

Delegated Report

Householder Planning Application

Planning Application No: 20250450

Location: Cape Cottage Manor Field Shorne Gravesend

Description: Erection of a side/rear single storey extension. Extension to front steps, alteration to stair railing. Changes to external materials, landscaping and level changes.

Applicant: Mr Andrew West

Site Visit Date: 22nd May 2025

Submitted Documents/Plans

Application Form
P-001 A - Site Location Plan
P-002 – Existing Site Plan
P-003 – Existing Site Plan, Site Section with Levels
P-004 – Existing Plans, Section and Elevations
P-005 E – Proposed Ground Floor Plan
P-006 D – Proposed Ground Floor Plan, Roof Plan and Elevations
P-007 – Site Layout as Proposed
P-008 – Site Section B-B as Proposed
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
19850271	Erection of two storey front extension to form enlarged garage at lower ground floor level with enlarged bedroom over.	Permitted	29.05.1985

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

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)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection in principle to this proposal but has concerns about the visual and physical impacts.

The existing property is a single-storey bungalow, with a basement garage, that is set on ground that is much higher than Manor Field there being a very steep and tall grassed bank which is a feature of the south side of the cul-de-sac. A modest front extension was permitted in 1985 and there have been other changes made previously to the steps, and recently to the windows.

Visual appearance and dominance:

- Although not itself within the Shorne Village Conservation Area, this is immediately adjacent on two sides of the site, and the extended property would have visual impact to The Street.
- The building already has a dominant appearance to Manor Field and this dominance, and its bulk, would be greatly increased.

- The proposed light-coloured wooden cladding would be very different to all neighbouring and nearby properties.
- Materials to be used should instead match the existing and nearby properties, being red brick and/or white painted render.

Stability of the existing bank:

- The proposed extension will extend up to the very edge of the bank.
- This causes concern about potential adverse impact on its stability resulting from the engineering works for the foundations.

Due to the size of the extension and small size of the remaining plot, permitted development rights should be withdrawn.

Ward Councillors

No comments received.

GBC Conservation Officer

No comments received.

Dickens Country Protection Society

The Society would wish to raise an objection in that the proposed side extension would be on the north elevation facing the hammer head in a prominent location and as a flat roofed rectangular structure is likely to be visually intrusive and have an adverse impact on the street scent. The impact might be reduced if the structure had pitched roof similar to the existing front gable merging with the existing roof. In the Society's view the materials should match existing.

Natural England

No comments received.

Southern Gas

No comments received.

KCC Heritage

No comments received.

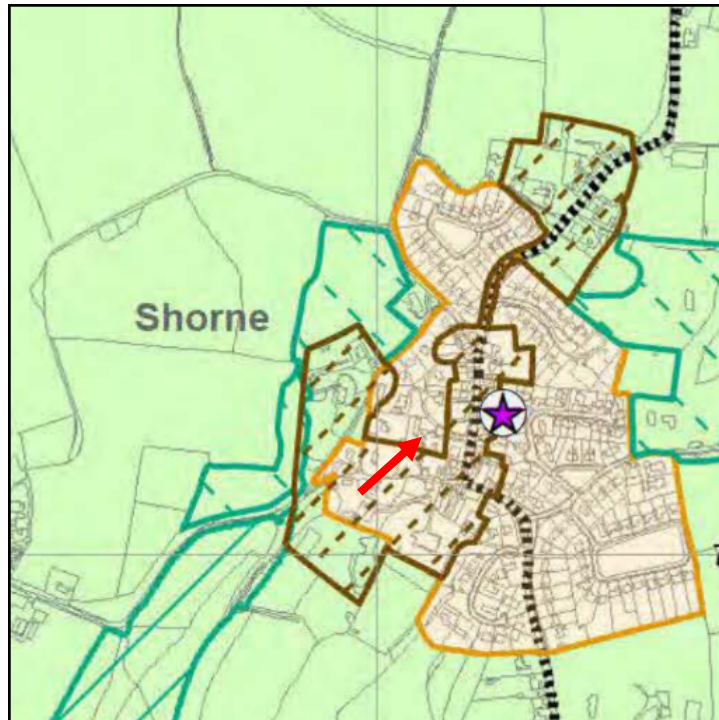
Neighbouring properties

A site notice was placed on 22nd May 2025. 4no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 27th June 2025.

Officer's Analysis

Principle of Development

As the below snipped map shows, this dwellinghouse is in the rural Settlement inset from the Green belt. It is also located outside of the nearby Conservation Area.



This application is located Outside of the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed development is in a semi-rural area, with residential development. Often in such area's dwellings will have rural character.



The proposed development entails the following changes to the building:

- Demolition of rear conservatory
- Erection of single storey rear/side extensions
- Extension to front staircase and altered railing
- Rear garden level lowered
- Altered Landscaping

It is noted that the building is located on higher ground to the road, and that this gives the building some level of prominence over the street character. It is acknowledged that this is currently somewhat obscured and softened by the green landscaping which run to the northern boundary adjacent the pedestrian pavement as the below image shows:



The proposal would not alter this landscaping at the boundary although some additional planting is proposed within the site in the northwest corner, which may further enhance the softening and obscuration of any built form proposed.

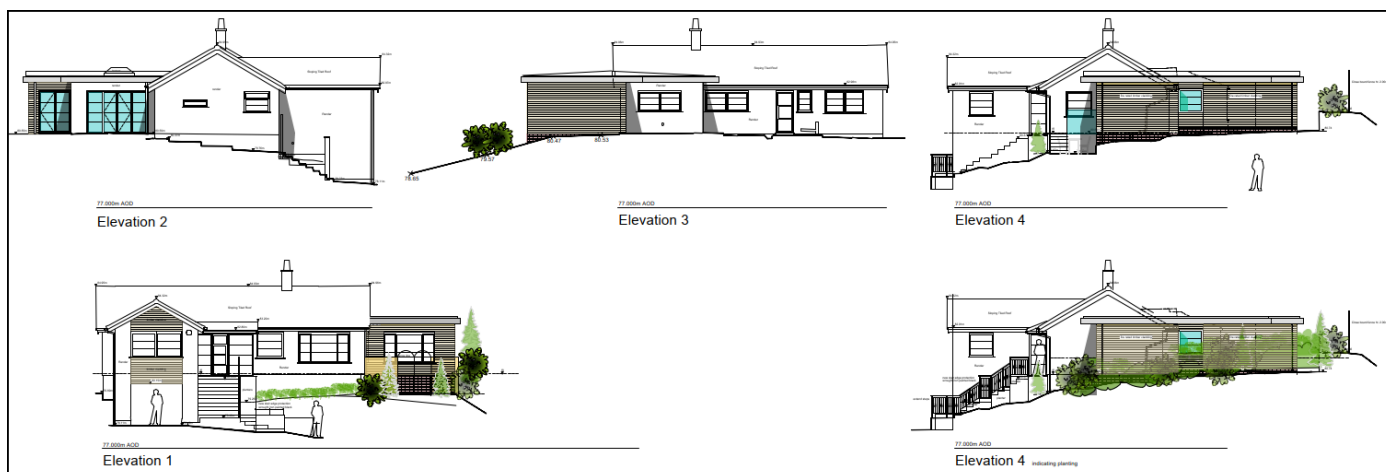
However, despite the planting, due to height and positioning of the element, it would be partially visible from the streetscene. In any case, obscuration particularly planting which in gardens particularly is a non-permanent feature, should not allow for poor design. As such, the design of the development should also be reflective of the character of the area. As previously stated, this area is semi-rural which speaks to the quality expected of design in this area. As can be seen from the image below, the extension will be visible from a wider area;



With regards extensions, it is generally considered that they should accurately reflect the design of the main house and remain subservient and secondary in their appearance. The scale and proportions of the extension should be proportionate to that of the main house.



Existing Elevations (Not to Scale)



Proposed Elevations (Not to Scale)

The extension would have a flat roof feature which would dominate the extension, be an incongruous feature and out of keeping with the character of the dwelling. Whilst flat roofs are sometimes acceptable on single storey elements, when this is applied to a bungalow setting, the impact of a flat roof is greater than on a multi-storey dwellinghouse, given its greater prominence, combined with its extensive depth and positioning to the rear of the property, mismatched materials, location closest to the street, and the semi-permanence of soft landscaping; the impact of the extension and its harsh flat roof; would be a juxtaposition on the appearance of the extension against the existing dwellinghouse and the wider character which contains no other flat roof features on the existing dwellinghouse. It is acknowledged that the flat roof has most likely been utilised to reduced it's visual impact.

In terms of the staircase changes, these appear t be minor alterations which would not significantly alter the appearance of the building. The landscaping changes would result in an increase level of hard surfacing surrounding the building, allowing for a terrace. The rear garden internally would be lowered. This would not be visible from the streetscene and would not have a significant visual impact. The character of this landscaped area is currently garden area and its lowering of level would not alter this nor cause significant impact to the character of the area.

Overall, it is considered that the proposed part single storey rear and side extension would by virtue of its scale and design, further accentuated by the elevated and prominent position of the property, be an overly dominant, incongruous addition which would be out of keeping with the character and appearance of the host dwelling and would not preserve the character or appearance of the Manor Field. As such the proposal in respect of design, character and appearance, is not compliant with Policies CS19 (LPCS) and section 12 of the NPPF (2024).

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Bathroom and WC	7.4	3.6
Bedroom	13.3	Double: 11.2
Living	13.2	13.2

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	82.2m ²	60m ²

Depth	1-8m	10
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The proposed development would not result in any undersized rooms. However, it is noted that for a 3 bedroom house, a 10m garden depth is expected, which would not be provided. The garden depth for the most part would remain unchanged. However, as the proposal would increase the bedrooms from 2 to 3, the garden depth requirement would increase. However, given that this plot is wider than standard and that it would provide excess garden area surplus to the requirements, it is considered that appropriate level of garden space would be provided.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Given the spacing, positioning and high planting surrounding this dwellinghouse, it would be unlikely for this extension and other alterations to overbear on the neighbouring properties in terms of physical bulk, overshadowing or direct overlook.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

For a suburban area, the Kent Parking Standards (2025) requires that 1 parking space be provided for a 2-bedroom property. This would increase to 2 spaces for a 3-bedroom property. An additional cycle storage space would also be required.

The property contains a 2-bay garage and a 16.8m deep drive. The existing garage would be retained, and the drive would be slightly widened by the altered staircase. The garage should be included additional to the amount of parking spaces required only. However, given the depth of the drive, there would be enough space to park 2 cars on the drive. There would remain adequate parking provision for the increased bedroom number. There would be potential space within the garage or on the drive for storage of 1 cycle. In any case the details of cycle storage could be secured by condition.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

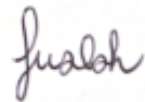
Conclusion

The proposed part single storey rear and side extension would by virtue of its scale and design, further accentuated by the elevated and prominent position of the property, be an overly dominant, incongruous addition which would be out of keeping with the character and appearance of the host dwelling and would not preserve the character or appearance of the Manor Field. As such the proposal in respect of design, character and appearance, is not compliant with Policies CS19 (LPCS) and section 12 of the NPPF (2024).

Recommendation

The recommendation is to refuse this application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30th June 2025	Dated:	01 July 2025