



Delegated Report

Householder Planning Application

Planning Application No: 20250292

Location: Smith Cottage Butchers Hill Shorne Gravesend

Description: Erection of a first floor rear extension.

Applicant: Mr And Mrs Aldous

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01 – Plans & Elevations As Existing;
Drawing No. 02 – Plans & Elevations As Proposed;
Drawing No. 03 – Site Location Plan;
Drawing No. 04 – Block Plans As Existing & As Proposed; and
Heritage Statement.

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)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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 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
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Landscape Character
- Management Plan – Rural Conservation Area Appraisals (2016)
- Shorne Rural Conservation Area Appraisal (2017)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection in principle to this proposal.

Smith Cottage is located in the Shorne Conservation Area, at the bottom of Butchers Hill, on the north side. The house is very old but not apparently listed.

The proposal is for a modest first floor extension to enlarge the bathroom. Being at the rear (side when viewed from The Street) there should not be any impact on the Butchers Hill or the Conservation Area.

Conditions should be attached that the new bathroom window should have obscured glazing and only be openable above 1.8m from the floor surface.

GBC – Conservation Architect

No adverse comment on this one – Advise condition slate sample and colours to match existing house.

Neighbouring properties

The application was advertised by the displaying of a site notice and press release and individual letters

sent to three surrounding properties with an overall expiry date of 2nd May 2025. No comments have been received.

Officer's Analysis

Proposal

The application is for the erection of a first floor rear extension. The existing single storey rear extension is a small flat roof extension. The proposal incorporates a pitch roof extension that would provide an extension to the existing bathroom.

Existing Plans & Elevations



The application property is located within the rural settlement inset from the Green Belt and within the Shorne Conservation Area and the Shorne Woodland Landscape Character Area. The area is under an Article 4 Ar/10/5.

Policy CS19 (LPCS) states that new development will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area. Policy CS20 (LPCS) states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include amongst others the Borough's urban and rural conservation areas.

Saved Policy TC3 (LPFR) states that development will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

The proposed first floor extension is located to the rear of the property and limited views would be afforded

from public vantage points.

Streetview



The proposal would not result in an increase in the external footprint of the property and the design and scale of the development would be respectful and subservient of the host dwelling and as such would not have a detrimental impact on the host property, the Shorne Conservation Area or the Shorne Woodland Landscape Character Area. Therefore, subject to conditions of matching materials and colour, together with the submission of a tile sample, the development would be in accordance with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 15 and 16 (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 (paragraph 135f). Policy CS19 (LPCS) 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 proposal would result in a larger bathroom and therefore no concerns are raised on occupier amenity.

Neighbouring Amenity

Due to the siting of the extension and its distance from the nearest neighbouring properties there would be no harmful impact on the amenity or privacy of any neighbouring properties, subject to a condition of obscure glazing to the new bathroom window. As such in respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS). No neighbour representations have been received.

Parking and Highways

The proposal would not result in any additional bedrooms or loss of parking and therefore no objection is raised.

Conclusion

The proposed development is a modest addition to the dwelling that has been designed to respect the host property and wider conservation setting. It would not be highly visible from the streetscene.

The development would be in accordance with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 15 and 16 (NPPF, 2024), subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	19th June 2025	Dated:	20 June 2025