



Delegated Report

Householder Planning Application

Planning Application No: 20250924

Location: 10 Court Lodge Shorne Gravesend Kent

Description: Demolition of existing garage and erection of a two storey side/rear extension and a single storey rear extension.

Applicant: Mr and Mrs J. Cassidy

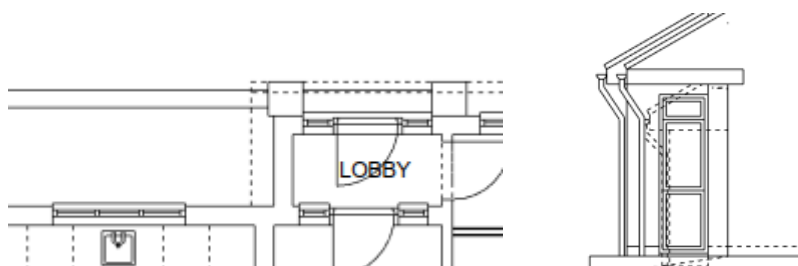
Site Visit Date: N/A Site Photos Provided with Application

Submitted Documents/Plans

Application Form;
Supplementary Information – Site Photos;
Supplementary Information – Cover Letter;
Drawing No. 1000 – Site Location Plan;
Drawing No. 1001 – Block Plan – Existing;
Drawing No. 1010 – Ground Floor Plan – Existing;
Drawing No. 1011 – First Floor Plan – Existing;
Drawing No. 1013 – Roof Plan – Existing;
Drawing No. 1020 – Sections – Existing;
Drawing No. 1030 – Elevations – Existing;
Drawing No. 1201 – Block Plan – Proposed;
Drawing No. 1210 – Ground Floor Plan – Proposed;
Drawing No. 1211 – First Floor Plan – Proposed;
Drawing No. 1213 – Roof Plan – Proposed;
Drawing No. 1220 – Sections – Proposed; and
Drawing No. 1230 – Elevations – Proposed.

Plan Note

There appears to be inconsistency between the elevation drawings and the floor plans e.g the proposed lobby flank window, which is missing from the floor plan, but shown on the elevational plans:



In this instance, clarification has not been sought for the above, or for the dormer discrepancy raised in comments made by Shorne Parish Council (below), as it is recommended that planning permission is not granted for this application proposal.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250650	Demolition of existing garage and erection of a single storey side/rear extension and erection of a single storey rear extension.	Permitted	15.08.2025
20250420	Application for a Proposed Lawful Development Certificate; Erection of a single storey side/rear extension with a flat roof and associated works.	Certificate Refused	23.06.2025
19570171	Erection of dwellings	Permitted	28.11.1957

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

Gravesham Local Plan: First Review (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 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

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Shorne Parish Council

This application follows Ref 20250420, which was refused permission for process reasons, and the identical Ref 20250650 which was permitted. The present application is considerably different from those preceding. It further enlarges the house by adding a barely subsidiary two-storey side and rear extension on the western elevation, as well as the single-storey offset rear extension behind the garage (as previously permitted). The site is inside the village envelope, at the southern end of Court Lodge where the existing houses have fairly consistent traditional design. The existing house is 4-bedroom but relatively small for the size of the plot. One garage is being lost but there should be enough on-site parking remaining.

While larger, the presently proposed scheme makes better use of the existing house. With a new 4th bedroom on the first floor of the extension, the house remains 4-bedroomed.

According to the first-floor plans, the dormer of bedroom 1 appears to be being enlarged forward although that is not shown on the front elevation view and appears to be as existing so this needs to be clarified.

The dormer of the new 4th bedroom is barely separated from the other existing/future central dormer and comes forward almost the same amount. The Parish Council has no objection in principle to this proposal but considers that the side extension and its dormer should show greater subsidiarity, which would reduce the mass of the proposal which otherwise impacts adversely on the amenity of the street. They should be set back further on the front elevation and for the roofline, as done previously at No.9 next door to the east, as these changes would reduce the bulk of what is proposed. The side extension includes a large storeroom with a garage-type door at the front, which is an unusual feature for a residential property.

Conditions restricting business use may be needed. We note that the neighbouring property at No.11 has also had plans submitted for a two storey extension, on its east side adjacent to No.10. The site photographs show that trees and bushes have already been removed (the reason for this is not explained) and hardstanding extended at the rear. A planting plan may be appropriate showing planting of replacement trees and bushes to maintain biodiversity on the site, as well as a lighting plan for any exterior lighting. Due to the amount of the proposed increase in floor area, permitted development rights should be withdrawn.

Neighbouring properties

4 surrounding properties were consulted, a site notice was displayed on 26.09.25 and the overall consultation period expired 17.10.25. No neighbour responses were received as a result of the consultation carried out for this application.

Site Description

10 court Lodge is a two storey detached property located to the south of the cul-de-sac.

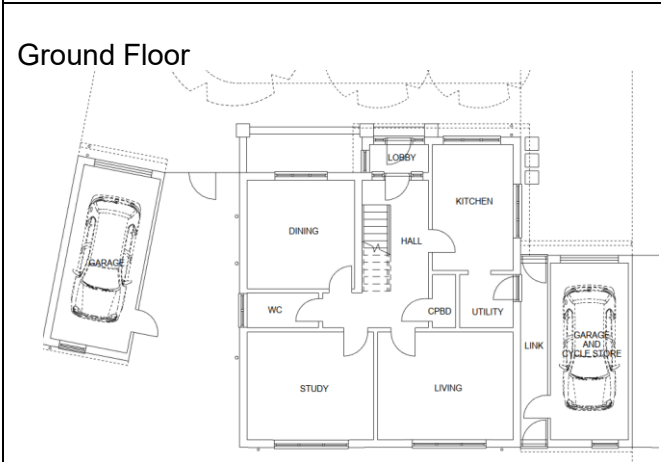
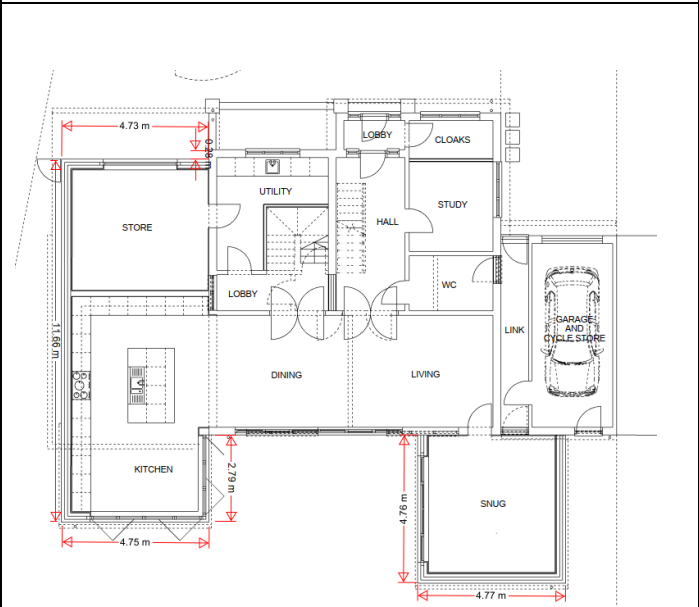
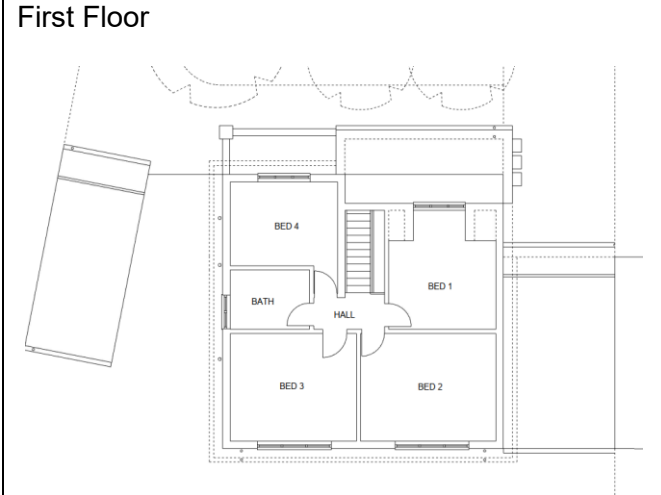
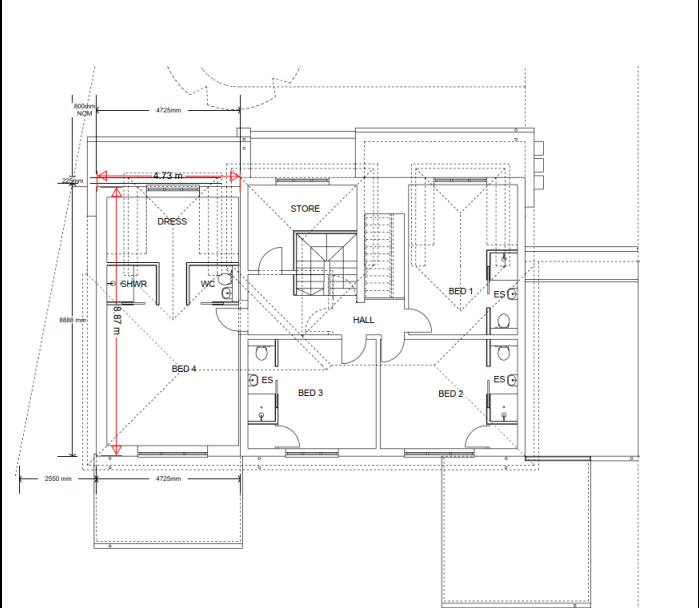


This application proposes the demolition of the existing detached garage and erection of a two storey side/rear extension and a single storey rear extension.

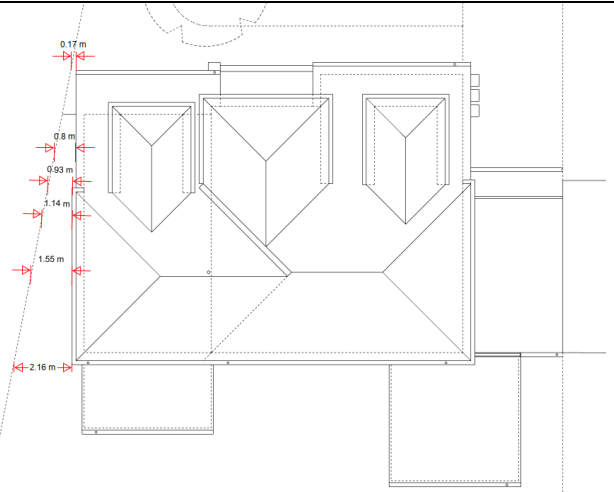
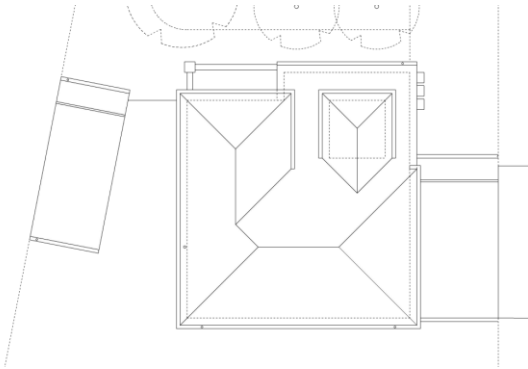
Proposed Development

The development would create space for internal layout alterations at ground level, incorporating a new store area, new snug and additional floor area. At second floor level, a store room would be created, along with alterations to the sizes of the bedrooms. The number of bedrooms would remain the same (4 bedrooms), however each bedroom would have an en-suite/facilities, with bedroom 4 to also incorporate a dressing room.

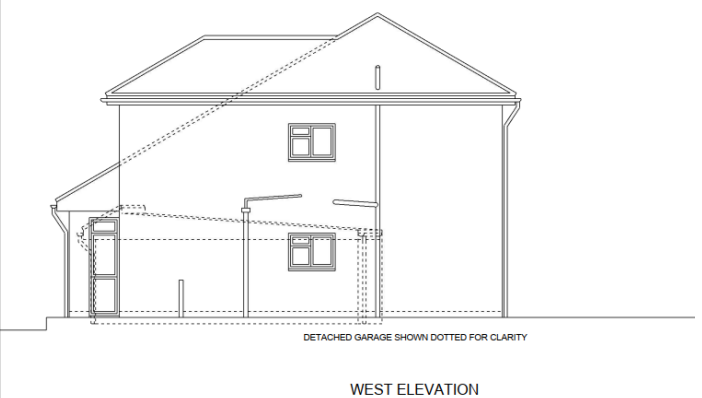
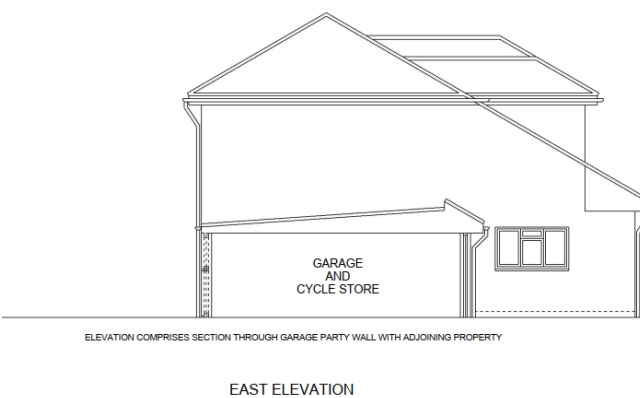
Case officer measurements are indicated on the plans in black and red:

Existing	Proposed
Ground Floor 	
First Floor 	

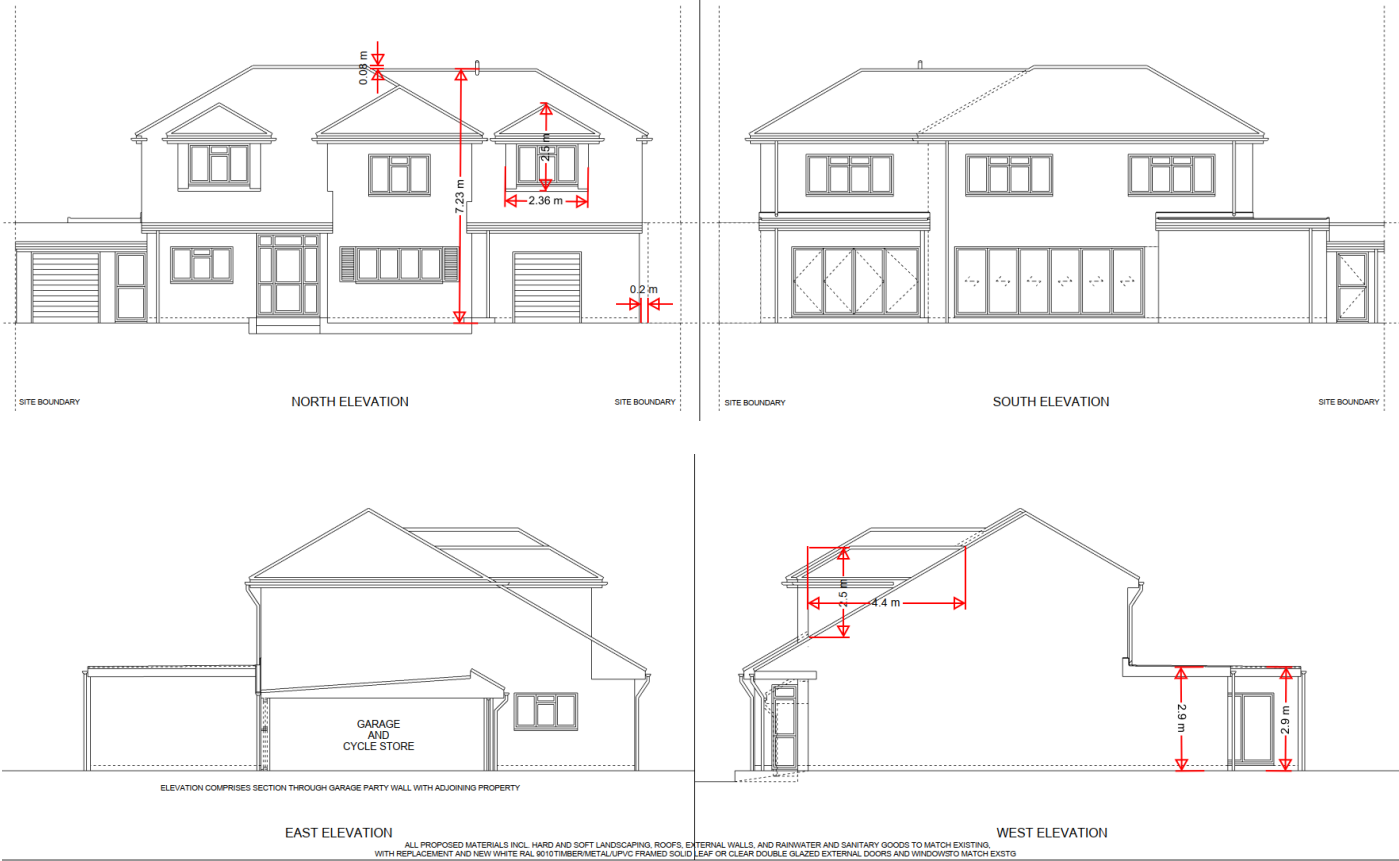
Roof Plan



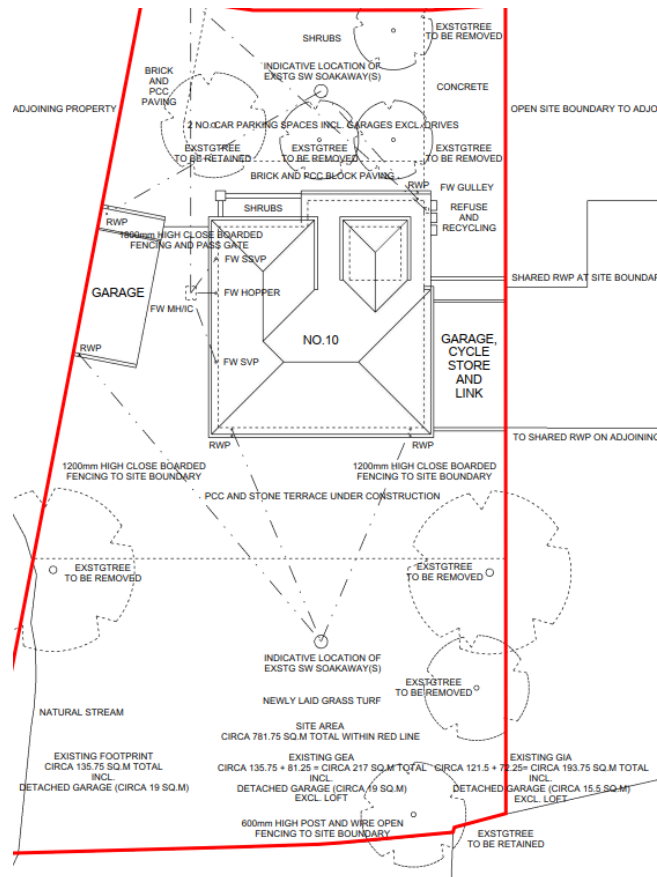
Existing Elevations:



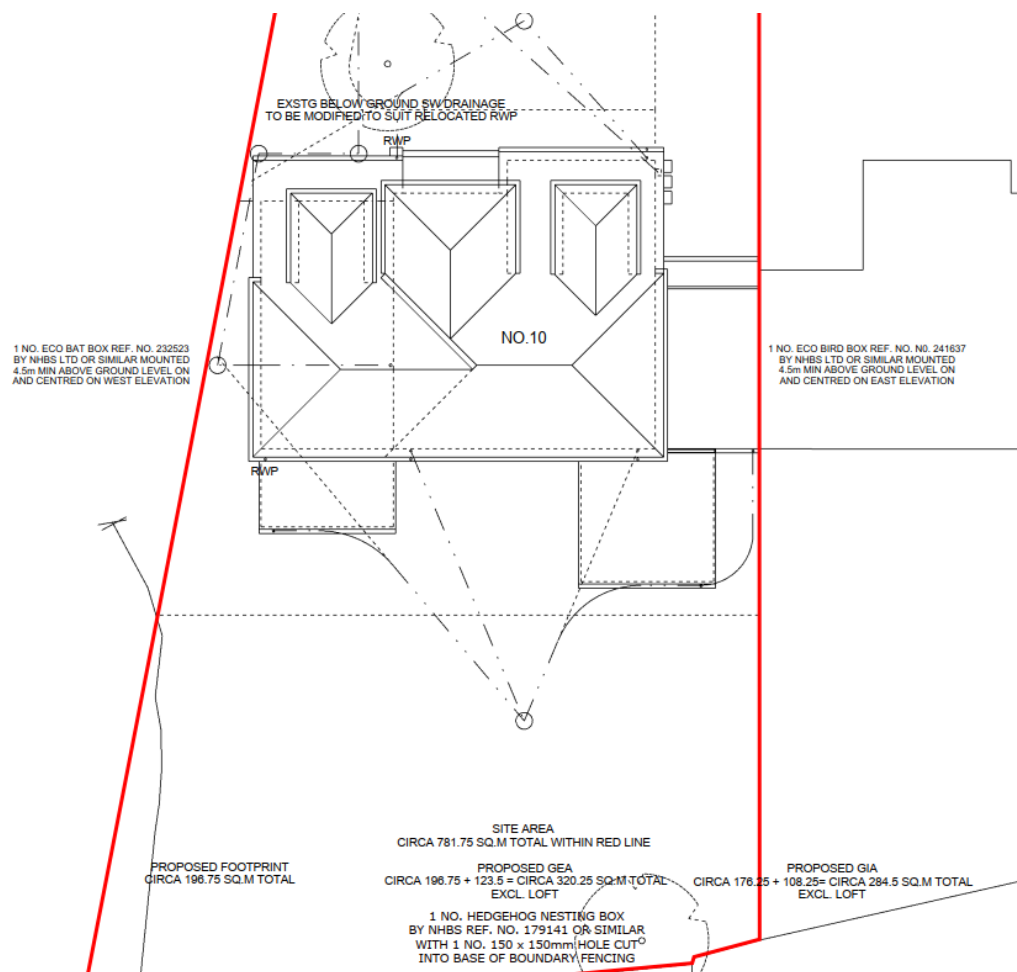
Proposed Elevations:



Existing Block Plan:



Proposed Block Plan:



Officer's Analysis

Preliminary Matters

As aforementioned in the planning history section of this report, planning permission was granted for application 20250650 for the *demolition of existing garage and erection of a single storey side/rear extension and erection of a single storey rear extension*. The extensions were considered fairly substantial (even being at single storey level), additionally the orientation of the development was identified as being unusual. However, as stated in the delegated officers report for application 20250650, if a prior approval larger homes application, followed by a proposed Lawful Development Certificate Application would have been made for the proposal, then the development would have been lawful, thereby creating a fallback position. Therefore, on balance, the proposal was found to be acceptable.

Principle of the Development

The application site is located inset from the Green Belt, as defined by the Local Plan. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of development is acceptable, however, proposals must be designed to accord with planning policy and design guidance.

Impact on the Landscape and, Design, Character and Appearance

The property is situated within the Shorne Woodland Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

In situ, within the residential area, the proposal is not considered to detrimentally impact the Landscape Character Area.

The proposed external materials would match those of the existing dwelling, which is desirable.

Single Storey Element

As per application 20250650, and for the reasons aforementioned above, the proposed single storey rear/side extension elements would be considered acceptable in isolation.

Two Storey Element

Properties along this part of Court Lodge are large, with spaces in and around the dwellings and pleasant verdant character. This open and verdant appearance contributes positively to the street scene and character of the area.

There are examples of two storey/first floor side extensions within the immediate local vicinity. As such, the principle of a two storey side extension could be considered acceptable, providing it would be appropriately sited, and designed in accordance with policy and design guidance. It is noted that there have been two recent applications at 11 Court Lodge for a side/rear two storey extension and a single storey side extension (20250709 and 20240570). Both applications were refused, with an appeal for the 20240570 application dismissed (reference APP/K2230/D/25/3359218). The Planning Inspector for the appeal cited at paragraph 9 that the width and height of the extension would appear as a disproportionate addition to the main house.

In the case of this application, the proposed two storey extension is large. Although the design of the roof would complement the existing, the extension would not be set back sufficiently from the front elevation, would only be set down minimally from the main roof ridge, and is excessive in width; resulting in an overly dominant addition. Furthermore, the proposed dormer in the front elevation is excessive in size, which adds to the dominance of the extension. It is also noted that the two-storey development would be constructed within very close proximity to the shared neighbouring boundary with No. 11 Court Lodge. As evidenced by the photos provided with this application, there is a fair amount of space between No.11 and the shared boundary with the application property. Notwithstanding this, Gravesham's Householder Design Guide

(2021) requires sufficient space to be maintained between development and the site boundaries (a minimum of 1.00m). Construction, particularly at two storey level, within close proximity to the shared boundaries reduces the spaces in around the dwelling, to the detriment of the appearance of the dwelling and street scene. The proposed extension as a whole is considered to be incongruous, resulting in a dwelling excessive in mass, bulk and scale, which fails to be a subservient or sympathetic addition to the dwelling. The extension is contrary to the principles of the Gravesham Householder Design Guidance (2021).

Overall Design Conclusion

Overall, the proposed two storey extension would result in a disproportionate addition which would not be 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 Section 12 of the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and the Gravesham Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room areas and garden space post development. Although the ensuites do not meet the bathroom size required by the RLG, the plans demonstrate that there would be sufficient space and provision for future occupiers, and there is no increase in the number of bedrooms. Therefore, the development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above no representations were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

In situ, the development is not considered to detrimentally impact neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. It is noted part of the snug window would face towards No. 11, however this is at ground floor level and it is considered the orientation of the development would not raise concerns in terms of privacy. In addition, sufficient boundary treatments can separate the two properties.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The development would result in the loss of the garage. However, it is noted the garage is undersized. As such, it would be unlikely to be used as a parking space. In addition, the number of bedrooms is remaining the same, and there is existing off-street parking available within the property frontage. As such, there are no concerns with regards to highways and parking that arise as a part of the proposal.

Biodiversity

It is unfortunate that the plans show trees shall be removed on site. However, this would not require planning permission, and the plans show that bird and bat boxes along with a hedgehog nesting box and access through the rear fence are proposed. These additions are considered to be positive in terms of biodiversity.

Contamination

There may be residual oil and contaminants from garage use. As such, a watching brief condition would be added to the decision notice if planning permission were to be forthcoming.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

Overall, the proposed two storey extension would result in a disproportionate addition which would not be 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 Section 12 of the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and the Gravesham Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

Recommendation

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	11th November 2025	Dated:	11th November 2025