

Delegated Report

Householder Planning Application

Application No:	20240236
Location:	The Red House, Wrangling Lane, Luddesdown, Gravesend, Kent, DA13 0XF
Description:	Erection of a two storey front porch extension with pitch roof. Erection of a single storey side, rear and first floor extension with roof lights and alterations to fenestration.
Applicant:	Mr Andy Wilson
Site Visit:	18 April 2024 / 12 March 2025

Positive and Proactive Decision Making

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) (2024), the Local Planning Authority has approached the assessment and determination of this application in a positive manner.

The application was originally submitted without ecology information or surveys, which were requested by Kent Ecology. The Local Planning Authority sought this information from the applicant and also expressed concerns with the design of the development. The applicant and Local Authority worked together to redesign the extensions to be more appropriate for the rural setting and reduce impact on the Green Belt.

However, during the negotiations, the Local Planning Authority became aware of unauthorised works on the site. The construction of large outbuildings significantly changed the quantum of built form on the site to the detriment of the Green Belt and National Landscape. As such, although the proposal has been improved, the application cannot be supported.

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application Form – dated 13 March 2024;
- Supplementary Information – Bat Scoping Survey (W1171.001) (dated 03 September 2024);
- Drawing no. 23-208-LMBP – Site Location and Existing Block Plans;
- Drawing no. WR/01 – Rev. A – Existing and Proposed Site Plans (scale – 1:500);
- Drawing no. WR/02 – Existing Plans and Elevations;
- Drawing no. WR/03 – Proposed Plans and Elevations.

- ~~Drawing no. 23-028-EPPE – Existing and Proposed Plans & Elevations – SUPERSEDED;~~
- ~~Drawing no. 23-028-EPPE – Rev. A – Existing and Proposed Plans & Elevations – SUPERSEDED;~~
- ~~Drawing no. 23-028-EPPE – Rev. B – Existing and Proposed Plans & Elevations – SUPERSEDED;~~
- ~~Drawing no. 23-028-EPPE – Rev. C – Existing and Proposed Plans & Elevations – SUPERSEDED.~~

Relevant Planning History

20250272	Application for an Existing Lawful Development Certificate for two existing outbuilding.	Certificate Refused	16.05.2025
19890826	Erection of a single storey block forming 20no. quarantine kennels with ancillary food preparation veterinary room, reception & vehicle unloading area.	Permitted	22.05.1990
19880181	Erection of two single storey blocks forming 40 no kennels.	Permitted	12.01.1989
19600064	Use of land for kennels and breeding and exhibiting small dogs	Permitted	06.04.1960

Development Plan

Gravesham Local Plan Core Strategy (LPCS) (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (LPFR) (November 1994):

- P3 - Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

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.

Other material considerations

National Planning Policy Framework (NPPF) (2024)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places
- Section 13 - Protecting Green Belt Land
- 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)
- Gravesham Landscape Character Assessment (2009)
- The Kent Downs National Landscape Management Plan (2021-2026)

Consultations, Publicity and Representations

External consultees

Kent Downs National Landscape – The Kent Downs National Landscape team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter. The Kent Downs National Landscape team recommends that to help fulfil the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1.

KCC Biodiversity –

First Comment (26 April 2024) – No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise.

The site of the proposed development falls within the Impact Risk Zone of Halling to Trottscliffe Escarpment SSSI (100m east). We do not anticipate any impacts to the designated site.

The building proposed for extension shows potential for roosting bats due to the presence of suitable roosting features (a tiled roof, potential gaps in soffits/eaves, cracks in brickwork/stonework). The total dismantling of the roof is proposed, as well as alterations to external walls/gable ends and fenestration. To address this concern, we advise that there is a need to do, at least, a Preliminary Roost Assessment. This survey will need to be conducted by a suitably qualified ecologist¹ and will assess the potential for bats to be roosting within the building and identify if there is a need for bat emergence surveys to be carried out.

The Preliminary Roost Assessment, any recommended emergence surveys and details of any ecological mitigation required should be submitted prior to determination of the planning application. All bats and their roosts are protected from disturbance and harm by the Wildlife and Countryside Act 1981 (section 9) and the The Conservation of Habitats and Species Regulations 2017 (Regulation 43). Should bats be found to be roosting in the house proposed for extension, a mitigation licence may be required from Natural England for works to proceed. This is in accordance with ODPM 06/2005 which states: "it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision".

Second Comment (25 October 2024) – I have read the report and I'm satisfied no further ecological surveys will be needed. If you are minded to grant consent I would recommend you condition adherence to the precautionary working measures and enhancements detailed in section 4 (soft strip, sensitive lighting, provision of a single bat box, as well as general measures for nesting birds and other priority species). You may wish to secure evidence of the provision of a bat box prior to completion.

Third Comment (06 May 2025) – We have reviewed the ecological information submitted in support of this application and advise that no further information is requested from the applicant prior to determination of the planning application.

Revisions to site plans do not alter our previous stance on this application; we have taken the opportunity to formalise our previous response and provide suggested condition wording.

- Ecological Constraints and Mitigations - As indicated in our response dated 27 September 2024, we are satisfied that no further ecological surveys will be required as the Bat Scoping Survey (Crossman Associates, September 2024) confirmed that the dwelling proposed for alteration was not found to support roosting bats following surveys conducted last year.

We recommend the following condition to secure adherence to the recommendations made in the report:

The development hereby permitted shall be carried out in accordance with section 4 of the submitted Bat Scoping Survey (Crossman Associates, September 2024). Measures to be adhered to include precautionary measures for roosting bats (soft strip and sensitive lighting) during the development and the provision of a single, durable bat box affixed approximately 3-4m high to a mature garden tree, facing southwest or southeast and not near to any artificial light, prior to substantial completion of the development.

Reason With consideration for bats in accordance with paragraph 187(d) of the NPPF 2024.

- Biodiversity Net Gain (BNG) - This application is exempt from statutory BNG under the temporary small sites exemption (minor planning applications were exempt from BNG until

April 2 2024, this application was received March 14 2024).

KCC Heritage – The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant belowground archaeological impact and have no further comments to make in this case.

Dickens Protection Society – The Society notes the site is in an area within which Green Belt policies apply and an Area of Outstanding Natural Beauty. The site of the proposed extension would appear to be excessive.

Neighbouring properties

First Consultation

A notice was displayed on site 18 April 2024.

In addition, four surrounding properties were consulted and 1 representation has been received in support of the application, providing that the building works comply with the planning policies relating to the Kent Downs National Landscape/AONB and the Green Belt.

Second Consultation

A notice was displayed on site 18 April 2025.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 09 May 2025.

Preliminary Matters

As aforementioned above, the Local Planning Authority have negotiated with the applicant to improve the overall design of the proposed extensions, to be more appropriate for the rural setting and the Green Belt. However, during these negotiations unauthorised development works have been undertaken on site, including alterations to the existing garage and the erection of a large kennel block and pumproom outbuildings (the latter two buildings were subject to a refused LDC (20250272).

Therefore, the scale of built form has changed, and the consideration of the proposal must include the cumulative impact of built form on the site as a whole.

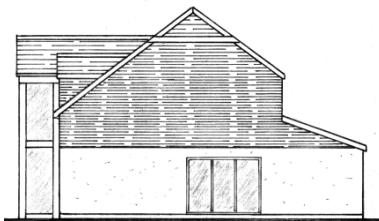
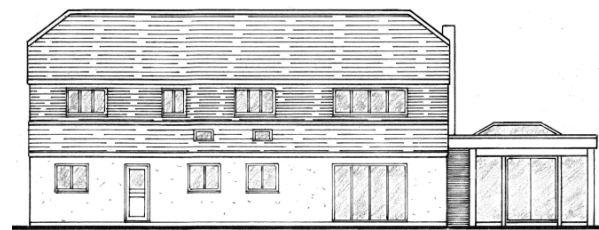
The images below show the progression of the design from the original submission to the current revision:

Drawing no. 23-028-EPPE (March 2024)





Drawing no. WR/03 (April 2025)



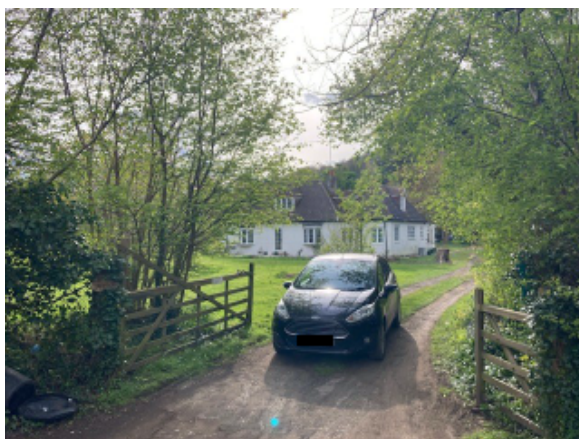
As demonstrated in the elevation excerpts above, the redesigned proposal has dropped the overall height of the roof, introduced barn hips and lowered the eave height at the front which is more in-keeping with the rural setting. In addition, the dormer windows have been made proportionate and the scale of the side extension reduced to be more subordinate to the main dwelling.

Analysis

Site Description

The Red House is a detached chalet style bungalow located within the Kent Downs National Landscape and Metropolitan Green Belt.

The property is located on a generous plot, on the western side of Wrangling Lane and is set-back from the highway by approx. 33m. There is a vehicle trackway from the gate leading to the detached garage.





The dwelling and garage are shown in Kent County Council Heritage Maps (1929-1952) and within reason would be considered original and likely in place on July 1, 1948. This includes the demolished side extension and garage, but excludes the rear lean-to structure.



As demonstrated in the images below (March 2025), works have been carried out on the site without the benefit of planning consent. These include extensions to the property at the rear and the footings are in place for the side extension. The existing garage has been refurbished and two new outbuildings have been constructed to the southern side of the dwelling. Further to this, engineering works to the rear garden and area of hardstanding have been installed around the property.



The outbuildings have been subject to a refused lawful development certificate (ref. 20250272) and are therefore unauthorised. These do not form part of this application proposal but are material to the decision-making process.

Development Proposal

This application proposes roof extensions (including a first floor extension, hip-to-gable enlargement and dormer windows), the erection of a two storey front porch, single storey side and

rear extensions. As part of the proposal the engineering operations within the rear garden area (retaining walls and land-level changes will be considered.

The dimensions of the extensions are set out below:

Roof Extension

Overall height of 7.7m
(increase of 1.5m)

Porch Extension

- Depth – 1.45m
- Width – 2.9m
- Height (max) – 6.65m
- Height (eave) – 5.35m

Dormer Windows

- Depth – 2.65m
- Width – 1.6m
- Height – 1.95m

Rear Extension

- Depth – 2.95m
- Width – 15m
- Height (max) – 3.75m
- Height (eave) – 2.7m

Side Extension

- Depth – 5.55m
- Width – 5.3m
- Height – 3.25m

Green Belt

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

There are five principle issues in determining this application;

1. Is the proposed development appropriate in the Green Belt?
2. The effect of the proposal on the openness of the Green Belt;
3. Any very special circumstances?
4. Impact on the Landscape;
5. The effect on the character and appearance of the area; and
6. Other matters.

1. Is the proposed development appropriate in the Green Belt?

There are strict policy considerations within the Green Belt whereby paragraph 153 of the NPPF (2024) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 154 of the NPPF (2024), which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2024), the weight attached to the policy must be considered carefully, with greater weight being given where the approach is consistent with paragraph 154 of

the NPPF (2024).

In particular Policy C13 places an overall limit on extensions of one third of the gross floor area of the original dwelling unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria ii). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria vi). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF (2024) and should be afforded due weight.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m²)	137m ²	200m ²	43.8%
Internal Floorspace Area (m²)	167m ²	294.9m ²	76.6%
Volume	-	-	-

The calculations demonstrate that the proposed additions to the dwellinghouse exceed/are below the one third limit set out in saved policy C13. Therefore, in purely numerical terms, the extension is/not contrary to the local plan Green Belt policy, potentially representing/does not represent a disproportionate increase over the original floor area of the building. The volume calculations of the extensions, over the original dwelling, have not been calculated in this application and will instead be visually assessed.

Further to the above calculations based on the proposed extensions, domestic outbuildings, including garages and other outbuildings, do not specifically fall within the list of exceptions of paragraph 154 of the NPPF (2024) and as such are considered to be inappropriate development. However, within case law it was considered that paragraph 154(c) is not confined to physically attached structures, and an “extension” can include detached structures (in *Warwick DC v SSLUHC* [2022]). Therefore, it is important to consider if the unauthorised kennel block and pumproom are extensions to the dwelling.

The Warwick judgement references Sevenoaks’ approach to the NPPF and the installation of domestic adjuncts to dwellinghouses within the Green Belt, concluding that a building can be regarded as an adjunct without being physically connected to another building, and therefore can be considered extensions of other buildings without the physical connection. It is summarised that, “in the domestic setting it is not artificial to describe garages or other outbuildings as being extensions of the principal dwelling house”. The use of ‘not artificial’ in this instance can be interpreted as not false or unnatural, and therefore it is correct and natural to consider a kennel/storage building to be an extension to the principal dwelling house. As such, using the Warwick judgement, the erection of the outbuildings would be domestic extensions to the dwelling and would increase the overall footprint of 81.1m². This results in a net increase in overall footprint of 105%, significantly exceeding the one third limit of saved policy C13 (LPFR).

Notwithstanding this, the numerical calculation forms only a part of the overall assessment. Paragraph 154 of the NPPF (2024) states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building. It does not provide a figure.

The proposed extensions to the dwelling have been subject to negotiations between the applicant

and Local Planning Authority, which have altered its design, reduced the height and overall bulk. These amendments are considered to improve the appearance to be more proportionate to the original building. Nevertheless, the cumulative uplift in built development on the site (inclusive of the unauthorised outbuildings) are disproportionate to the original building and are inappropriate within the Green Belt. In isolation, the extensions to the dwelling would likely be considered acceptable on balance, even with the increased in height and visual mass through the hip-to-gable extensions, however the overall increase in buildings and extensions within the site are disproportionate and dominate the original scale of the property.

It is therefore considered that the proposed development would result in a disproportionate addition to the property and as such the proposal would be inappropriate development which is by definition, harmful to the Green Belt. It is therefore contrary to Policy CS02 (LPCS), Policy C13 (LPFR) and to paragraph 154 of the NPPF (2024).

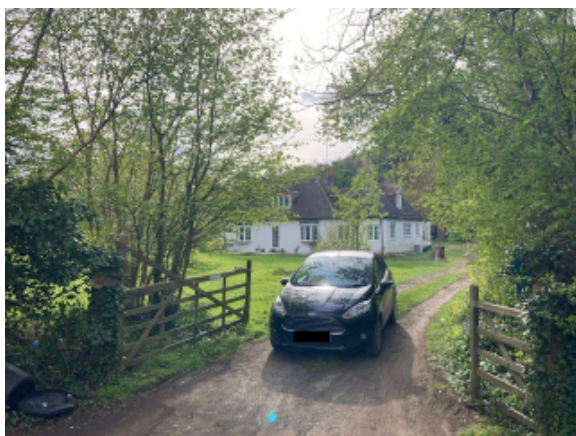
2. The effect of the proposal on the openness of the Green Belt

Paragraph 142 of the NPPF (2024) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The openness of the Green Belt has both spatial and visual aspects, and any new built form of development is harmful to its open character. The Courts have identified a number of factors to be taken into account when assessing the impact of a proposed development on the openness of the Green Belt (PPG Paragraph: 001 Reference ID: 64-001-20190722), which include both spatial and visual consideration.

Visually, the extensions hereby proposed, as well as the unauthorized outbuildings and engineering operations on the site, have had a significant urbanising impact on the openness of the Green Belt. The roof extension would introduce additional bulk through the ridge increase and hip-to-gable enlargements, and the side extension would elongate the property from the public vantage point of Wrangling Lane, which is exacerbated by the large kennel block outbuilding constructed parallel to the highway and serves to block views of the valleyside to the rear of the property that were available prior to development works. It is acknowledged that laurel planting has been introduced on the front boundary and around the outbuildings that would screen the site, however the scale of built form has a clear impact on the visual openness of the Green Belt.

In spatial terms, the openness of the Green Belt relates to the absence of built form or development. The original property, as referenced earlier, included the dwelling and detached garage, likely with a minimal trackway to the property and very limited hardstanding (as shown in the images below).



The proposal and unauthorised works have materially impacted the site with approx. 648m² of hardstanding (as existing and proposed), with a two additional outbuildings, and engineered garden levels. These changes to the land have a significant impact on the spatial openness which cannot be mitigated, therefore it is considered that substantial harm would be caused to the openness of the Green Belt should the development be permitted.

Overall, the proposal and unauthorised development harms and erodes both the visual and spatial openness of the Green Belt in conflict with the stated purposes set out in paragraph 142 of the NPPF (2024).

Reference back to paragraph 153 of the NPPF (2024) informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered.

3. Very Special Circumstances

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances'. However, it is important to consider the potential permitted development (PD) fallback position. The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, enables properties to be extended without planning consent and The Red House benefits from full permitted development rights. As such, it is feasible that a single storey larger homes rear extension (subject to consultation), roof enlargements, outbuildings and hardstanding could be constructed.

The potential extensions to the dwelling could include a large single storey, porch and side extension as well as potential hip to gable and dormer extensions to the roof, which would increase the footprint and volume of the property substantially. While this could be a material planning consideration, the potential PD extensions have not been confirmed through lawful development certificates or a prior approval larger homes extension and can only be afforded limited weight. Moreover, the PD extensions would not increase the overall height of the dwelling which would serve to limit visual bulk and limit the harm to the Green Belt.

Therefore, the permitted development fallback position is not considered to clearly outweigh the harms to the Green Belt previously identified and the very special circumstances necessary do not justify the development. Nonetheless, a formal lawful position has not been secured, forming a material planning consideration.

4. The Effect on the Character and Appearance of the Area and Landscape

In addition to being within the Green Belt, the site is located within the Kent Downs National Landscape and the Luddesdown Downs Landscape Character Area. This area is characterised by very undulating topography with a mix of arable and pasture farmland, there are areas of native woodland, narrow winding lanes that follow the contours with small settlements and farmsteads located along lanes. Paragraph 189 of the NPPF (2024) states that great weight should be given to conserving and enhancing landscape and 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.

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. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2024) sets out that developments should

function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered. This is corroborated by the Borough's recently adopted design code; Design for Gravesham (2024), which expects new development to reflect the prevailing pattern of built form in rural villages and pay close attention to materiality amongst other key design concepts.

The extensions to the dwelling have been redesigned as part of negotiations between the applicant and the Local Planning Authority, which has achieved a more appropriate appearance for the rural area through a reduction in overall height, introduction of a barn-hip and a lower eave height. These changes are considered to be positive and more in-keeping with the rural area.

The proposed alterations would undoubtedly alter the character and appearance of the property, particularly through increasing the bulk and prominence of the first floor level and introducing a modern glazed two storey porch. However, this would not result in the appearance of the property becoming unbalanced, with a symmetrical appearance through evenly distributed dormers and barn hipped edges. As this is a standalone property in a remote location and that Wrangling Lane has variety in building sizes and design, the alterations would not result in the property appearing incongruous with its surroundings. Moreover, as a result of its remote location and the mature landscaping planted on the boundaries and around the site, the property experiences very limited visibility from surrounding public or private viewpoints. It is acknowledged that some glimpses of the property are possible from the access point on Wrangling Lane, but this is heavily restricted by recently planted laurel hedging.

Therefore, the proposal is not considered to cause harm to the character or appearance of the area and would not impact the attributes that contribute positively to the special landscape character of the National Landscape or Luddesdown Downs Landscape Character Area. As such, the proposal complies with Policies CS12 and CS19 (LPCS), as well as Sections 12 and 15 of the NPPF (2024).

5. Other matters

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).

The proposed extensions provide generous rooms, all of which exceed the minimum floorspace requirements of the RLG, and sufficient private amenity space is retained. Therefore, the development safeguards amenity in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring properties and land and Section 12 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

There is not considered to be any detrimental impact on the amenity of surrounding properties.

Parking and Highways

The development should provide an acceptable amount of parking, not be detrimental to the highway network and promote sustainable transport methods, to accord with saved policy T1 and P3 of Gravesham Local Plan First Review (1994), Policy CS11 (LPCS) and Section 9 of the NPPF (2024).

The applicant has installed a gravel hardstanding driveway from Wrangling Lane and an area for parking to the front and side of the property (as aforementioned in this report, this operation is permitted development). The area of hardstanding is sufficient to park vehicles and accord with Gravesham's adopted parking standards (SPG4) (2006) for a four bedroom dwelling.

Biodiversity

The NPPF (2024) in paragraph 193(a) states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or as a last resort compensated for, then planning permission should be refused. Policy CS12 (LPCS) reflects this stance and states that sites designated for their biodiversity value will be protected, there will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within the Biodiversity Opportunity areas, where this site is located.

The application has been supported by a Bat Roosting Survey, which has been reviewed by Kent County Council Biodiversity with no further ecological surveys required. This is subject to conditions requiring adherence to the recommendations in Section 4 of the Bat Scoping Survey (W1171.001), requiring soft strip sensitive lighting, bat box provision and general measures for nesting birds and other priority species.

As set out in paragraph 187 of the NPPF (2023), biodiversity must be maintained and enhanced through the planning system, and should permission be forthcoming suitable conditions would be attached to the decision notice to ensure these aims are met.

With the inclusion of the above conditions, the development is considered to comply with the requirements of paragraphs 187 and 193 of the NPPF (2024) and CS12 (LPCS).

Conclusion:

The application has been fully considered and is contrary to local and national planning policy.

The proposed extensions and existing un-authorised development on the site are disproportionate to the original property and have a cumulative harmful impact on the openness and are inappropriate development within the Green Belt. Therefore, the development hereby proposed is contrary to Policies CS02 (Scale & Distribution of Development) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014), saved Policy C13 (Extensions to Dwellings in the Countryside) of Gravesham Local Plan First Review (1994) as well as Section 13 of the National Planning Policy Framework (2024).

Recommendation:

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
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Signed:	<i>Ethan Bonthron</i>	Signed:	<i>Jualbh</i>
Dated:	11 th July 2025	Dated:	17 July 2025