

Delegated Report

Householder Planning Application

Planning Application No: 20231283

Location: Old Rectory Luddesdown Road Luddesdown Gravesend

Description: Demolition of existing orangery and erection of a two-storey side and rear infill extension, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.

Applicant: Jonathan Mount

Site Visit Date: 11th January 2024

Submitted Documents/Plans

Application Form

01-00 Rev 1 – Location Plan
01-01 Rev 1 – Existing Site Plan
01-02 Rev 1 – Existing Basement Floor Plan
01-03 Rev 1 – Existing Ground Floor Plan
01-04 Rev 1 – Existing First Floor Plan
01-05 Rev 1 – Existing Second Floor Plan
01-06 Rev 1 – Existing Roof Plan
01-07 Rev 1 – Existing Front Elevation
01-08 Rev 1 – Existing Rear Elevation
01-09 Rev 1 – Existing North Elevation
01-10 Rev 1 – Existing South Elevation
01-11 Rev 1 – Existing East and West Elevations
01-12 Rev 1 – Existing Section A
01-13 Rev 1 – Existing Section B
01-14 Rev 1 – Existing Section C
01-15 Rev 1 – Existing Section D
02-01 Rev 1 – Proposed Site Plan
02-02 Rev 1 – Proposed Basement Floor Plan
02-03 Rev 2 – Proposed Ground Floor Plan
02-04 Rev 2 – Proposed First Floor Plan
02-05 Rev 1 – Proposed Second Floor Plan
02-06 Rev 1 – Proposed Roof Plan
02-07 Rev 2 – Proposed Front Elevation
02-08 Rev 2 – Proposed Rear Elevation
02-09 Rev 2 – Proposed North Elevation
02-10 Rev 2 – Proposed South Elevations
02-11 Rev 1 (Provided on 6th February 2024) – Proposed East and West Elevations
02-12 Rev 1 – Proposed Sections AA
02-13 Rev 1 – Proposed Sections BB
02-14 Rev 1 – Proposed Sections CC
02-15 Rev 1 – Proposed Sections DD
Flood Risk Statement
Planning and Design Statement

Heritage Addendum

Superseded Plans:

~~02-03 Rev 1 – Proposed Ground Floor Plan~~
~~02-04 Rev 1 – Proposed First Floor Plan~~
~~02-07 Rev 1 – Proposed Front Elevation~~
~~02-08 Rev 1 – Proposed Rear Elevation~~
~~02-09 Rev 1 – Proposed North Elevation~~
~~02-10 Rev 1 – Proposed South Elevations~~
~~02-11 Rev 1 – Proposed East and West Elevations~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230656	.*Amended Description.* Erection of a single-storey ground floor extension with a sunken terrace to the side of the dwelling house; Installation of new timber sash windows to replace all existing windows.	Withdrawn	10.08.2023
20160966	Demolition of existing outbuilding at the front and erection of single storey front extension providing triple garage, enlarged kitchen, w.c, utility, dog room and boot room; a detached outbuilding for a workshop/store in rear garden and replacement entrance gates and front boundary wall; erection of replacement gates and fencing to stable yard.	Permitted	14.07.2017
20090320	Erection of an orangery at the side/rear.	Permitted	10.06.2009
20081110	Erection of double bay extension to existing detached garage.	Permitted	18.02.2009
20071047	Erection of a detached building to form a pool house and erection of an extension to existing outbuilding to provide a double garage.	Permitted	21.01.2008

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- C13 – Policy for Extension to Dwellings in the Countryside
- P3 – Vehicle Parking Standards
- T1- Impact of Development on the Highway Network

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 12 – Achieving sustainable development and well-designed places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 - 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);
- Kent Downs Area of Outstanding Natural Beauty Management Plan
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Luddesdown Parish Council

No comments received.

Ward Councillors

No comments received.

KCC Heritage

The site lies within an area of multi-period archaeological potential with historic map evidence of buildings on this site from at least the later 18th century. The application has been made without any detailed historic assessment of the building, which is not listed, but which should be considered as a non-designated heritage asset. Historic mapping (e.g. the early 19th Tithe map) records the main dwelling and the range next to the road as being joined at that time. I am not certain of the origins of the original buildings at the site, and it is possible that the proposed works may impact on historic fabric and below-ground archaeological remains. I therefore recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

To ensure that features with archaeological interest are properly examined and recorded during development works:

- A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development works, including to the historic building, are observed and items of interest and finds are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved in writing by the Local Planning Authority.
- B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed specification and timetable.
- C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest, above and below-ground, which would be impacted by the proposed development, are properly examined, recorded and reported on, for public benefit.

Kent Down National Landscape Unit

No comments received.

KCC Flood and Drainage

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Please note: If the application at a later stage proposes the use of non-mains drainage, we will need to be re-consulted.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you feel we should assess this planning application in more detail due to local issues/opportunities please email KSLPLANNING@environment-agency.gov.uk

Neighbouring properties

8no. surrounding properties were consulted, and a site notice was placed on 11th January 2023. The final date for comments ended on 2nd February 2023.

1 comment was received objecting to the scheme. The objection is summarised as follows:

- Allowing the development would increase development land at the site greater than 35% of the properties size, exceeding the councils Greenbelt policy.

Officer Note: The proposed plans originally include alterations to the existing windows. However, this was subsequently removed from the description of works and proposed plans after discussions with the planning agent. Given that this would result in lesser works than originally proposed, it was considered the change in description would not require a re-consultation.

Officer's Analysis

Principle of Development

This application is located outside the Urban Boundary, In the Green Belt where, as per paragraph 142 of the NPPF (2023), the fundamental aim is to; *prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.* A key consideration for this application is therefore whether the development would be appropriate in the Green Belt.

However, all other relevant matters should be considered. In this instance, the principal considerations in the assessment of this application are:

1. Green Belt
2. National Landscape
3. Design, Character and Appearance ad Non-Designated Heritage Asset
4. Landscape Character Area
5. Amenity of Future Occupiers
6. Neighbouring Amenity
7. Archaeological Importance

Impact on the Green Belt

National Planning Policy Framework (NPPF)

Paragraphs 152-156 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 154(c) identifies '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', as an exception to this policy.

Paragraph 154(g) identifies another exception as;

'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'

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised area as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt **NOT** forming part of settlement inset from the Greenbelt. In this context the policy states that developments; *'will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.'*

Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with paragraph 154 the NPPF 2023. "Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

The most recent application in 2017 details the increases which have taken place in the recent planning history. It is noted that the development as approved under 20160966 was not undertaken and consent for those works have lapsed. But the previous officer's analysis is helpful in understanding how the building has changed, alongside the details submitted within the Design and Access Statement. Historical maps also do not show any increase in footprint excepting that approved in 2009.

The Planning and Design Statement lays out the previous and proposed increase and how this relates to policy C13 and so this is included below:

Structure	GEA	Colour on Plan
(1) Original dwellinghouse	660.0 sq.m. (*)	Blue
(2) Original Front Outbuilding	84.0 sq.m.	Purple
(3) Proposed infill extension	65.4 sq.m.	Orange
(4) Proposed link structure	20.6 sq.m.	Green
(3+4) Total extensions	86 sq.m. (**)	
Total extensions as % of (1)	13.03 % (**)	
(2+3+4) Total extensions	170 sq.m. (***)	
Total extensions as % of (1)	25.75 % (***)	

(*) excl. original cellar (which measures 57.50 sq.m. GIA)

(**) disregarding original outbuilding

(***) treating original outbuilding as enlargement (hypothetical scenario; no material impact on external appearance)



The existing outbuilding is evident on KCC's Heritage maps as early as 1871-1890 (There are no maps prior to this). The existing outbuilding as shown would be considered a domestic adjunct, thus forming part of the floor space calculation.

The proposed scheme would clearly result in less than one third increase. However, this is an indicator of the actual scale increase and a visual assessment should also be undertaken to assess whether the development would result in disproportionate additions over and above the size of the original building. This assessment would appropriately be undertaken in the following section of the report: National Landscape, Design, Character and Appearance.

National Landscape, Design, Character and Appearance and Non-Designated Heritage Asset

This application site is located in a National Landscape where greater weight is placed on impact to the character of the area. KCC Heritage have advised in their comments that the building should be considered a non-designated heritage asset. Whilst the authority does not have a local list of non-designated heritage assets, a case-by-case approach should be taken. Given the age and the high-quality appearance of the building, it is appropriate to consider this building a Non-Designated Heritage Asset.

The proposed scheme can be broken down into 2 components, for functional purposes of the assessment but should be considered cumulatively as the impact all changes proposed would be cumulative. These three components are;

1. Demolition of existing orangery/conservatory and erection of a two-storey side and rear extension
2. Erection of a link structure connecting dwellinghouse to outbuilding

Two Storey Side and Rear Extension

The proposed extension which would replace the existing conservatory would be two storeys in nature. However, its crown roof design would ensure that the highest part of the roof would be 3.3m below the ridge of the main roof. The use of such a roof typology in conjunction with the rear facing dormer element would ensure a low form simplified appearance which would not create a significant increase to the roof which serves the second floor of the dwellinghouse. The windows used in the dormer would also be smaller than others at first floor on the rear elevation. The width of the dormer is somewhat wider than the others and so this would create some contrasting appearance with the steep pitched and less wide dormers which existing at the second floor in the main roof. However, on balance the proposed extension would be subservient and would have limited impact on the character and appearance of the dwellinghouse given its rear facing position. Given that the building is considered a non-designated heritage asset, its form and layout and impact on the historic fabric would also be important. Originally a number of openings and the open plan design of the ground floor kitchen would have resulted in significant removal of historic fabric and alterations to its original layout. However, after discussions with the planning agent, they submitted amended ground and first floor plans which would avoid removal of historic fabric, retain the openness and original plan form and retaining the 'bones' of the original layout.

Link Structure

The proposed link structure would be a single storey addition which would connect the front elevation of the dwellinghouse which would lead to the kitchen and provide a new entrance and storage space, with the existing outbuilding which contains stores and garages. Visually this would not appear significantly different from the existing wall which extends between the two buildings as evident in the below site photo taken in July 2023. It would result in minor changes to the openings to the outbuilding but in the amended plans the opening position of the existing dwellinghouse would be retained, avoiding unnecessary alteration to the historic fabric.



Image taken during the site visit



South Elevation Proposed (Not to Scale)

It would use a pitched roof which would match the height of the ridge on the outbuilding with a slightly higher rave and small gable at the entrance. This would soften the appearance from the existing high wall which does not reflect the height of the building appropriately. Whilst it would create and extended bulk towards the north elevation, it would give a more uniform and simplified appearance, which again could be a welcome change to the elevation in terms of consistency.

Whilst it is considered that the front outbuilding connecting to the main dwellinghouse is unfortunate as its position would not usually be acceptable, it would be unreasonable to refuse the scheme on this basis as the outbuilding exists. Whilst it would be preferred to keep the two visually separated, the existing wall of

poor design already provides the appearance of a connection and the link proposed here would improve that visual appearance from the current situation.

The proposed development would use double glazed timber sash windows, with painted render to the front, and exposed brickwork elsewhere. The proposed roof tiles would match the existing dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135, 182 and 209 of the NPPF (2023) in terms of design, character and appearance, impact on the National Landscape and Non-Designated Heritage Asset.

Landscape Character Area

The application site lies within the Luddesdown Downs landscape character area in the Gravesham Landscape Character Assessment where the key characteristics are:

Very undulating topography with farmland used as arable and pasture. Irregular field pattern, with fields of various shapes and sizes.

This is a landscape that is likely to have remained largely unchanged in structure since medieval times. Settlements and buildings are generally traditional and distinct, providing coherency and a strong sense of place within the landscape. The landscape is recognised as an AONB. Hedgerows and woodlands are ancient, and the lanes have derived from ancient routes. Landform is apparent and tree cover is open in places allowing high visibility along valleys. Therefore, the sensitivity of the landscape is assessed as very high.

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. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The NPPF (2023) 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 impact on neighbours will be assessed in the next section of the report.

The proposed development would retain adequate space standards for the additional rooms provided. Adequate external amenity space will also be retained in line with the National Space Standard requirements.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

This dwellinghouse is relatively isolated. There are some dwellinghouses to the south (195 metres from the dwellinghouse) and one to the northeast (193 metres from the dwellinghouses) of the site. However, given the distance from the site and nature of the development, it is unlikely that these dwellinghouses nearby would be impacted.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Archaeology

KCC Heritage have requested pre-commencement conditions related to archaeology. The planning agent has responded to this request in the later submitted Heritage Statement addendum and have not agreed to the condition. They state that the condition would be unnecessary as the area of excavation to the rear has previously been excavated for the existing conservatory in its place and the front extension would entail a minor section of excavation. These reasons are noted, and it is agreed that the condition in this particular circumstance would be unnecessary and unreasonable. However, the point reflected upon by the planning agent that previous approvals did not require any archaeological conditions, is irrelevant as each case is dealt with on its own merits.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	7 th February 2024	Dated:	07 February 2024