

Delegated Report

Householder Planning Application

Planning Application No: 20260433

Location: 15 Cob Drive Shorne Gravesend Kent

Description: Demolition of existing rear conservatory. Erection of a single storey rear extension with three roof lights and raised patio.

Applicant: Mr & Mrs Clarke

Site Visit Date: 18.05.2026

Submitted Documents/Plans

- Application Form
- Drawing No: 01 (Existing Plans and Elevations)
- Drawing No: 02 (Proposed Plans and Elevations)
- Drawing No: 03 (Site Location Map)
- Drawing No: 04 (Existing/Proposed Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19760852	Amendments to already approved extension together with extension of dining room and hall	Permitted	09.12.1976
19750211	Erection of a two storey extension at side to form garage utility room breakfast room and two bedrooms	Permitted	23.04.1975

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to the proposal, subject to there not being significant concerns raised by neighbours, but has the following comments:

- The original property was considerably extended in the mid 1970's (Applications refs 19750211 and 19760852 but no associated plans were found on the GBC website). Concern was expressed in the decision notices about there being enough on-site parking so as not to put pressure on on-street parking.
- Google Streetview images in 2012 show a wide integral garage (4.5m wide from current plans) but the current plans show that this has been converted to residential accommodation, without planning permission, and thereby reducing identified parking spaces on the property. A parking plan should be produced showing that there are the correct number of on-site parking spaces for the number of bedrooms (believed to be 5).
- The new raised patio will extend further back compared to previously and could give rise to overlooking and privacy reduction to the neighbouring properties (being primary school grounds to the east). Similarly for the additional windows on the eastern elevation.
- The chimney flue duct needs to run at an angle (likely 45 degrees) rather than horizontally as shown, so the position of the stove may need modification.

Neighbouring properties

The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 12.06.2026 and one comment was received. This representation was received after the consultation period.

The main points raised were:

- Extension will slightly reduce light and open view
- Wishes for impact on outlook to be considered

Analysis

Proposal

The proposal seeks the erection of a 5m deep single storey rear extension which will span full width and have a flat roof. The extension will have three roof lanterns, a bifold door and a large floor to ceiling window in the rear elevation, there will also be two smaller windows created in the flank elevation of the extension to serve a kitchen. The extension will open onto a 3m deep raised patio area.

Existing



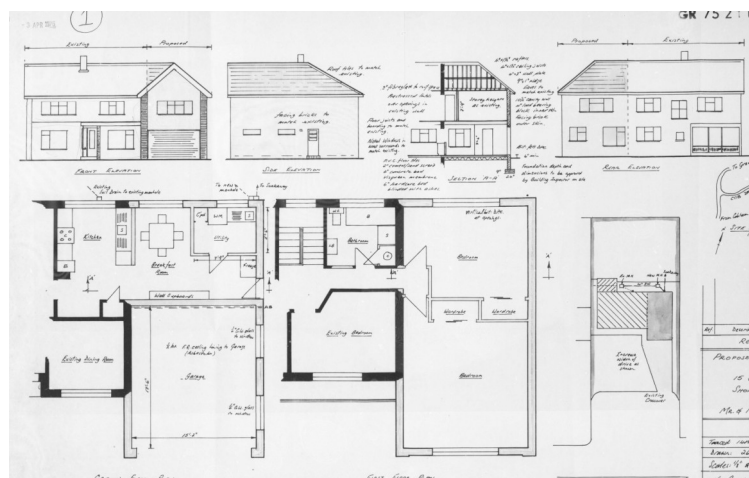
Proposed





Background

The application site has been previously extended under reference 19750211 by way of a two storey front and side extension.



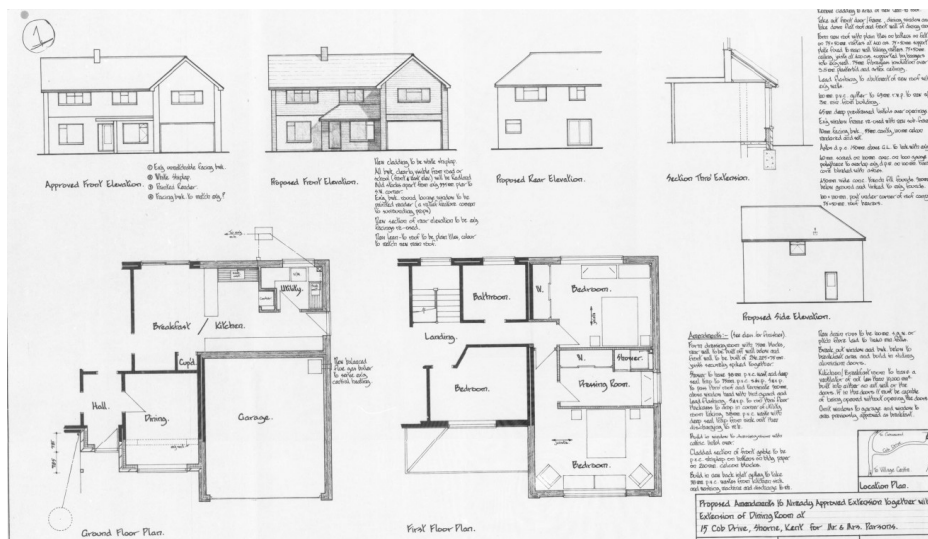
Under this planning permission the below condition was imposed.



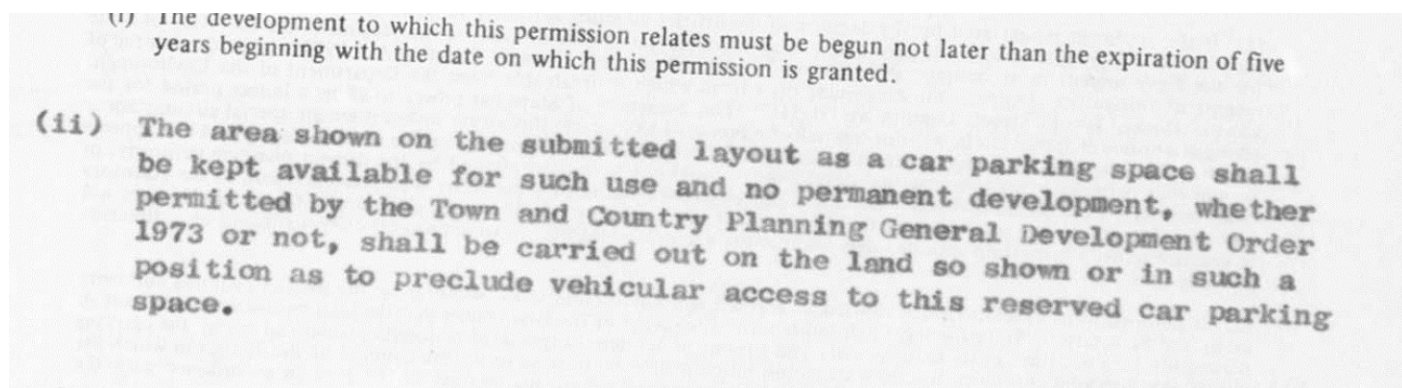
SUBJECT TO THE CONDITIONS SPECIFIED hereunder:—

- (i) The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
- (ii) The garage shown on the submitted plans shall be kept available for the parking of cars in connection with the dwelling known as 15 Cob Drive, Shorne, at all times, and no permanent development, whether permitted by the Town and Country Planning General Development Order 1973 or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto.

A further amendment to enlarge the front dining room was made under reference 19760852, this was granted consent.

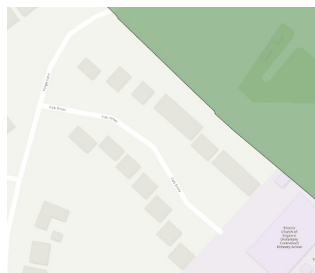


Under this consent the below condition was imposed.

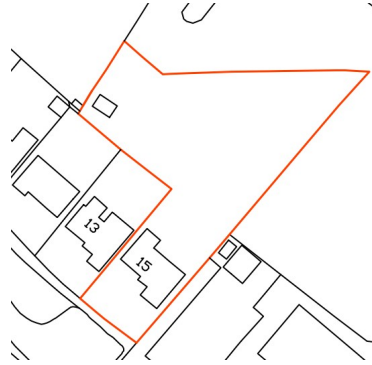


Character and Appearance

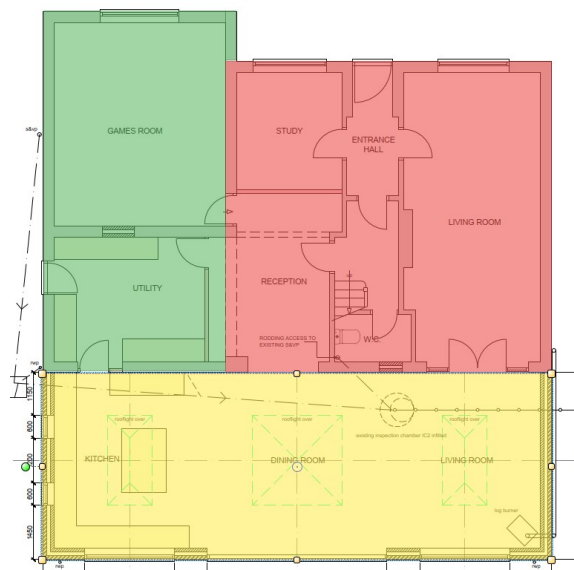
The application site comprises a generous two storey detached house which is located in a rural settlement which is inset from the greenbelt.



The application site has been extensively extended to the front and side over two storeys and benefits from a very generous garden which is irregular in shape.



The below image seeks to highlight the extent of the existing and proposed extensions, the original house is shaded in red, the extension erected circa 1976 is shaded in green and the proposed is shaded in yellow.



The original house measured circa 72sqm, post the 1976 development a further 53sqm was added bringing the total floor space to 119sqm. Under the current proposal a further 68.88sqm will be added increasing the total floor space to 187.88sqm.

The proposal seeks to erect a 5m deep single storey rear extension which will span across the original and extended part of the dwelling and due to the sites sloping topography a raised patio will be created to allow for flush access in and out of the extension. The raised platform will be 3m in depth.

The application site is located between a residential dwelling and a school, to the front it is partially screened behind some raised hedging. The proposed extension would be sited to the rear of the dwelling and would not be visible from the public realm.

Raised patio will be approx. 0.47m high with a modest step down, and will span an area of approx. 24.88sqm.

The proposed extension will span the entire width of the dwelling which means it will be greater than the width of the original dwelling. However whilst the proposed extension is considered to be large on balance a refusal is not considered to be justified.

The Proposal is compliant with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.



Amenity of Future Occupiers

Pot development there is sufficient private amenity space to meet the needs of the development due to the additional lad to the rear and the proposal therefore safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2021.

Neighbouring Amenity

The proposed development is located between Shorne Church of England School and a residential dwelling known as 13 Cob Drive.

A representation was received regarding impact on light and outlook and will be considered under this assessment.



Impact on Shorne Church of England School

The school lies to the eastern side of the development and given the siting and nature of use there are no concerns surrounding light, outlook and privacy.

Impact on 13 Cob Drive.

Cob Drive Slopes down to the West and it would appear that the topography to the rear of the dwellings on the northern side of Cob Drive may also slope slightly down to the North. The proposed depth of the extension is somewhat large, however given the gap between the dwellings, the single storey nature of the extension and existing boundary treatment, there will not be a material loss of light or outlook which would warrant a refusal of this proposal. The extension does not propose any flank elevations windows which mitigates overlooking from within the extension.

The proposed raised platform is set away from the shared boundary which also mitigates any concerns around loss of privacy. Furthermore it is important to note that a boundary treatment up to a height of 2m can be erection to the rear of the dwelling which will further mitigate any concerns around this.

In order to further safeguard neighbouring privacy a condition will be imposed which will prohibit the insertion of any flank windows without prior consent from the LPA.

The proposal is therefore considered to safeguard the amenity of adjoining occupiers inline with SPG2 Residential Layout Guidance 2020.

Parking and Highways

Whilst the proposal would not directly impact existing parking arrangements, the consultation comments have been noted regarding the conversion of the integral garage permitted under 19750211 and 19760852. The garage was conditioned under these previous consents and any future conversion required the benefit of planning permission.

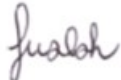
It would appear that the garage has been converted without planning permission and further investigation into this matter is required.



Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22.06.2026	Dated:	22 June 2026