



Architects

PLANNING STATEMENT [rev A]



P001 – aerial view of site looking south

July 2025

Construction of a single storey rear extension

with associated garden work

at

Cape Cottage, Manor Field. Shorne. Da12 3DX

ref: 5490

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Established in 1967

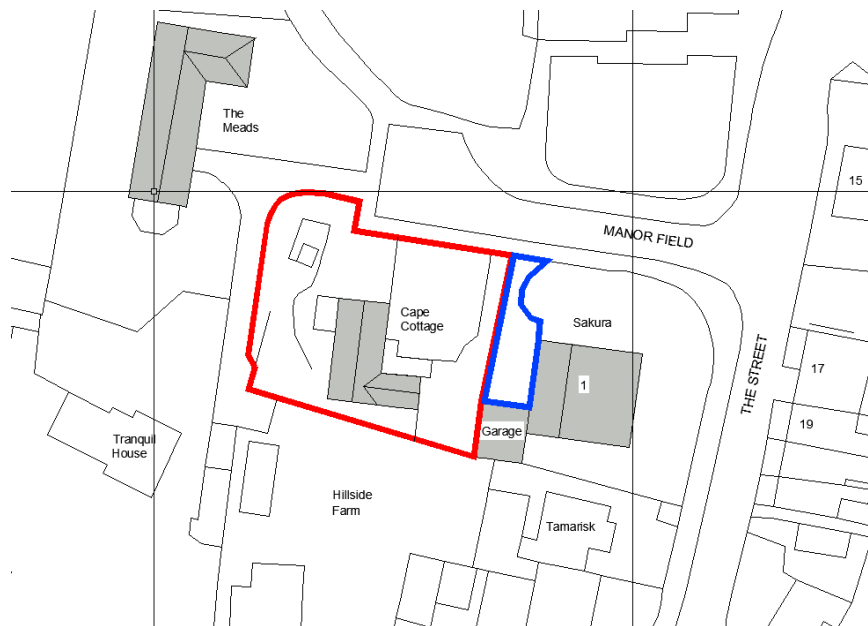
Introduction

Cape Cottage is a two bedroom detached property in the village of Shorne. The site is located within the village of Shorne and is defined as a rural settlement inset from the Green Belt on the Policies Map of the Gravesham Local Plan Core Strategy (2014).

Policy CS02 of the Core Strategy highlights that development will be supported in such rural settlements.

The single storey bungalow has been altered previously to introduce a garage to the south/east corner that lies below the finished floor level of the property.

This proposal is to extend the property to the side and rear at ground floor level.



P002 – existing site plan

The proposal

It is proposed to demolish the existing UPVC conservatory and replace this area with an improved and energy efficient extension. The proposal includes a single storey rear extension and this application follows a previous refusal to extend out to the side [north elevation] The extended areas will provide additional living area and bathroom with WC.

The materials of the extension will match the existing host property render, roof tiles and black heritage windows.

The associated landscaping will ensure appropriate reinstatement of screening vegetation to the boundary with Manorfield and to the east corner by the existing iron gates. To the rear the garden will be reduced in height as indicated allowing a flat

and even amenity space that is well screened. To the front entrance the existing steps are to be provided with planters to the side with a new edge protective rail.

The revised proposal has been designed to match the existing roof design and is in keeping with the host property.

The proposal has been carefully designed to minimise any adverse impact upon neighbouring properties and safeguards the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Relevant Policy

National Planning Policy Framework (NPPF) Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Gravesham Local Plan Core Strategy (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

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 Guide (2021)

- Design for Gravesham – Design Code (2024) Policies CS19 (LPCS) and section 12 of the NPPF (2024).

**Application to determine if prior approval is required
for a proposed: Larger Home Extension**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

The 'prior approval' process only applies to larger single-storey rear extensions. This is defined as extending beyond the rear wall of the original house* by:

- over four and up to eight metres for detached houses; and
- over three and up to six metres for all other houses

This application falls within category [a]

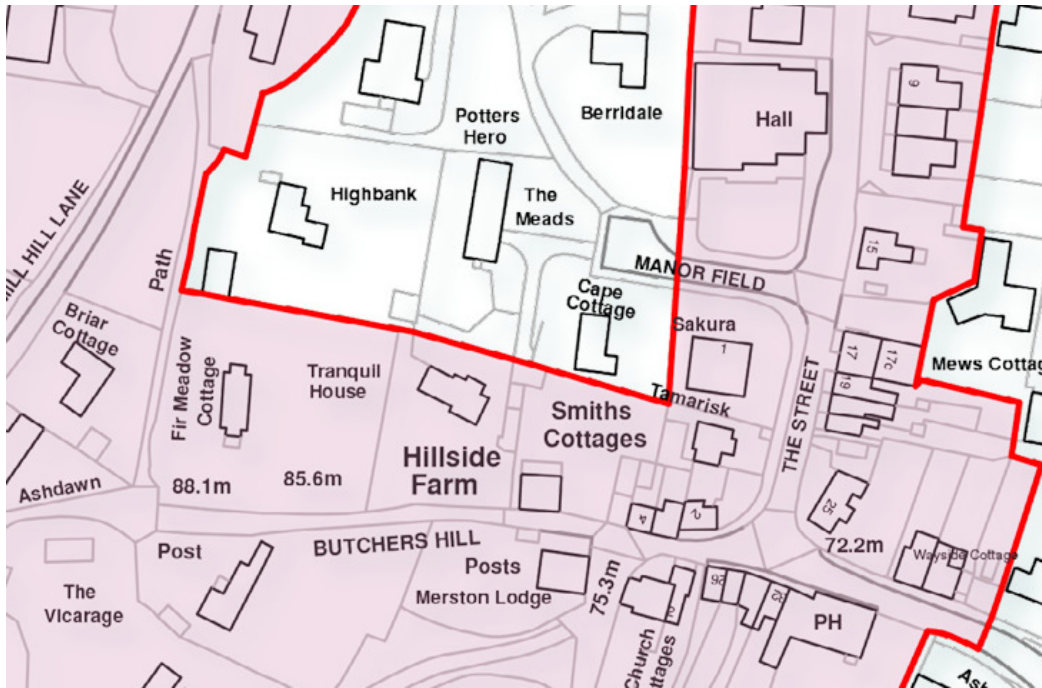
The land does not fall within Article 2 (3) ie:

- a conservation area; or
- an area of outstanding natural beauty; or
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside; or
- the Broads; or
- a National Park; or
- a World Heritage Site

We confirm:

- Cape Cottage is a detached property
- The rear extension proposal will be 7.25M in depth and 4.295M in width.
- The height will not exceed max height of 4m and will not be higher than the ridge-line of the house.
- The eaves will not exceed a height of 3m.
- The proposal does not exceed 50% of the original space around the house including any existing extensions and outbuildings or sheds etc.
- The extension will be constructed of materials of a similar appearance to the existing house.
- Does not extend beyond a side elevation that fronts a highway or the principal elevation of the original dwelling house
- Will not adversely impact upon the adjoining properties due to falling well within height constraints and noting the rear of the property is already well screened with fences and a green wall to the boundary.
- Parking and Highways for a suburban area, the Kent Parking Standards (2025) requires that 1 parking space be provided for a 2- bedroom property. The proposal does not increase the number of bedrooms. The property contains a 2-bay garage and a 16.8m deep drive. The existing garage would

be retained, and given the depth of the drive, there would be enough space to park 2 cars on the drive. Therefore there is adequate parking provision.





P004 – north elevation indicating green screening



P005 – looking west from Manorfield

Conclusion

Cape Cottage has not had permitted rights removed.

The client wishes to build out to the rear within lawful development constraints using the larger home extension permitted development allowance for extensions to the rear of a property.

The proposal is well screened with a green wall and fencing to the rear and rear/side elevations facing Manorfield and will not adversely impact upon neighbouring properties.

We respectfully request for confirmation that Prior Approval is not required in relation to the enclosed proposal.

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