

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250246

**Location:** 4 Crown Lane Shorne Gravesend Kent

**Description:** Demolition of existing conservatory; erection of single storey rear/side extension with rooflights.

**Applicant:** Mr. Tamas Sollei

**Site Visit Date:** 23 April 2025

### Submitted Documents/Plans

Householder Application for Planning Permission form;  
Drawing no. 1640/CLS/01 Existing block plan, site plan, layout, roof plan, side and rear elevations;  
Drawing no. 1640/CLS/02 Proposed block plan, layout, roof plan and side and rear elevations;  
Drawing no. 1640/CLS/03 Proposed sections and foundation and roof structure plans;  
Red line site boundary plan; and  
General specification notes August 2019.

### Procedural Issues

The application site is located in relatively close proximity to the Shorne Conservation Area but the proposed development would not affect it. As such, it has not been necessary to publicise the proposal as development affecting the character or appearance of a conservation area.

### Relevant Planning History

| Reference | Description                                                                                  | Decision  | Decision Date |
|-----------|----------------------------------------------------------------------------------------------|-----------|---------------|
| 20190883  | Demolition of existing conservatory and erection of a single storey rear and side extension. | Permitted | 01.10.2019    |

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

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

#### Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- 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

#### 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Shorne Rural Conservation Area Appraisal (2017)

### **Consultations, Publicity and Representations**

#### Shorne Parish Council

The Parish Council has no objection in principle to this proposal subject to there not being any valid objections from neighbours.

Application ref 20190883, which was previously permitted, is noted.

As raised previously for 20190883, we have concerns about potential conflict and loss of privacy issues arising from the proposed new window on the west elevation which is very close to, and can look directly at, a bedroom window of the neighbouring house. The need should be reviewed or obscured glazing should be considered.

#### Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received and the overall consultation period expired on 09 April 2025.

### **Officer's Analysis**

#### Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located close (some five metres to the west at its nearest point) to the Shorne Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are also relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and

historic environment.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposed development would replace an existing conservatory and result in a relatively small extension at the rear of an existing garage. It would be of a design and materials that would match with the existing building and would be subservient in size to it. The extension would not be widely visible in the surrounding area and it would not be detrimental to the character or appearance of the existing building, its surroundings or the Conservation Area. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The application site is located partly in the Higham Arable Farmlands Landscape Character Area (LCA) and partly in the Shorne Woodland LCA and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area. As such the proposed development would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

#### Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Neighbouring Amenity

The closest residential properties to the application site are nos. 2 and 6 Crown Lane (located to the south east and north west respectively). No. 7 Crown Green is located to the north east and The Outlook, Crown Lane is located to the south west, across the roadway.

The proposed development would introduce windows facing the side (towards no. 6 Crown Lane) and the rear (towards no. 7 Crown Green). Due to the screening provided by the boundary treatment and the difference in levels between the properties, there would be no adverse overlooking impacts to no. 7. However, for no. 6, an existing bedroom window faces the application site which would be overlooked by the proposed family room window. Therefore, to mitigate any overlooking, this window should be conditioned to be obscure glazed.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core

Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The comments of Shorne Parish Council are noted.

#### Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to side family room window

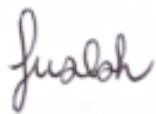
#### **Conclusion**

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable

#### **Recommendation**

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                     | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 7th June 2025                                                                       | <b>Dated:</b>       | 08 May 2025                                                                           |