

Delegated Report

Full Planning Application

Planning Application No: 20250853

Location: Lenton Garth Racefield Close Shorne Gravesend

Description: Demolition of existing dwelling and erection of a self-build detached 6-bedroom dwelling with detached garage forming garage, gym, workshop and store, erection of fence to boundary and associated landscaping.

Applicant: Mr Pretam Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1001 – Plans & Elevations As Existing;
Drawing No. 1002 – Plans & Elevations As Proposed;
Drawing No. 1003 – Site Location Plan;
Drawing No. 1004 – Detached Garage Details;
Drawing No. 1005 – Block Plan As Existing;
Drawing No. 1006 – Block Plan As Proposed;
Drawing No. 1007 – Block Plan – Landscaping & External Works As Proposed;
Supporting Information – BNG Self Build;
Supporting Information – Schedule of Proposed Materials; and
Supporting Information – Design and Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230332	Erection of two storey front and side extensions, single storey rear extension, erection of detached outbuilding forming garage, gym, workshop and store and erection of	Permitted	30.05.2023

	fence to boundary.		
19810212	Outline application for the erection of a detached two bedroom bungalow in the side garden	Application Refused	14.04.1981
19780786	Outline application for the erection of a detached two bedroom bungalow in the side garden	Application Refused	09.11.1978

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- TC7 – Other Archaeological Sites

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 15 - Conserving and Enhancing the Natural 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)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Heritage Conservation

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to

make in this case.

Shorne Parish Council

The Parish Council has to **OBJECT** to this application due to its excessive size and height, and over-dominant appearance as detailed below. Overall, the proposal is inappropriate for the area.

We have the following comments:

- The site is an individual large plot within a more densely built-up area. The existing house is a good sized, 4-bedroomed, two-storey house that is an appropriate and compatible design for the wider area. It has a floor area of approximately 18m by 8.5m (153sqm) including the attached garage.
- Enlargements were previously permitted under Ref 20230332.
- The present proposal is a demolition and rebuild, to construct a 6-bedroomed dwelling with a much larger footprint (max 18m by 14m = 252sqm plus another 81sqm for the multi-purpose garage building = 333sqm in total, more than double the existing floor area). It would be three-storeys high, with a large amount of glazing (including on the side elevations although obscured glass) and increase in bulk. There would be a very dominant appearance (in part due to black brick and other detailing) to surrounding dwellings, all of which will feel overlooked.
- No exterior lighting is shown – a lighting plan and details of the control mechanisms are needed.
- Given the narrowness of the access to the site, and the close surrounding properties, the redevelopment will cause noise and dust nuisance to a large number of local residents, as well as potential traffic conflicts. These aspects may need to be Controlled by Conditions.

KCC Biodiversity

No comments received.

Neighbouring properties

Letters were sent to sixteen surrounding properties with an overall expiry of 29th September 2025. Six letters of objection were received, making the following summarised comments;

- Overdevelopment
- Loss of privacy and enjoyment
- Overlooking from side windows
- Parking provision for in excess of 7 cars
- Bulk of development will overshadow existing properties
- Too large for the plot
- Excessive height
- Out of character with the modest cul-de-sac
- Damage to service road
- Over dominant
- Loss of outlook from garage
- Trees removed

Officer's Analysis

Site Description

The application property is a large two storey detached dwelling, set within a generous plot and is located within a cul-de-sac of mixed size and design of properties. Racefield Close is located within the rural settlement of Shorne Ridgeway, inset from the Green Belt, where the principle of development is acceptable.



Background

In 2023, planning permission was approved with conditions for the *erection of two storey front and side extensions, single storey rear extension, erection of detached outbuilding forming garage, gym, workshop and store and erection of fence to boundary* (App. Ref. 20230332). The following images, show the approved plans:



This permission has not been implemented.

Proposal

This application seeks planning permission for demolition of existing dwelling and erection of a self-build detached 6-bedroom dwelling with detached garage forming garage, gym, workshop and store, erection of fence to boundary and associated landscaping.

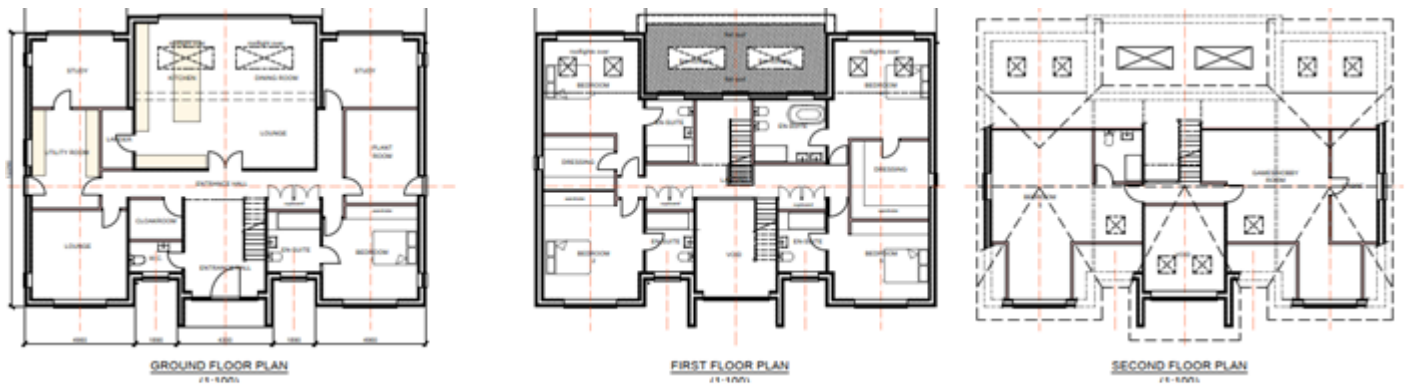
Existing Elevations



Proposed Elevations



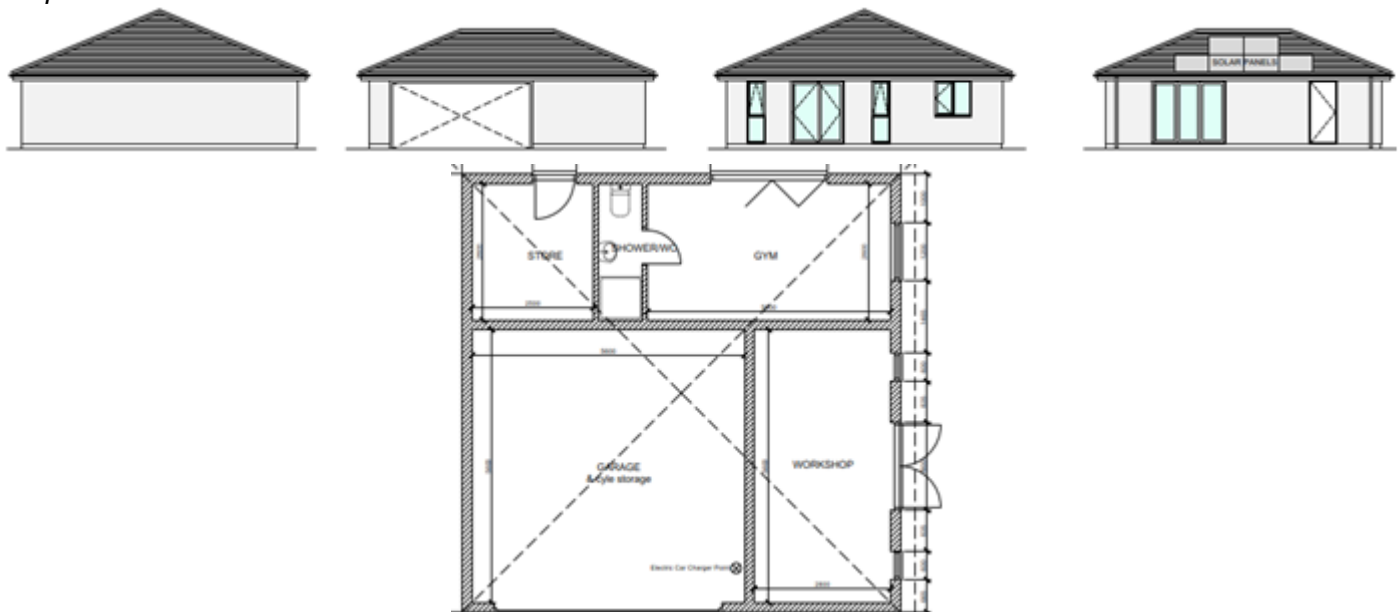
Proposed Floor Plans



The dwelling would have a width of 18m, a depth of 14m, with an eaves height of 5.35m and ridge height of 9m, with 3no. large gables to the front with glazing and 2no. gables at the rear with a single storey flat roof projection. It will be located within the same position as the existing property. Internally, the proposal would result in an entrance hall, lounge, utility, 2no. studies, open plan kitchen/dining room/lounge, plant room and double bedroom with ensuite on the ground floor; 4no. double bedrooms with en-suites and two dressing rooms on the first floor; and a further double bedroom with en-suite and games/hobby room on the second floor.

The proposed detached garage would be located to the north east of the site, along the eastern boundary and would measure 9m x 9m, with an eaves height of 2.6m and a ridge height of 4.5m. It would comprise of a double garage and cycle store, workshop, gym, shower and store.

Proposed Elevations & Floor Plan



Design and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the existing character of the dwelling is less relevant given that the application proposes a replacement. However, the rural character of the area and other surrounding dwellings should be considered.

The surrounding properties on Racefield Close are varied in size and appearance. They are all detached with two being two storey and one bungalow. When viewed from the front and side, the replacement property would have the appearance of a three-storey dwelling, with extensive glazing within the front gables and windows at second floor level within the side gables. To the rear is more in keeping with the 2023 permission, however the overall roof and ridge has more bulk and height than the existing, the previous permission and the surrounding dwellings.

In addition, the materials selected for the new dwelling would be stark and contemporary to its surroundings with black multi smooth bricks and white render, which is considered inappropriate and out of character with its rural setting.

The size of the replacement dwelling would result in a significant increase in external footprint and the overall height and bulk of the proposed dwelling is excessive when compared to the existing dwelling and the surrounding properties.

The garage building is also considered to be imbalanced and disproportionate especially in terms of external footprint and ridge height. Furthermore, by virtue of its closer proximity to the highway than the replacement dwelling, will perceptively disrupt the hierarchy of heights between outbuilding and dwelling. An outbuilding should appear subservient to the main dwelling and according to the SPD should reflect its design, character and style, which is not achieved in this proposal. As such, the garage is considered to be an incongruous and dominant addition.

The previous 2023 permission whilst large, was deemed acceptable as it resulted in a more symmetrical building and did not increase in width or height. Furthermore, a condition requiring the submission of materials was imposed which meant that the overall finish would have been assessed, however a discharge of conditions application was never submitted.

Overall, the design of the proposed dwelling and garage are imbalanced and disproportionate when compared to the existing built form of the site and would be highly visible from the street scene and not in keeping with the character of the area. As such, the proposal in contrary to Gravesham’s Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be ‘fit for purpose’ and be ‘adaptable to allow changes to meet the need of users’ and that ‘the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy. These standards came into effect on 1 October 2015.

The Nationally Described Space Standards (NDSS) (2015) require a two-storey dwelling, with different floor areas depending on the number of occupants. The proposed dwelling has six double bedrooms and would therefore have a maximum capacity of twelve persons, however for the purpose of this assessment will be compared to the six bedroom, eight person dwellings within the NDSS. For a 8-bed 6-person three storey dwelling, the floor area should have a minimum 138m², with built in storage space of 4.0m². Given that the gross internal floor area of 478m², the proposed dwelling would far exceed the recommendations within the Nationally Described Space Standards (2015).

Notwithstanding this, Gravesham’s RLG breaks down the measurements further, recommending minimum floor areas for specific rooms as shown in the table below. These recommended minimum floor areas have been compared to the proposed room sizes within the property for comparison.

RLG (minimum floor area)	Proposed Room Size
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Kitchen/Diner	12m ²	52.7m ²
Living Room	13.2m ²	16.9m ²
Double Bedroom	11.2m ²	16.8m ²
		20.3m ²
		18.15m ²
		20.3m ²
		15.4m ²
		35.4m ²

The table demonstrates that all the rooms provided within the dwelling are in accordance with the RLG.

Further to the room sizes, the RLG states that new developments should provide acceptable private amenity space. The RLG states that a garden area for a four plus bedroom property should have a minimum depth of 10m and a minimum area of 100m. The garden for proposed development significantly exceeds the guidance, with a total area of 568m² and an approximate depth of 16m at the central part of the house. Therefore, the amenity space provided is in accordance with the RLG.

In addition, the new property will not be overlooked or overshadowed.

The replacement dwelling will provide acceptable living conditions for future occupiers, sufficient private amenity space as well as good levels of natural lighting and ventilation. As such, the development is considered to safeguard the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring

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 127 of the NPPF (2021) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

Due to the distance of the existing and proposed dwelling, it is not considered to impact on the amenity of any neighbouring properties in terms of overshadowing, sense of enclosure or outlook. There would be a gap of over 8m between the flank elevations, however the proposed dwelling would have windows located in both side elevations at all levels, with the second floor window being quite large and serving Bedroom 6 and the store room. However, these windows are either secondary or serve non-habitable rooms and could be conditioned to be obscure glazed should planning permission be forthcoming.

The front and rear windows, whilst larger than the existing property, would afford the same views, as the orientation of the property would remain the same.

Therefore, the proposed dwelling would safeguard the amenity of adjoining properties using planning conditions, and the flank window is not considered sufficient to refuse the application. As such, the development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highways issues related to this proposal. The existing access would be utilised and as the proposal is for a replacement dwelling, the use of the access should not be intensified.

The number of bedrooms would increase from four bedrooms to six and the KCC Parking Standards requires three spaces in a rural area. The proposed garage would provide 2no. spaces and the driveway/parking area to the front would provide ample space for an additional car.

As such the proposal would be in accordance with Policy CS11 (LPCS) and the SPG 4 - KCC Parking Standards (2006).

Other Material Considerations

Impact on the Landscape

The site is located within the Shorne Woodlands Landscape Character Area. This area is characterised by undulating topography, chestnut coppice woodland, strong sense of enclosure, traditional village greens and varied building style and age. The guidelines are to conserve and reinforce.

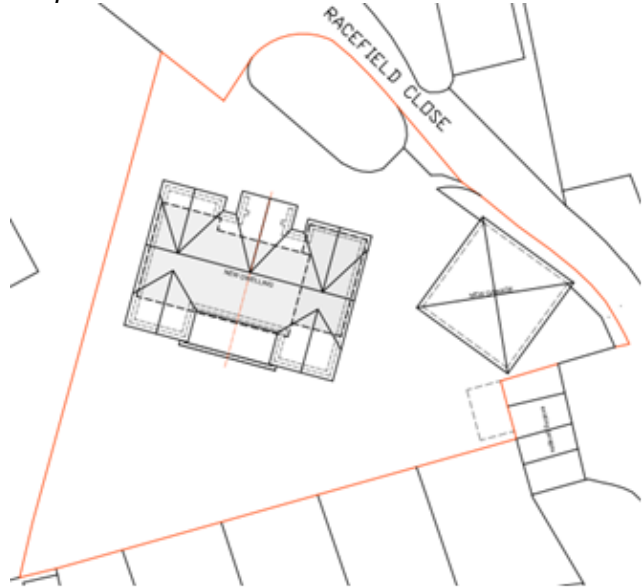
Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

As can be seen from the following images, the increase in footprint of the proposal is quite extensive:

Existing Block Plan



Proposed Block Plan



By virtue of the additional external footprint, together with increase height and bulk of the replacement dwelling, together with the inclusion of a large detached garage, it is considered that whilst the development is located within a rural settlement, the proposed dwelling and garage would have a cumulative impact on the openness and would neither conserve or reinforce, and as such, would result in harm to the character and appearance of the Shorne Woodlands Landscape Character Area.

Biodiversity Net Gain

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The application is for a custom self-build housing development and has been supported by a self-build statement. As such, the self-build BNG exemption has been met and the 10% net gain is not relevant.

Conclusion

The application has been fully considered and it is considered that the proposed replacement dwelling and detached garage have a significant increase in external footprint and height over the existing property which would result in a form of development that does not respect its location. The scale and bulk of the dwelling, together with the materials palate, is incongruous and would result in a development that is imbalanced and disproportionate when compared to the existing built form of the site and would be highly visible from the street scene and not in keeping with the character of the area. As such, the proposal is contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

The proposed replacement dwelling and garage will have an adverse cumulative impact on the openness of the Shorne Woodlands Landscape Character Area, by virtue of disproportionate scale and increase in overall external footprint, height and bulk which would be highly visible from the street scene and surrounding area. Therefore, the proposal is contrary to the Design Guidance SPD (2021), Policy CS19 of Gravesham's Local Plan Core Strategy (2014), saved Policy C13 of the Gravesham Local Plan First Review (1994), as well as Section 12 of the National Planning Policy Framework (2024).

Recommendation:

Refusal

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	21 st October 2025	Dated:	22nd October 2025