# Delegated Report

## *Householder Planning Application*

**Planning Application No:** 20250873

**Location:** Clinton House, Pondfield Lane Shorne Gravesend

**Description:** Demolition of existing garage and erection of a double garage. Removal of front facing dormer and chimney. Erection of a part single, part two storey side extension, two storey front and rear extensions with addition of a balcony to the rear. Alteration to roof pitch and height, fenestration, hard and soft landscaping.

**Applicant:** Mr & Mrs Sidhu

**Site Visit Date:** **Desktop Assessment**

**Submitted Documents/Plans**

Application Form Dated 03/08/2025;
Supplementary Information – Planning Statement;
Drawing Number 23.98_PL_001A (OS Plan and Block Plan);
Drawing Number 23.98_PL_002 (Floor Plan – Existing);
Drawing Number 23.98_PL_003 (Elevations – Existing);
Drawing Number 23.98_PL_004 (Garage Floor Plan and Elevations – Existing);
Drawing Number 23.98_PL_102E (Roof Plan – Proposed);
Drawing Number 23.98_PL_100I (Ground Floor Plan – Proposed);
Drawing Number 23.98_PL_104B (Garage Floor Plans and Elevations – Proposed);
Drawing Number 23.98_PL_103H (Elevations – Proposed);
Drawing Number 23.98_PL_101H (First Floor Plan – Proposed); and
Drawing Number 23.98_PL_105F (Site Plan – Proposed).

**Relevant Planning History**

| Reference | Description | Decision | Decision Date |
|---|---|---|---|
| 20250038 | Demolition of existing garage and erection of a double garage. Removal of front facing dormer and chimney. Erection of a part single, part two storey side extension, two storey front and rear extensions with addition of a balcony to the rear. Alteration to roof pitch and height, fenestration, hard and soft landscaping | Permitted | 27.05.2025 |
| 19540069 | Erection of house and garage | Permitted | 07.04.1954 |

**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
- C13 – Extensions to Dwelling in the Countryside

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

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)
- Kent Downs AONB Management Plan

**Consultations, Publicity and Representations**

Consultees

*Ward Councillors – No comments received*

*KCC Heritage Conservation*

*Thank you for consulting us on this application.*
*The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.*

*Kent Downs National Landscape*

*The Kent Downs National Landscape team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on*

*more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.*

*In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter. The Kent Downs National Landscape team recommends that to help fulfill the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1*

*Shorne Parish Council*

*Application Ref 20250038 is noted, which had the same description and was permitted with revised plans.*
*The Parish Council did not object to the previous application (based on the original plans).*
*The Parish Council has no objection in principle to these updated proposals.*
*The site is a large plot which lies in the Green Belt and the Kent Downs National Landscape Area. The existing house is relatively small compared to others in the immediate area, and fairly centrally located on the plot.*
*The present proposal increases the floor area further from what had already been permitted (so may exceed the one-third rule) and makes some changes to the external appearance (also of the garage) such as timber cladding to the exterior of the entrance porch. These are acceptable as this is a relatively isolated property set back from the roadway of the cul-de-sac, and the proposals are otherwise compatible with nearby properties.*

Neighbouring properties

6 surrounding properties were consulted and a site notice was displayed on 18/09/2025. No responses were received and the consultation period ended on 09/10/2025.

**Officer's Analysis**

Principle of Development

As the below snipped map shows, this dwellinghouse is in the Green belt. It lies nearby a rural settlement inset from the Green Belt but does not form part of the rural settlement itself.

*National Planning Policy Framework (NPPF)*

Paragraphs 153-160 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

Local planning authorities are required by paragraph 153 of the NPPF (2024) states:

*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

Footnote 55 applies to the first statement and is as follows:

*Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.*

In essence, the assessment will apply substantial weight to any harm to the Greenbelt and its openness unless any of the following apply:

- Development is not inappropriate (subject to exceptions under paragraph 154).
- The development is on previously developed land.
- The development is on grey belt land.

*Gravesham Local Plan Core Strategy 2014*

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised area as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt NOT forming part of settlement inset from the Greenbelt. In this context the policy states that developments; 'will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.'

*Saved Policies in the Gravesham Local Plan First Review 1994*

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. "Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

*Previously Developed Land?*

The NPPF (2024) defines Previously developed land as:

*'Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into*

*the landscape.'*

This designation specifically excludes land in built up areas such as residential gardens. Given that this plot is a dwellinghouse and the extensions would extend into the garden area, it is considered that the land would not comply with the designation of Previously Developed Land.

*Grey Belt Land?*

It needs to be considered whether the proposal would fall under the definition of Grey Belt Land. The definition of Grey Belt within the NPPF (2024) states:

*For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.*

Purpose 143 (a) (NPPF) (2024) is to check the unrestricted sprawl of large built-up areas. The Government Guidance states:

**Purpose A – to check the unrestricted sprawl of large built up areas**

This purpose relates to the sprawl of large built up areas. Villages should not be considered large built up areas.

| Contribution | Illustrative features |
|---|---|
| Strong | Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development.<br>They are also likely to include all of the following features:<br>- be adjacent or near to a large built up area<br>- if developed, result in an incongruous pattern of development (such as an extended "finger" of development into the Green Belt) |
| Moderate | Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land's contribution to this purpose a, such as (but not limited to):<br>- having physical feature(s) in reasonable proximity that could restrict and contain development<br>- be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development<br>- contain existing development<br>- being subject to other urbanising influences |
| Weak or None | Assessment areas that make only a weak or no contribution are likely to include those that:<br>- are not adjacent to or near to a large built up area<br>- are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development |

The site does lie adjacent to Shorne Ridgeway which is inset from the Rural Green Belt and contains a number of residences. The site is not adjacent to or near to a large built-up area. As such, the contribution to purpose A, using the Government Guidance is Moderate.

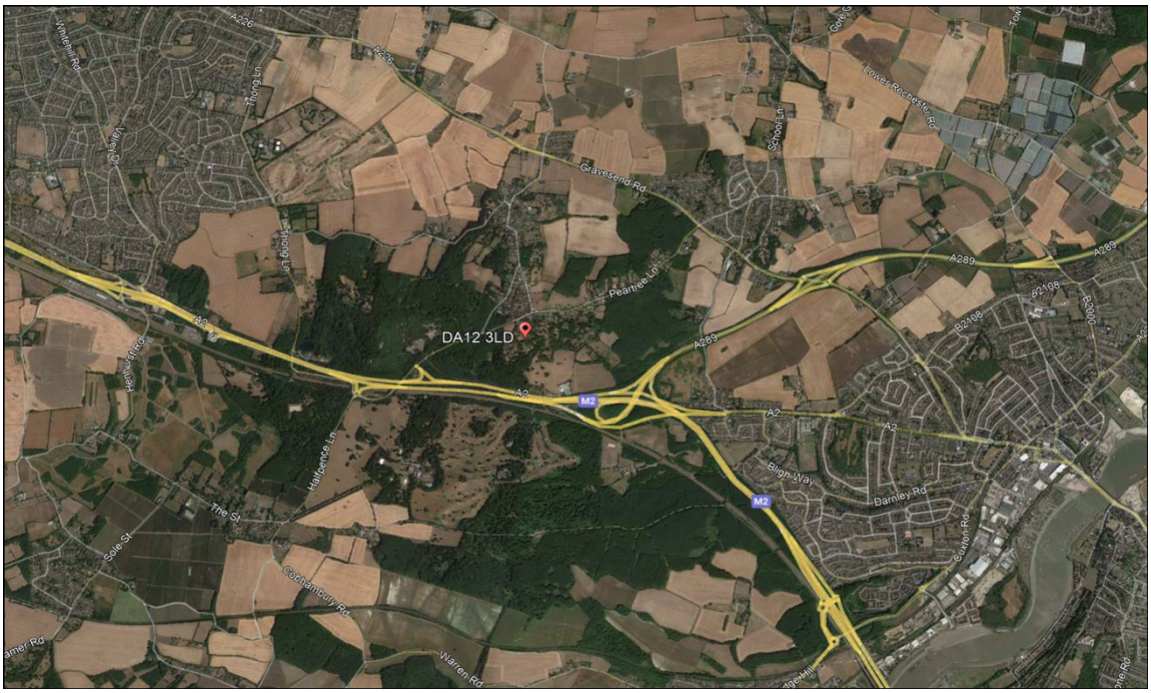
143 (b) is to prevent nearby towns merging into one another:

**Purpose B – to prevent neighbouring towns merging into one another**

This purpose relates to the merging of towns, not villages.

| Contribution | Illustrative Features |
|---|---|
| Strong | Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features:<br>- forming a substantial part of a gap between towns<br>- the development of which would be likely to result in the loss of visual separation of towns |
| Moderate | Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to):<br>- forming a small part of the gap between towns<br>- being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation |
| Weak or None | Assessment areas that contribute weakly are likely to include those that:<br>- do not form part of a gap between towns, or<br>- form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation |

As the below map shows, the site is located most closely to Shorne Ridgeway but does not form part of the inset from the Green Belt. There are other built up areas to the south east, north east and west of the site.




It is therefore located in a gap between towns, but forms a small part of this gap. Therefore, the site makes a moderate contribution to purpose 143(b).

Purpose 143 (d) (NPPF) (2024) is to preserve the setting and special character of historic towns.

**Purpose D – to preserve the setting and special character of historic towns**

This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.

| Contribution | Illustrative Features |
|---|---|
| Strong | Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features:<br>- form part of the setting of the historic town<br>- make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town |
| Moderate | Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to):<br>- being separated to some extent from historic aspects of the town by existing development or topography<br>- containing existing development<br>- not having an important visual, physical, or experiential relationship to historic aspects of the town |
| Weak or None | Assessment areas that make no or only a weak contribution are likely to include those that:<br>- do not form part of the setting of a historic town<br>- have no visual, physical, or experiential connection to the historic aspects of the town |

Taking the above into consideration, it is evident that the site does not contribute strongly to 143 (d) (NPPF) (2024).

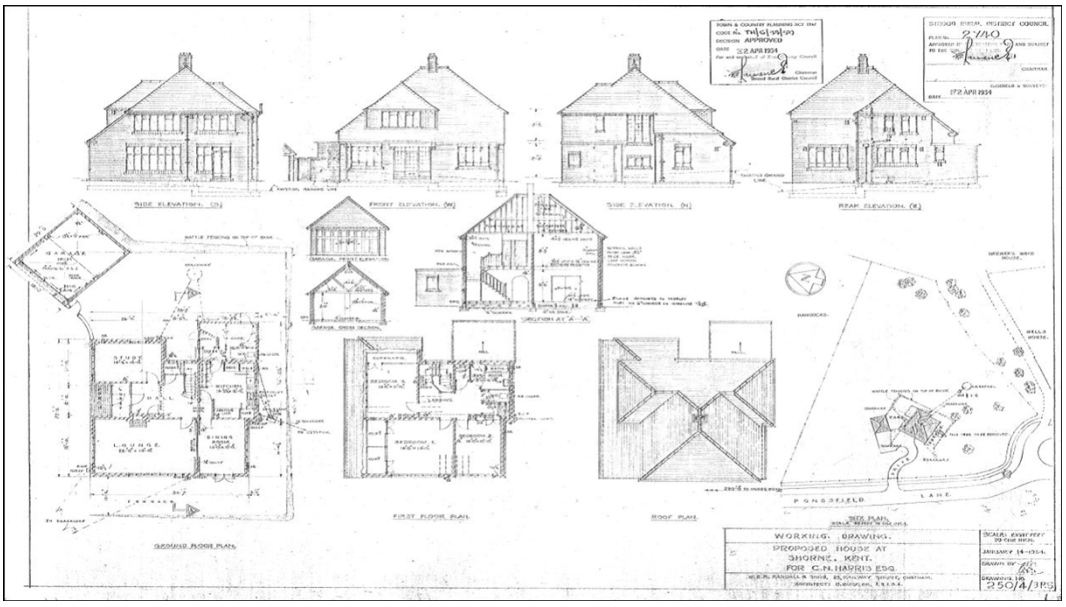
The site therefore does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. As such, it is considered to be Grey Belt Land in this instance.

*Whether Inappropriate?*

Development is considered inappropriate unless an exception applies. The relevant exceptions to this policy are as follows:

Paragraph 154(c) identifies ‘the extension or alteration of a building provided that is does not result in disproportionate additions over and above the size of the original building’, as an exception to this policy.

The planning history indicated no planning history other than planning ref 19540069 for the erection of the house. The below image is taken from the approved plans (Not to Scale).




The original footprint at the application site measures at 220m2 (125m2 at ground floor and 95m2 at first floor).

There is a later addition of a ground floor infill to the north elevation, which is indicated on the plans as a lobby and has an external floor area of 3.25m2.

The proposed extensions for recently approved application 20250038 totalled an increase of 52.7%.

The current proposed extensions would total an area of 363.97m2 (198.37m2 to the ground floor and 165.6m2 to the first floor). Overall, this would equate to 367.22m2, with previous lobby extension. This would be an increase of 66.9%.

As set out with the previously approved application 20250038, on balance, the proposed development would be a disproportional addition in terms of its increase size numerically, although this would also be subject to a visual assessment. As the visual assessment below will show, the scheme is considered visually proportional.

Therefore, it would not be considered inappropriate development against paragraph 154(c) of the NPPF (2024). As per paragraph 135 and footnote 55 of the NPPF (2024), the site is considered to be Grey Belt Land and is not inappropriate and so substantial weight shall not be given the harm to the green belt and its openness. The scheme is therefore considered to be acceptable in principle. However, all other material planning considerations will apply.

Design, Character and Appearance and National Landscape

The proposed development is in a semi-rural area, with residential development. Often in such area's dwellings will have rural character.

In this case the footprint of the building would be enlarged. However, when compared to neighbouring properties, it would not be dissimilar in overall footprint size.

As with previously approved application 20250038, the proposed development would reduce the height of the building by approximately 0.4m, but the ridge would be widened from 1.4m width to 6.4m. This increased ridge with, due to the lowered height and extension, would result in a building with much increased mass and bulk.

The current application would increase the width of the previously approved two storey side extension by 1.53m from the side elevation and would only set an increase by 0.38m as viewed from the front elevation., as shown below:

Proposed Side (North) Elevation

Proposed Front (West) Elevation

Therefore, as aforementioned within the previous application, the building as extended with widened frontage and altered roof form, would be more urban in its appearance. However, when looking at nearby properties, they have larger width and raised eaves at the front as per the images taken of the surrounding site during the site visit below:

Given the existing character of the area, the larger built form as proposed with the raised eaves and wider ridge, would not be out of character. The proposed development would not be visually disproportionate. The proposed garage would not be significantly larger than the existing, and would maintain a similar position. The crown roof is not ideal but this would be a small section of flat roof on the crown and would on balance not be a reason for refusal of its own accord. Overall, the residential nature of the landscape would not be altered. However, to ensure appropriate landscaping, to a minor degree. The driveway would be required to be of a permeable material.

The current application would add 2 roof lights to the rear roof slope and 1 roof light to each flank roof

slope. These are not considered to have a detrimental impact on the existing application site. The proposal would be constructed with red facing brick and timber cladding with clay roof tiles and aluminium powder coated window fames as per the previously consented scheme 20250038.

In terms of the garage, the existing garage would be removed and replaced with a larger garage. The below table compares the dimensions of the existing and proposed garages:

| Measurement (m) | Existing Garage | Proposed Garage |
|---|---|---|
| Height (Max) | 4.65 | 5.97 |
| Height (eaves) | 2.1 | 2.77 |
| Width | 5.4 | 8.38 |
| Depth | 6.5 | 6.5 |

It would be located in a similar position to the existing garage, retaining an appropriate spaciousness from the dwellinghouse as enlarged, whilst keep a dependant relationship in terms of its proximity and positioning.
It would use a crown roof, which would reflect the roof of the dwellinghouse proposed. Again, whilst the part flat roof is unfortunate, this section of the roof would be small and would give a softened impact from the use of a pitch in any case.

Overall, the replacement garage is not considered to be an overly dominant increase in scale, and would be appropriate in appearance and design. The confirmed materials are Vertical Timber cladding to the walls, with clay roof tiles to reflect the main dwellinghouse. These would be reflective of the main property and provide an appropriately subservient appearance in contract to the main dwellinghouse. Overall the impact on the replacement garage on the character and appearance of the street scene would be minimal.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance and impact on the national landscape.

National Landscape

The Levelling Up and Regeneration Act 2023 imposed a new statutory Duty on the Council such that the Council must seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs [and/or High Weald if applicable] National Landscape in carrying out its functions, including as a Planning Authority. In determining this application, the Local Planning Authority is meeting this Duty by fully considering the impact of the scheme on the Natural Beauty of the area, which forms part of the Kent Downs National Landscape. As part of the assessment there has been particular regard to the Kent Downs AONB Management Plan, and amendments to the scheme were achieved, which reduced the overall bulk and improved the appearance of the proposed extensions to prevent harm to the scenic beauty of the natural landscape. The local authority shall secure the improved design by applying conditions to ensure that the design would be of a high quality appropriate to the rural landscape.

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. The impact on amenity is also considered with regard to the criteria with Policy

CS19 of the Core Strategy, which 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 impact on neighbours will be assessed in the next section of the report.

The proposed development significantly exceeds the minimum space standards both internally and externally and so the development is considered to be appropriate for future occupiers in line with the Residential Guidelines.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

As the annotated snip of the block plan below shows, the dwellinghouse as extended and the replacement garage, would be a significant distance from the boundary with neighbouring properties.

Given the distance and nature of the development, the proposed scheme would not result in any significant overbearing impacts from overshadowing, direct overlooking, or overbearing bulk.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The Vehicle Parking Standards (2006) requires that a 4 or more-bedroom property provide a maximum of 3 spaces for cars, per dwelling. The updated Vehicle Parking Standards for 2025 also required 3 parking spaces for a 5 bedroom property in the rural area. Plus, provision is required for 2 cycle spaces due to the addition of 2 bedrooms. The proposed garage would provide space for 2 cars. There is a drive, which would be increased in size as part of the development, which would accommodate additional vehicles. Although cycle provision is not explicitly provided, there is undoubtedly space on this large plot for such provision.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

**Conclusion**

The site in this instance is considered to be Grey Belt and so substantial weight is not applied to the harm to the Green Belt. In design terms, there is a clear urbanisation of this traditionally rural building and the removal of the catslide roof is regrettable in particular. However, when assessing design and impact on the national landscape, it is appropriate to consider the wider existing character of the area. Clear evidence of neighbouring properties with similar built form to that proposed. In this case, it would be unreasonable to refuse as the scheme would not be unsympathetic to the wider character of the area, which has become more urban over time. All other matters including future amenity of occupiers, residential amenity of neighbours, parking and highways are compliant.

**Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

| | | | |
|---|---|---|---|
| **Case Officer:** | Mrs Nina Goodbody | **Team Leader:** | **Richard Hart** |
| **Signed:** | *N Goodbody* | **Signed:** | *R Hart* |
| **Dated:** | 14th October 2025 | **Dated:** | **14th October 2025** |