

Delegated Report

Planning Application

Planning Application No: 20250330

Location: 16 Court Lodge, Shorne, Gravesend DA12 3EQ

Description: Erection of a single storey rear and side extension. Demolition of existing garage & construction of a replacement garage. Porch overhang infill extension. Ancillary changes to Ground & First floors including window positions and rooflight to front of main roof.

Applicant: Lara & Nicholas Titmuss

Site Visit Date: Desktop

Submitted Documents/Plans

Application form
Existing and proposed axonometric.
Photographs
Design and Access Statement

Drawing no. 1075[GA]1250 rev A (location plan, aerial plan, existing/proposed block plans)
Drawing no. 1075[GA]08 (proposed side elevation 2)
Drawing no. 1075[EX]06 (existing side elevation)
Drawing no. 1075[GA]07 (proposed rear elevation)
Drawing no. 1075[GA]06 (proposed side elevation)
Drawing no. 1075[GA]09 (proposed section to front/staircase/ensuite)
Drawing no. 1075[GA]03 (proposed roof plan)
Drawing no. 1075[EX]05 (existing front elevation)
Drawing no. 1075[EX]07 (existing rear elevation)
Drawing no. 1075[EX]08 (existing side elevation 2)
Drawing no. 1075[GA]02 (proposed first floor plan)
Drawing no. 1075[EX]02 (existing first floor plan)
Drawing no. 1075[GA]01 (proposed ground floor plan)
Drawing no. 1075[EX]10 (existing garage elevation)
Drawing no. 1075[EX]01 (existing ground floor plan)
Drawing no. 1075[EX]09 (existing side elevation 2)
Drawing no. 1075[EX]03 (existing roof plan)
Drawing no. 1075[GA]05 (proposed front elevation)

Relevant Planning History

None

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)

- P3 – Vehicle Parking Standards

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;
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection in principle to this proposal but has concerns about light pollution from the rear extension and lack of privacy for the residents.

The plot of land is within the built-up area of the Village boundary, and on two sides is close, but not adjacent, to the Shorne Conservation Area.

The proposal is for significant extensions on two levels including a full width rear ground floor extension. We are pleased that the traditional and locally compatible appearance of the property (brick and hung tiles) is being retained.

Garden area: With the various patios and the rear extension, the amount of remaining rear garden for plants and wildlife is being greatly reduced. A planting plan should be submitted, including retention of existing hedges, bushes and trees.

Light pollution: There is concern that the large number and area of full height windows/doors on three sides of the extension, plus numerous roof lights, could lead to light pollution in the area. These should be reconsidered including as there could also be considerable seasonal heat gain/loss.

Lighting plan: A lighting plan is needed detailing all exterior lighting proposed and how it is to be controlled.

Glazing Area and privacy of occupants: The amount of glazing area in the rear extension could lead to privacy issues for the occupants as The Street and other properties locally are on slightly higher ground. The patio area could also lack privacy as it will be close to a first-floor window of the neighbouring house.

Permitted development rights: As the house is to have such large extensions, permitted development rights should be withdrawn.

Foul Sewer line: It is noted that the side extension involves building across the line of a foul sewer that serves other properties in the area.

Surface drainage line: We note that the property is very near to the line of the Culvert that drains from the stream in the grounds of the house opposite (1 Court Lodge), and then runs along Swillers Lane.

Neighbouring properties

The application has been advertised by individual letters to 11 neighbouring properties. No letters of representation received and the overall consultation date expired on 30 April 2025.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear and side extension; demolition of existing garage and construction of a replacement garage; porch overhang infill extension; and ancillary changes to ground and first floors including window positions and rooflight to front of main roof.

The single storey rear extension will project approx. 5m and will be approx. 9.2m wide. This will have a dual pitched roof to a maximum height of 3.7m. This will provide for an extended kitchen/diner.

The single storey side extension will project approx. 2.15m to the eastern side of the property and will extend the full depth. This will have a hipped roof to a maximum height of 3.7m and will provide a larger living room and a utility/boot room.

The existing garage will be demolished and a single storey side extension measuring approx. 8.8m in width and 14.1m in depth will replace it. This will be approx. 3.3m high with a pitched roof.

The current overhang to the front will be infilled, a new window installed to the front and a door to the side and will form a porch.

To the first floor will be a new rooflight to allow for a WC/shower room.

Design, Character and Appearance

16 Court Lodge is a two storey detached property located within a cul-de-sac of similar properties, many of which have been extended. The property has a large front garden laid to lawn and a driveway for at least three cars. There is a garage to the western side and a wall to the eastern side separating it from the highway.

Due to the location of the dwelling on the corner of two roads, the proposed rear extension will be visible from the surrounding area as can be seen below:



Whilst the rear extension is large at approx. 5m in depth, it will be partially screened behind the boundary wall and set in from the boundary. The side extension will also be partly screened by the wall however the roof will be visible. The application form states that the proposed materials and finishes will be stock brickwork to match the existing dwelling and the roof tiles will also match the existing. This is welcomed and a condition is recommended to ensure this happens.

The proposed infill to the porch and front rooflight will have no detrimental impact on the character and appearance of the area where similar development has taken place at neighbouring properties. Likewise there are other single storey side extensions visible in the street scene and the proposed garage and side extension will not appear out of character with these. The hipped roof to the side extension and pitched roof to the garage will complement the dwelling.

In terms of scale, given that the development is single storey, it is considered in keeping with the original dwelling.

Landscape Character

The application site is located in the Shorne Woods Landscape Character Area. Given that the site is within the urban boundary and the development within a contained curtilage the proposal is not considered to have any detrimental impact on the wider landscape character.

The proposed development, subject to a condition relating to matching materials, therefore accords with the objectives of policies CS12 and CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Future Occupiers

The new rooms provide sufficient outlook, daylight, sunlight and privacy. The remaining garden area will be more than 200sqm which far exceeds the adopted standards for a four bedroom dwelling (100sqm).

Neighbouring Amenity

Number 15 is located to the west of the application site approx. 5m from the shared boundary. The proposed replacement garage will be less deep than the existing but approx. 0.8m higher at the front. There is one window in the eastern flank of this property however it is a secondary window and therefore due to this, the distance between properties and path of the sun, there will be no significant loss of outlook, daylight or sunlight to this neighbour. The rear extension will be single storey and approx. 10m away from this dwelling where there is approx. 1.8m high boundary treatment. Due to the distance and overall height there will be no detrimental impact from this extension in terms of loss of outlook, privacy, sunlight or daylight to this neighbour. The infill extension to the front and the eastern side elevation, due to their location, will have no detrimental impact on this neighbour in terms of amenity.

Ashcroft is located to the rear of the application site. As the rear extension is single storey there will be no loss of outlook, privacy, sunlight or daylight to this neighbour.

It is noted that light pollution is a concern of the Parish Council however this is a domestic extension located in a residential area where such extensions are not uncommon. The extension is approx. 1m deeper than one that would not require planning permission but could contain the same windows and rooflights. It would therefore not be reasonable to refuse this application on this basis.

The Parish Council have also requested that permitted development rights are removed for the property. It is likely any further works would require planning permission in their own right and therefore it is not deemed necessary to removed permitted development rights.

Ecology and Biodiversity

Some garden area will be lost to the development however this is not significant. It is noted that the Parish Council has raised concerns regarding the loss of planting however it is not considered significant. Likewise, any outdoor lighting will be domestic in nature and it would not be considered reasonable to control this by condition.

The proposal therefore will not result in any harm to biodiversity and therefore accords with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Parking and Highways

The tandem garage is being lost to the development however it is unlikely to be used for the parking of two cars due to its size compared to modern cars. The new garage will accommodate a car. The off road parking will remain and, given no additional bedrooms are being created, no objections are raised on highways grounds.

Conclusion

The proposed extensions and alterations will have no detrimental impact on the character and appearance of the area, amenity, biodiversity, parking or highway safety and therefore accords with the above-mentioned policies and is recommended for approval.

Recommendation:

Permission

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

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	4 June 2025	Dated:	06 June 2025