboricultural report should therefore be required in this instance.
- 6.20 As the application is a householder proposal, biodiversity net gain legislation is not relevant to the Council's determination.

Parking

- 6.21 The Council will note that the application proposes to convert the existing garage to habitable accommodation. The plans provided demonstrate that sufficient space is

available for the parking of at least two private motor vehicles at the front of the dwelling as they are parked at present on the existing driveway.

- 6.22 The proposal will therefore retain sufficient parking in accordance with the Council's standards.
- 6.23 Taking these material considerations into account it is therefore requested for householder planning permission to be granted to enable the proposed extensions to be introduced.

APPENDICES

APPENDIX 1- Pre-application advice

APPENDIX 2 – Relevant planning history

APPENDIX 3 - Certificate of lawful development