

Delegated Report

Application No: 20250709

Location: 11 Court Lodge Shorne Gravesend Kent DA12 3EQ

Description: Demolition of garage. Erection of a side/rear two storey extension.
Erection of a single storey side extension. Changes to fenestration and cladding. Installation of solar panels to rear roof slope.

Applicant: Rebecca Horne

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application form.
- Design and Access Statement.
- Drawing no. B.EX.0.1 – EX. Location Plan.
- Drawing no. B.EX.0.2 – EX. Site Plan.
- Drawing no. B.EX.2.1 – EX. Ground Floor Plan.
- Drawing no. B.EX.2.2 – EX. First Floor Plan.
- Drawing no. B.EX.2.3 – EX. Loft Floor Plan.
- Drawing no. B.EX.2.4 – EX. Roof Plan.
- Drawing no. B.EX.3.1 – EX. Side (Left) Elevation.
- Drawing no. B.EX.3.2 – EX. Rear Elevation.
- Drawing no. B.EX.3.3 – EX. Side (Right) Elevation.
- Drawing no. B.EX.3.4 – EX. Front Elevation
- Drawing no. B.EX.4.1 – EX. Section -1.
- Drawing no. B.EX.4.2 – EX. Section -2.
- Drawing no. D.PR.0.1 – PR. Site Plan.
- Drawing no. D.PR.2.1.0 – PR. Ground Floor Plan.
- Drawing no. D.PR.2.1.1 – PR. Ground Floor Plan -Fire Safety.
- Drawing no. D.PR.2.2.0 – PR. First Floor Plan.
- Drawing no. D.PR.2.2.1 – PR. First Floor Plan -Fire Safety.
- Drawing no. D.PR.2.3 – PR. Loft Floor Plan.
- Drawing no. D.PR.3.1 – PR. Front Elevation + Rear Elevation.
- Drawing no. D.PR.3.2 – PR. Side (Left + Right) Elevation.
- Drawing no. D.PR.4.1 – PR. Section -1.
- Drawing no. D.PR.4.2 – PR. Section -2.
- Drawing no. D.PR.2.4.0 – PR. Roof Floor Plan.

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20240570	Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows.	Refused	21 November 2024
		Appeal dismissed	6 May 2025

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

- CS01 – Sustainable Development.
- CS02 – Scale & Distribution of Development.
- CS11 – Transport.
- CS12 – Green Infrastructure.
- CS18 – Climate Change
- CS19 – Design & Development Principles.

Saved Policies in the Gravesham Local Plan First Review (November 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 First Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Shorne Parish Council

This present application has some features in common with the previous application and therefore we still have some concerns (see below). Overall, these amount to OBJECTION to the proposal on the grounds of unsuitability of some aspects of the design:

Submitted plans:

- The set of plans on the GBC website do not include an existing front elevation, however this can be found with the previous application. This omission is important as the plan shows the current hanging tiles on the left side of the front elevation.
- The existing garage doors (up and over type, not as shown) are drawn as still being there on the proposed front elevation plan however they appear on other plans to be being replaced with windows.

Matters of concern:

- Removal of hanging tiles and vertical cladding:
 - The two-storey extension is shown with vertical cladding. This extends across the whole back of the house and also onto both sides and part of the front elevation. This is considered both unnecessarily and inappropriately extensive change, seemingly without a valid structural reason.
 - Red clay (not slate as stated in the Design and Access Statement) hanging tiles are a standard and valued design feature of properties in the area, which should be respected and included in the design as much as possible.
 - If truly essential, vertical cladding just on the two-storey extension could be acceptable, subject to approval of details of the materials and colour (preferably light).
 - Otherwise, the property will again be considerably out of character with the area, Court Lodge being a long cul-de-sac of similar, traditionally designed houses. These are large and well-separated, have pitched tiled roofs, and red clay hanging tiles where present.
 - The proposed rear view of the property will be visually intrusive to neighbours.
- Roofline and first floor windows of the two-storey extension:
 - Due to the window height and design, the eaves roofline of the two-storey extension is again rising above the eaves height of the existing roof, so looks very dominant.

- The new windows on the first floor at the front do not connect suitably with the new roof area.
- Dormers as already existing on the right-hand side of the roof at the front would be better structurally and more compatible with the local street scene.

Neighbouring properties

Three surrounding properties were consulted. No responses have been received.

Analysis

The application site lies on the south-western side of Court Lodge. It comprises a detached two-storey dwelling with a single storey detached double garage. It is set back from the street in a spacious plot.

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impact on landscape
4. Impacts on residential amenity
5. Highway issues

These issues are assessed below:

Principle of development

The application site lies within the rural settlement of Shorne, which is inset from the Green Belt. Policy CS02 of the Core Strategy states development will be supported within such areas. Therefore, there is no objection to the principle of the proposed development provided it meets the requirements of local and national planning policy and guidance.

Design and visual impact

In November 2024 planning permission was refused for “demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows” (Gravesham planning reference 20240570) for the following reason:

1. *The proposed development represents overdevelopment of the site by virtue of its excessive increase in scale and height and poor design, which would result in a dominant and incongruous extension which is out of character with the subject dwellinghouse and the suburban setting. Overall, it would result in significant harm to the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of the Householder Extensions/Alterations Design Guide (2021) and the Design for Gravesham - Design Code (2024), Policy CS19 of the Core Strategy 2014, and Section 12 of the NPPF (2023), in terms of design, character and appearance.*

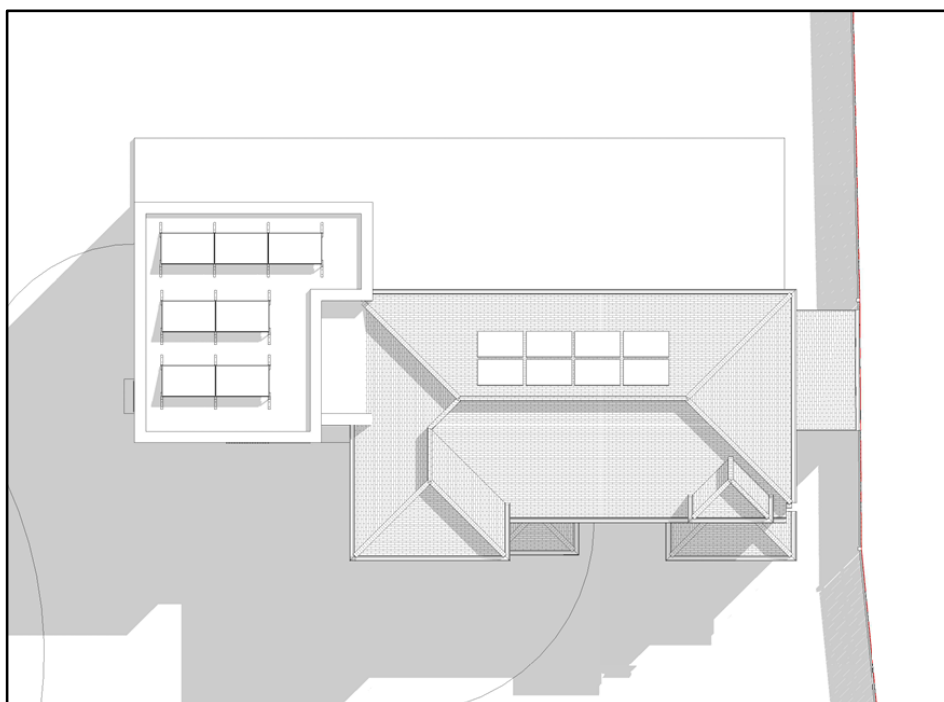
A subsequent appeal was dismissed in May 2025. The following paragraphs from the decision letter set out very clearly the main concerns of the Inspector:

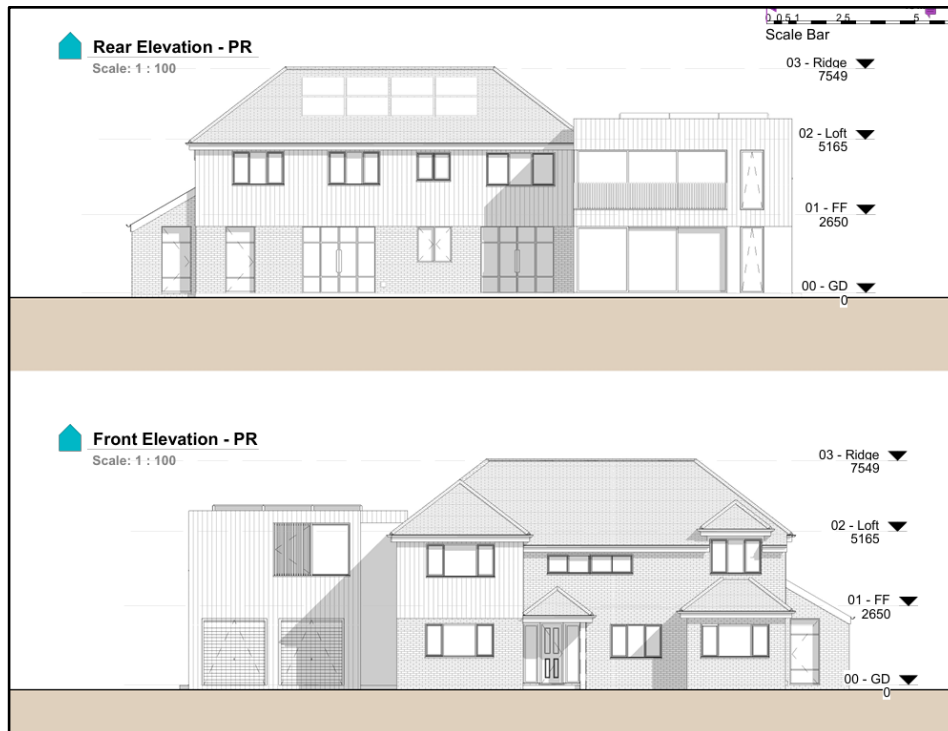
9. *The width and height of this extension would appear as a disproportionate addition to the main house. The flat roof design is not seen in the vicinity of the property which, as noted, has consistency in character. The materials used in the extension would not reflect that established character and appearance of the area, and would*

not integrate with the main house. This design, height and scale would thus mean the extension appears as an uncomfortable addition to the house that lacks any degree of subservience to the main property.

10. *This adverse effect is heightened by the detailed design of the extension, whereby the height of the flat roof does not relate comfortably to either the eaves height or the ridge height of the main house. The proportions, height and position of the windows and the garage doors in the extension bare little relationship to the window size and position in the house. This would further emphasise the awkward relationship of the extension to the house. The extension would be widely visible from the street, and hence impact upon the character of the area.*
11. *I acknowledge that planning policy and the SPD do not necessarily require development and extensions must be an exact replication of existing character. However, the policy framework is clear that development must be informed by local context and character, and any scheme must complement and conserve that character. The proposed two storey extension in this appeal would be of excessive scale, height and of a poor design that does not relate well to the host property or the wider area. Thus, it would be harmful to the character and appearance of the area and conflict with the planning policies and the SPD referred to earlier.*

Extracts from the submitted drawings relating to application 20240570 which show the proposed footprint of the extended property and the proposed front and rear elevations are set out below:



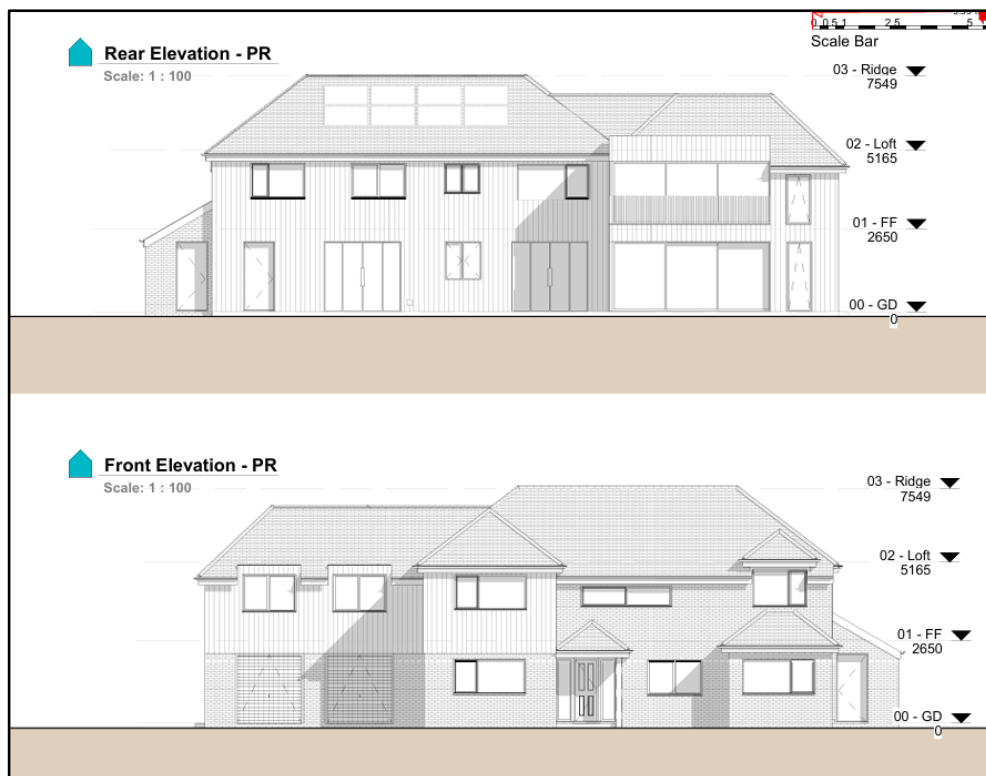
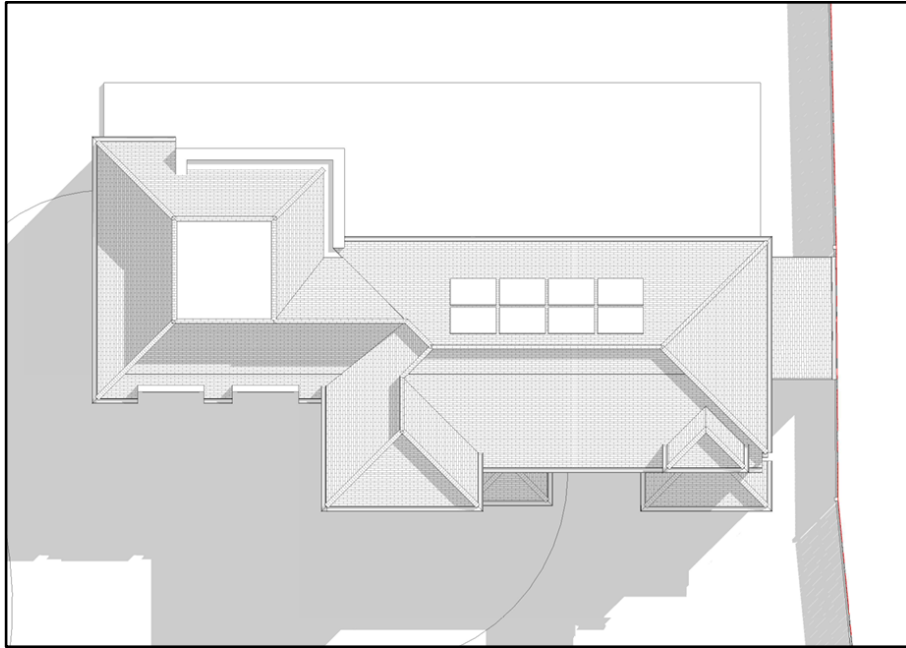


The current proposal seeks to overcome the concerns set out in the dismissed appeal decision. In the Design and Access Statement accompanying this application, the differences between the previous and current proposals are summarised as follows:

The key changes to address the above points include:

- *A pitched roof replacing the previously proposed flat roof.*
- *Revised fenestration to better reflect the existing dwelling. Brickwork to match the existing has now been proposed to blend in with the timber cladding reducing the contrast to the front.*
- *The new proposal has a lower ridgeline than the main roof. It is stepped back to ensure subservience to the main house. The pitch angle has been maintained.*
- *The window design has been updated to demonstrate consistency through both the front elevation.*

Extracts from the drawings accompanying the current application which showing the proposed footprint of the extended property and the proposed front and rear elevations are set out below:



The proposed single storey extension remains identical to that proposed under planning reference 20240570. In the previous appeal decision, the Planning Inspector commented on this extension as follows:

7. *A small single storey extension is proposed on the western side of the house which, due to its small scale and design, would not impact upon the wider area.*

This conclusion is equally applicable to the current application. There is no objection to this

element of the proposal.

In some respects, the proposed two-storey extension represents an improvement over the previously refused scheme. The previously proposed flat roof to the two-storey extension has been replaced by pitched roof which is more in-keeping with the character of the original dwelling. The window design on the front elevation also better reflects the size and proportions of the windows within the front elevation of the main building.

However, it is considered that these changes do not address the fundamental concerns of the Inspector. In the appeal decision letter, the Inspector raises concern that the proposed two storey extension would be of “excessive scale” and “height” and comments that the “width and height of this extension would appear as a disproportionate addition to the main house”.

The current proposal would occupy a very similar footprint to that of the appeal proposal and the width of both schemes appears identical. Furthermore, it should be noted that due to the provision of a pitched roof, the current scheme has a greater height than the previous scheme.

In light of these considerations, the concerns of the Inspector relating to width, height and scale have not been addressed. This is particularly so given the current scheme has a greater height than the appeal proposal. As such it remains the case that the proposed two-storey extension would result in a disproportionate addition to the existing property.

Paragraph 9.2 of the Council’s adopted Householder Extensions/Alterations Design Guide contains the following requirement:

Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Overall, the proposed extension would result in a significant and disproportionate increase in the size of the existing dwelling and could not be considered to be subordinate to the host property. The original property would certainly not remain dominant. The concern of the Inspector that the appeal proposal “lacks any degree of subservience to the main property” has not been overcome.

In the Design and Access Statement accompanying the current application, the applicant’s agent seeks to address the Inspector’s concerns as follows:

We would like to address the delegated report regarding the width of the house. Within the appeal statement titled: “MP953_Appeals Statement_Jan2025”, we made the following comment regards to the width of the proposal: “The main house has a width of 13.08m, while the current detached garage measures 5.78m, resulting in a total built form width of 18.86m. The proposed single-storey lean-to extension adds 2.15m in width, while the larger two-storey side extension is 1.23m wider than the existing garage. Consequently, the new total width would be 22.24m, representing only an 18% increase compared to the current width of 18.86m. Please note that we are also utilising the footprint of the current garage.

Although these comments were also set out in the Appellant’s Statement of Case, they were not sufficient to persuade the Inspector to allow the appeal.

There are also concerns with the detailed design of the proposed two storey extension. The treatment of the rear elevation does not sit comfortably with the remainder of the property. It projects above the adjoining eaves height and as such appears as a discordant feature on this part of the property. Furthermore, the large areas of glazing at both ground and first floor levels do

not relate well to the existing fenestration on this elevation and fail to complement the character of the existing dwelling.

An additional concern relates to the use of materials. In the decision relating to the appeal proposal the Inspector commented as follows:

The materials used in the extension would not reflect that established character and appearance of the area, and would not integrate with the main house.

Although not stated explicitly, it is assumed that the Inspector is referring to the use of timber cladding on the elevations. The current application also makes extensive use of timber cladding. The majority of the rear elevation is shown to be clad in timber. Furthermore, the upper floor of the front elevation of the two-storey extension and part of the first floor of the original dwelling would also be clad in the same materials. Timber cladding is not a typical elevational treatment within this locality and would be out of keeping with the character of the area. The current application has therefore failed to overcome the concern of the Inspector with respect to materials.

In light of the above considerations, this proposal would fail to address the concerns set out in the previous appeal decision relating to this property. It would also fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy, the Design for Gravesham – Design Code SPD and the Householder Alterations/Extensions Design Guide SPD in relation to the requirement for good design.

Impact on landscape

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 of Gravesham Local Plan Core Strategy states that the overall landscape character and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

The site is located within the Shorne Woodlands Character Area. The key characteristics are defined in the Gravesham Landscape Character Assessment as follows:

- *Undulating topography*
- *Chestnut coppice woodland*
- *Strong sense of enclosure*
- *Traditional village greens*
- *Varied building style and age*
- *Chequered brickwork and ornamental brickwork*
- *Few highways with busier roads along character area boundaries*

The Gravesham Landscape Character Assessment aims to conserve areas in good condition and reinforce the distinctive features and elements of the landscape in the Shorne Woodlands Character Area.

In the consideration of the previous application relating to this site, this issue was assessed as follows:

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In

respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Given that there has been no significant change in landscape issues relating to this site since the previous planning application and appeal were determined, these conclusions remain relevant to the current application.

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

In terms of privacy the main aspect of most first floor windows within the proposed extensions would be towards the front and rear of the property. As these views would be towards the highway to the front and garden area to the rear, these windows would not result in window-to-window overlooking or the loss of privacy to neighbouring garden areas.

One window is proposed at first floor level within the north-western elevation of the proposed two-storey extension. This would serve a bedroom. This would have views towards the private rear garden area of the neighbouring property at no. 12 Court Lodge. If permission were to be granted, any loss of privacy could be controlled by a condition requiring this window to be obscure glazed. The bedroom which it serves would still benefit from an additional window on the south-west elevation.

Windows are proposed at ground level on the north-west elevations of the proposed extensions. As they would be located at ground level, they would not result in a loss of privacy to neighbouring occupiers.

There would be a significant separation distance between the proposed extensions and the neighbouring residential properties at nos. 10 and 12 Court Lodge. As a result of this distance, there would not be a detrimental impact on neighbouring occupiers in terms of loss of sunlight/daylight or outlook.

In light of these considerations, the proposed extensions would not have a detrimental impact on the residential amenity of neighbouring occupiers and would meet the tests set out in the NPPF and Policy CS19 of the Core Strategy.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal would not result in an increase in the number of bedrooms serving the property. As such there would not be a requirement for additional on-site parking to be provided. However, the existing garage would be removed to facilitate the proposed two-storey extension. On-site parking to replace that displaced by the loss of the garage would therefore be required. Although alternative parking provision has not been shown on the submitted drawings, there would be sufficient space within the site and existing driveway to accommodate

this level of parking. If planning permission were to be granted, this could be secured by a planning condition.

Conclusion

For the reasons set out in this report, the proposed two-storey extension has failed to address the concerns of the Inspector as set out in the appeal decision letter relating to the previous proposal for this property. It would result in a disproportionate addition which would not remain subordinate to the host dwelling. The scale, size, height, bulk and design of the proposed extension would create an excessively large and overly dominant development that would be unsympathetic and not in keeping with the character and appearance of the host dwelling or wider locality. As such this application is recommended for refusal.

Recommendation:

REFUSE PLANNING PERMISSION for the following reason:

1. The proposed two-storey extension would result in a disproportionate addition which would not remain subordinate to the host dwelling. The scale, size, height, bulk and design of the proposed extension would create an excessively large and overly dominant development that would be unsympathetic and not in keeping with the character and appearance of the host dwelling or wider locality. It would therefore be contrary to the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014), Design for Gravesham (2024) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 39 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area. In this instance, the application is contrary to local and national policy.

2 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

- Application form.
- Design and Access Statement.
- Drawing no. B.EX.0.1 – EX. Location Plan.
- Drawing no. B.EX.0.2 – EX. Site Plan.
- Drawing no. B.EX.2.1 – EX. Ground Floor Plan.
- Drawing no. B.EX.2.2 – EX. First Floor Plan.
- Drawing no. B.EX.2.3 – EX. Loft Floor Plan.
- Drawing no. B.EX.2.4 – EX. Roof Plan.
- Drawing no. B.EX.3.1 – EX. Side (Left) Elevation.
- Drawing no. B.EX.3.2 – EX. Rear Elevation.

- Drawing no. B.EX.3.3 – EX. Side (Right) Elevation.
- Drawing no. B.EX.3.4 – EX. Front Elevation
- Drawing no. B.EX.4.1 – EX. Section -1.
- Drawing no. B.EX.4.2 – EX. Section -2.
- Drawing no. D.PR.0.1 – PR. Site Plan.
- Drawing no. D.PR.2.1.0 – PR. Ground Floor Plan.
- Drawing no. D.PR.2.1.1 – PR. Ground Floor Plan -Fire Safety.
- Drawing no. D.PR.2.2.0 – PR. First Floor Plan.
- Drawing no. D.PR.2.2.1 – PR. First Floor Plan -Fire Safety.
- Drawing no. D.PR.2.3 – PR. Loft Floor Plan.
- Drawing no. D.PR.3.1 – PR. Front Elevation + Rear Elevation.
- Drawing no. D.PR.3.2 – PR. Side (Left + Right) Elevation.
- Drawing no. D.PR.4.1 – PR. Section -1.
- Drawing no. D.PR.4.2 – PR. Section -2.
- Drawing no. D.PR.2.4.0 – PR. Roof Floor Plan.

See draft Decision

Case Officer: Gary Edwards	Team Leader: Richard Hart
Signed: Gary Edwards	Signed: <i>R Hart</i>
Dated: 22 September 2025	Dated: 23rd September 2025