

Delegated Report

Householder Planning Application

Planning Application No: 20260128

Location: Newgale Gravesend Road Shorne Gravesend

Description: Removal of existing windows, front door, garage door and cladding to front elevation and replace with new aluminium windows, front door and garage door in different colour. Insulating, re-cladding and rendering front face of house in different style and colour.

Applicant: Mr Mike Malt

Site Visit Date: 31/03/2026

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. A02 – Existing Elevation and Sections;
- Drawing no. A01 – Proposed Elevation and Sections;
- Block Plan;
- Newgale Front Elevation Project Materials; and
- Photo of Front Elevation.

Relevant Planning History

None.

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)

- None

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
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection in principle to this application, subject to there not being any significant objections from neighbours.

The proposed darker colours instead of the original white, plus the differently designed windows, the more solid front door design and opening garage doors, are noted. These will be a contrast to the present designs and colours of the neighbouring properties and will have some impact on the streetscene.

No response:

- Ward Councillors

Neighbouring properties

2 surrounding properties were consulted plus site notice – overall consultation expiry date was 03.03.2026 – no responses received.

Officer's Analysis

The site is located in the Green Belt and the Higham Arable Farmlands Landscape Character Area.

The proposal is for 'Removal of existing windows, front door, garage door and cladding to front elevation and replace with new aluminium windows, front door and garage door in different colour. Insulating, re-cladding and rendering front face of house in different style and colour'.

The principle considerations are as follows:

Whether the proposed development is inappropriate development in the Green Belt

The application site is located within the Green Belt where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (Paragraph 153 of the NPPF 2024).

Paragraph 154 of the NPPF (2024) states that development in the Green Belt is inappropriate unless one of the exceptions which is listed applies. In this case it is exception (c) which is relevant which states 'the

extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. The proposal for replacement windows, front door and garage door and the insulation, re-cladding and rendering of the front of the house would constitute an alteration of the dwelling which would not be a disproportionate addition.

The proposal would therefore not be inappropriate development in the Green Belt. As such, the proposal is compliant with Policy CS02 (LPCS), Saved Policy C13 (LPFR) and paragraph 154 of the NPPF (2024).

Effect 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.

The proposed replacement windows, front door and garage door and the insulation, re-cladding and rendering of the front of the house is for alterations to the windows and doors of the house and rendering of its front wall. Given the nature of the proposed works, it would therefore not have an adverse impact on the openness of the Green Belt.

Design, Character and Appearance

The application site consists of a two storey mid terrace dwelling situated on the north-eastern side of Gravesend Road. It is situated in a rural area where there are two properties located to the west and five properties located to the east. There are fields to the rear of the site and opposite.

The terrace that the application site is in is made up of three properties, the whole terrace is flat roofed and each dwelling has a large amount of glazing in their front (south facing) elevations so that a large proportion of the front elevations are made of up openings. At the application site at ground floor there is the front door with a panel to the side where the upper part is glazed and the lower part is solid. At first floor level there are two large windows. The remainder of the front elevation between these openings is uPVC cladding.

The existing front door is white uPVC, the garage door is metal in a cream colour and the two first floor windows are aluminium (light grey colour). It is proposed to replace the front door with an aluminium polyamide door in anthracite RAL7016 which would be solid apart from a vertical glazed panel. The existing metal garage door would be replaced with double doors of the same design, material and colour as the front door. The first floor windows would be removed, the openings made shorter (existing window heights are 2.3m and this would be reduced to 1.1m), the windows would be triple panel and made of aluminium polyamide in anthracite, same as the material for the doors.

The existing uPVC cladding is to be removed, insulation installed and then at first floor level cladding would be applied (Cedral Click cement board cladding in Basalt Grey C74) and at ground floor the front elevation is to have a white rendered finish.

The proposed change from the current white cladding, white front door, cream garage door and light grey first floor aluminium windows to a dwelling where the front door, garage door, first floor windows and first floor cladding with all be in dark grey colour with just the remaining ground floor area in white, would certainly be a visible and noticeable change to the character and appearance of the dwelling and the streetscene. However, the terrace itself has had alterations such that there are now differences between the properties such as Tresmere has solid panels on the lower part of its first floor windows when the other two properties do not; Tresmere is painted a dark cream/sandy colour whereas the other two properties in the terrace are faced with uPVC cladding; Chy-AnLewyth has fully glazed doors as opposed to the other two dwellings which have filled this in with panelled doors with only the upper parts glazed; each of the properties have difference garage doors etc. As such it is considered that the alteration of Newgale with different coloured windows and doors and cladding where there are already different colours, finishes and details in the terrace, would not cause harm to the character and appearance of the dwelling or the terrace. The property is situated in a varied streetscene where is is no one uniform design or appearance of the

dwelling. As such the proposed alterations would not cause harm to the character and appearance of the streetscene.

In respect of design, character and appearance the proposal is therefore compliant with Policy CS19 and section 12 of the NPPF (2024).

Landscape Character

The application site is located in the Higham Arable Farmlands Landscape Character Area and as such, Policy CS12 (LPCS) is 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. In this case the proposed alterations in terms of replacement windows, doors and new finishes on the front elevation of the dwelling would not increase the size or prominence of the dwelling and would therefore not have any impact on the landscape character. As such in respect of landscape character the proposal would be contrary to Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Amenity of Occupiers

The proposal would reduce the length of the first floor windows but they would still be of sufficient size such that they would not cause any loss of light to the rooms they serve. In respect of the amenity of occupiers, the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

By virtue of the nature of the proposal where it is for replacement of existing doors and windows and new finishes on the front elevation, this would not have any impact on the amenity of any neighbouring properties. As such, in regard to this matter the proposal would be compliant with Policy CS19 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion

The proposal would not be inappropriate development in the Green Belt, would not impact on the openness of the Green Belt, would be acceptable in respect of design, character and appearance, would not impact amenity of occupiers and would not impact neighbouring amenity. As such the proposal is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	31st March 2026	Dated:	1st April 2026