

Supporting Planning Statement



Address: Ridgeway House The Ridgeway Shorne Kent DA12 3LW

Client: Mr. C. Eaton

Proposal: Proposed two storey rear extension and internal alterations.

Prepared on behalf of Westleigh Design

18 July 2026

1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Mr C. Eaton in support of this application to Gravesham Borough Council for planning permission to construct a two storey rear extension with internal alterations at Ridgeway House The Ridgeway Shorne Kent DA12 3LW.

1.2 In addition to the application form and certificates the following documents were submitted;

Application plans:

- Drawing No.240626/1 of 9 (Existing ground floor plan)
- Drawing No.240626/2 of 9 (Existing first floor plan)
- Drawing No.240626/3 of 9 (Existing roof plan)
- Drawing No.240626/4 of 9 (Existing elevations)
- Drawing No.240626/5 of 9 (Proposed ground floor plan)
- Drawing No.240626/6 of 9 (Proposed first floor plan)
- Drawing No.240626/7 of 9 (Proposed roof plan)
- Drawing No.240626/8 of 9 (Proposed Elevations)
- Drawing No.240626/9 of 9 (Sections)
- Location Plan
- Planning Statement
- Heritage Statement

2.0 Site Surroundings and history

2.1 The site is a large detached dwelling sitting in its own extensive plot on the eastern side of The Ridgeway almost directly opposite its junction with Tanyard Hill in Shorne; a rural settlement located within the Green Belt. It lies in the Shorne Woodland Landscape Area, The Chestnut Green Conservation Area and the Kent Downs National Landscape.



2.2 It has a long history of extensions to the main building added in the past. More recently permission was granted in 2025 for the demolition of a small attached single storey extension (20250345) and the erection of a two storey replacement. This was to provide an extension to the kitchen on the ground floor with ensuite bathroom to a first floor bedroom. It is understood that this permission was never implemented and the current proposal seeks to provide a much larger extension.

2.3 The property is double fronted with large two storey projection to the southern side with single storey extension to the rear of it. It currently comprises a large full depth lounge area to the northern side, a central stair case with dining room to the south with kitchen to the rear of on the ground floor. A door from the Dining room leads to the two storey side extension that is largely self-contained. The first floor comprises three double bedrooms, one with en-suite with a large family bathroom. There is no first floor access into the side projection. The elevations of the main structure has Georgian style sash windows although the rear elevation to the two storey projection has been provided with modern bi-fold doors on the ground floor and modern windows to the first floor.

2.4 The proposal would see the erection of a two storey extension to the rear of the existing two storey side projection. There will be little change to the ground floor layout of the main building. The lounge remains unaltered, the dining room will become the home office and the former kitchen will become a snug. The main changes will be in the side projection where the flank wall will be removed and, with the new extension will form a new open plan kitchen /diner. The main changes will be at first floor level where the existing bedroom with ensuite, family bathroom and rear bedroom will be rationalised into two

double bedrooms and family bathroom. Within the side projection will be a new master bedroom with ensuite with a double bedroom at the rear.

2.5 The new extension will have pitched slated roof to match that on the original side projection with a flat roof between the two pitched areas with rooflight to provide light to the new master bedroom. Elevation wise there will be no change to the front elevation fronting The Ridgeway. The main change being to the rear where the new openings will be provided with Georgian style French doors with side panels at ground floor level with new Georgian style casement windows at first floor level. All the original modern windows will be replaced.

3.0 Planning Policy Context

3.1 Section 70 of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that, when making a determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, requires that, when issuing a decision, councils must also include a statement explaining, whether, and if so how, in dealing with the application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

National Planning Policy

3.2 National planning policy is enshrined within the revised National Planning Policy Framework (NPPF) issued in December 2024 and its accompanying revised the Planning Policy Guidance (PPG). The PPG seeks to set out how to implement the strategic vision contained within the NPPF.

3.3 With regards to decision-taking, the revised NPPF advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible.

3.4 Paragraph 7 of the NPPF states that, “the purpose of the planning system is to contribute to the achievement of sustainable development”. It goes on at paragraph 8, that there are three dimensions of sustainable development as:

economic, social and environmental. Paragraph 10 of the NPPF states that a “presumption in favour of sustainable development” which is at the heart of the Framework to ensure that sustainable development is pursued in a positive way. Issued in December 2024 the overarching principle is contained within Paragraph 11 which states that there is a **‘presumption in favour of sustainable development’**. Para.12 goes on that the presumption in favour of sustainable development does not change the status of the development plan and states that where a development that is contrary to an up to date development plan that permission should not be granted.

3.5 Paragraph 131 says that the Government attaches great importance to the creation of high quality and sustainable buildings and that good design is a key aspect of sustainable development, which creates better places in which to live and work. This is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 135 states that planning policies and decisions should ensure that developments:-

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Are sympathetic to local character and history Including surrounding built environment and landscaped setting
- establish a strong sense of place, using streetscapes and buildings to create attractive, welcoming and distinctive places to live, work and visit;
- create places that are safe, which promote health and wellbeing with a high standard of amenity for existing and future users.

Local Development Plan

3.6 The relevant Development Plan is the Gravesham Local Plan Core Strategy (September 2014) and the saved policies of the Gravesham Local Plan First Review 1994. The following policies were taken into consideration in the determination of this application and are the main concerns within this statement:

Gravesham Local Plan Core Strategy (September 2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS14 – Housing Type and Size
- CS19 – Design and Development Principle
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact on the Highway Network

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – nationally described space standard (2015);
- Gravesham Householder extensions/Alterations design guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Chestnut Green Shorne Conservation Area (2017)
- Rural Conservations Areas Appraisals SPD Management Plan (2016)

4.0 Planning Considerations

4.1 We have taken on-board the policies laid down in the revised NPPF and Council's policies in the preparation of this application. It is our opinion that the main considerations of this case would be any adverse impact the proposals may have on the visual amenity of the area and street scene generally and the impact of the neighbouring properties.

4.2 It is our contention that the proposal would make no impact on the visual amenity that currently exists or impact on the residential amenity of its neighbours. The site is a spacious open site within an established urban area where such extensions would be expected where set in from the existing boundaries.

Impact of the Development on the area

4.3 We would initially acknowledge that the proposal increases the built development on the site but is set behind the existing side projection and in from the existing boundaries and well screened by the existing boundary fencing. Whilst the massing on the southern boundary with Clover Bank is greater its impact is mitigated by the separation distance and existing

boundary treatment. It is set well in from the boundary with Ivy Cottage and would have little impact on it.

4.4 The design would in keeping with the host dwelling and considered to comply with the Council's design policy for extensions (SPD). We are satisfied that the proposal complements the building and would not harm its heritage statues or Chestnut Green Conservation Area.

Impact on Neighbouring Properties

4.5 The location of the proposed extension is set in from the boundaries and would be adequately separated from nearby neighbouring properties and would not be considered to cause a harmful loss of light, sense of enclosure, privacy or outlook to neighbouring residential amenity. The works would not be considered of a size, mass or bulk to cause harm to neighbouring amenity. There would be no additional windows in the flank elevation facing Clover Bank that would impact on it or its amenities. It would not be considered to cause any increased level of noise or disturbance that would harm neighbouring amenity. The proposal is therefore considered to comply with the Councils design policies and would be in compliance with NPPF Policy.

5.0 Conclusion

5.1 The applicant has taken on board all the Council's and National policies to provide functional extensions to provide for the family needs. The layout and design is in keeping with the good design principles outlined in the NPPF and council's own design policy. It would have no significantly greater impact on the openness of the site and would not be out of character with the host building or area and has no detrimental effect on the residential amenities of its neighbours.

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