

Delegated Report

Householder Planning Application

Application No:	20250779
Location:	Broadeaves, Bowesden Lane, Shorne, Gravesend, Kent, DA12 3LA
Description:	Erection of single storey front extension with roof terrace. Erection of front and rear dormers and two storey rear extension. Installation of roof lantern to front elevation. Conversion of garage into habitable room.
Applicant:	M L Button
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 30 July 2025;
- Supplementary Information – Building Regs Notes (dated 16 April 2025);
- Un-numbered Ordnance Survey Site Location Plan (scale – 1:1250);
- Un-numbered Existing Block Plan (scale – 1:500) – dated 15 February 2024;
- Un-numbered Proposed Block Plan (scale – 1:500);
- Drawing no. 030525/1 – Rev. B – Existing Ground Floor Plan;
- Drawing no. 030525/2 – Rev. B – Existing First Floor Plan;
- Drawing no. 030525/3 – Rev. A – Existing Roof Plan;
- Drawing no. 030525/4 – Rev. B – Existing Elevations;
- Drawing no. 030525/5 – Rev. C – Proposed Ground Floor Plan;
- Drawing no. 030525/6 – Rev. C – Proposed First Floor Plan;
- Drawing no. 030525/7 – Rev. C – Proposed Roof Plan;
- Drawing no. 030525/8 – Rev. C – Proposed Elevations;
- Drawing no. 030525/9 – Rev. B – Proposed Section 1-1;
- Drawing no. 030525/9 – Rev. B – Proposed Section 2-2.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231227	Erection of a two storey side extension and a two storey rear extension with catslide roof incorporating 2no. rear dormers and detached 3 bay car port.	Permitted	19.02.2024
20220193	Erection of part single story part two story extension.	Permitted	24.05.2022

Planning History Note (Original Dwelling)

The property was formally known as Duart Lodge. The historic plans from 1938 of the original property show the floor plans and elevations that are identical as the existing property, therefore the Local Planning Authority are satisfied that the existing property is original.



Development Plan

Gravesham Local Plan Core Strategy (LPCS) (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (LPFR) (November 1994):

- P3 - Vehicle Parking Standards
- C13 - Extensions to Dwellings 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.

Other material considerations

National Planning Policy Framework (NPPF) (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
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- 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 Guidance (SPD) (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

Local Ward Councillors – No comment received.

External consultees

Shorne Parish Council – There have been two previous applications recently for this property: 20220193 (permitted but may have lapsed) and 20231227 (permitted, it appears that the car port element may have been constructed).

The property occupies a large plot in the Green Belt. It is located well back (uphill) on the plot. The Parish Council has no objection in principle to the proposals but has the following comments:

Application description:

- There does not appear to be a roof lantern proposed at the front but two at the rear.

Submitted plans and design:

- The two rear extensions with roof lanterns, and the garage conversion, are satisfactory.
- The rooflight in the new southern bedroom should have a sill height at least 2m above the floor level.
- All bathroom windows should be non-openable below 2m above the floor level, and have permanently obscured glazing.
- The house will become 6-bedroomed, there is plenty of space on the site for parking.
- 4 bedrooms will be sharing one small first-floor bathroom/separate WC
- Having a terrace/balcony at the front is not usual however distance and intervening structures should ensure that privacy guidelines to neighbouring properties are met.

Dickens Protection Society – The Society would wish to comment that it has some concerns regarding the front extension which could be visually intrusive.

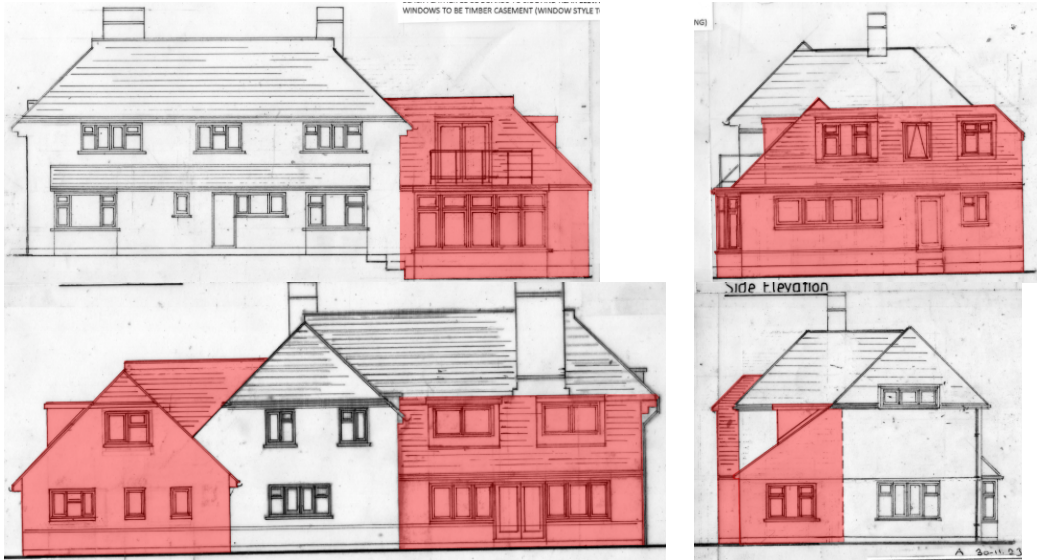
Neighbouring properties

A notice was displayed on site 15 August 2025.

In addition, three surrounding properties were consulted, and no representations were received. The consultation period expired 28 August 2025.

Previous (Live) Planning Permission

This application follows planning permission for the “erection of a two storey side extension and a two storey rear extension with catslide roof incorporating 2no. rear dormers and detached 3 bay car port” granted in 2024 (ref. 20231227). The planning permission is within the 3 year time limit and has been implemented through the erection of the detached carport.



Analysis

Site Description

Broadeaves is a large detached two storey dwelling located on the northern side of Bowesden Lane. The property has not previously been extended, there is no planning history and evidence has been provided by the applicant of original plans dated 1938. There is a substantial driveway on the site with adequate parking space and an open carport on the eastern boundary.



Proposed Development

This application proposes the erection of single storey front extension with roof terrace, erection of front and rear dormers and two storey rear extension and the conversion of the integral garage into habitable rooms.

The front extension would be constructed forward of the existing side projection (integral garage),

and would have a glazed roof terrace. The existing side projection would be extended in the roof through front and rear dormer windows, with a new dormer erected on the flank roof slope of the main dwelling. To the rear, a two storey flat roof infill extension is proposed

Front Extension

- Depth – 4.4m
- Width – 4.95m
- Height – 2.6m

Rear Extension

- Depth – 3.65m
- Width – 8.75m
- Height – 5.4m

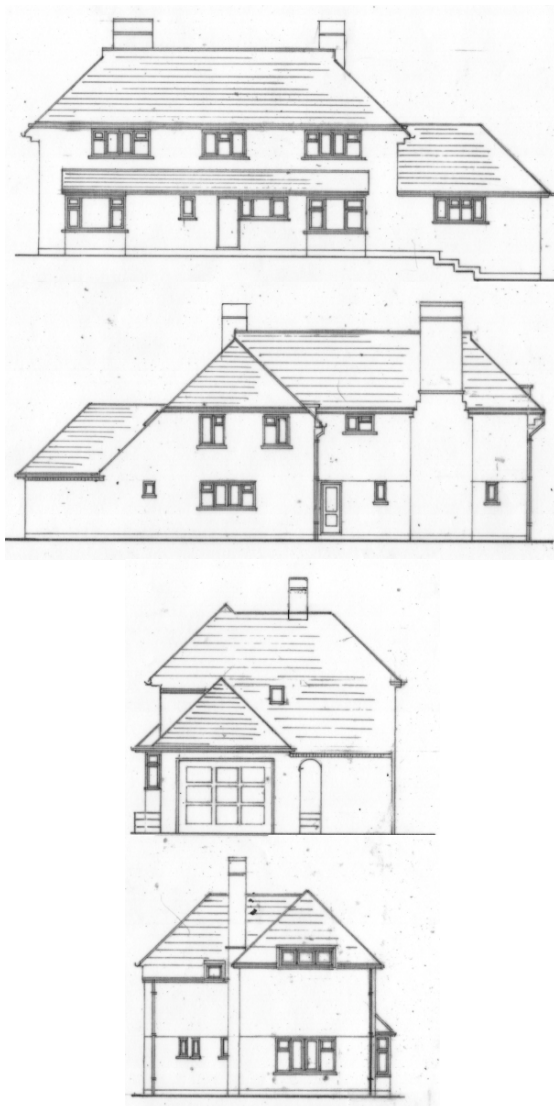
Dormer Windows (Front and Rear)

- Depth – 2.25m
- Width – 1.95m
- Height – 2.5m

Dormer Window (Flank)

- Depth 2.65m
- Width 1.65m
- Height – 2.7m

Existing



Proposed



Assessment

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states that development will

be supported within rural settlements that are inset from the Green Belt and defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

There are five principle issues in determining this application;

1. Is the proposed development appropriate in the Green Belt?
2. The effect of the proposal on the openness of the Green Belt;
3. Any very special circumstances?
4. Impact on the Landscape;
5. The effect on the character and appearance of the area; and
6. Other matters.

1. *Is the proposed development appropriate in the Green Belt?*

There are strict policy considerations within the Green Belt whereby paragraph 153 of the NPPF (2024) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part c of paragraph 154 of the NPPF (2024), which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2024), the weight attached to the policy must be considered carefully, with greater weight being given where the approach is consistent with paragraph 154 of the NPPF (2024).

In particular Policy C13 places an overall limit on extensions of one third of the gross floor area of the original dwelling unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria ii). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria vi). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF (2024) and should be afforded due weight.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m²)	142m ²	191.3m ²	34.7%
Volume	-	-	-

The calculations demonstrate that the proposed additions to the dwellinghouse marginally exceed the one third limit set out in saved policy C13. As such, in purely numerical terms, the extension is contrary to the local plan Green Belt policy, potentially representing a disproportionate increase over the original floor area of the building, albeit a reduced scale of development to that previously approved (ref. 20231127).

However, the numerical calculation forms only a part of the overall assessment. Paragraph 154 of the NPPF (2024) states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building. It does not provide a figure.

The proposed extensions, although increasing the footprint of the property, will not significantly project beyond any elevation of the existing dwelling, with the exception of the single storey front extension. Although the design of the proposed extensions are considered poor (expanded below in 'Design, Character and Appearance'), their scale is not excessive and the single storey front extension is considered to be proportionate in terms of scale. As such, the proposal is not deemed to be disproportionate.

It is therefore considered that the proposed development would not result in a disproportionate addition to the property and as such the proposal would not be inappropriate development which is by definition, harmful to the Green Belt. It therefore complies to Policy CS02 (LPCS), Policy C13 (LPFR) and to paragraph 154 of the NPPF (2024).

2. The effect of the proposal on the openness of the Green Belt

Paragraph 142 of the NPPF (2024) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

Any new built form of development is likely to impact on the openness of the Green Belt, however it is important to establish the degree of harm. The extensions will not significantly project beyond any existing elevation of the property. As such, although introducing additional built form of development into the Green Belt, the extensions will not result in any significant harm to the openness.

Reference back to paragraphs 153 of the NPPF (2024) informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered.

3. Very special circumstances

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances'.

4. Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Shorne Woodland Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland and a strong sense of enclosure. The developments are often located around traditional village greens, are buildings have varying styles and ages with chequered brickwork and ornamental brickwork.

Policy CS12 (LPCS) 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.

The proposed development is not considered to impact on the landscape, by virtue of the minimal

extension beyond the existing projections on the property. As such, the development is in accordance with Policy CS12 (LPCS).

5. The effect on the character and appearance of the area

Policy CS19 (Development and Design Principles) (LPCS) 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 developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered. This is corroborated by the Borough's recently adopted design code; Design for Gravesham (2024), which expects new development to reflect the prevailing pattern of built form in rural villages and pay close attention to materiality amongst other key design concepts.

The proposed extensions hereby proposed do not extend beyond any elevation of the existing dwelling, with the exception of the single storey front extension. The rear extension is an infill and the dormer extensions are to be constructed on the roof slope of the existing integral garage projection.

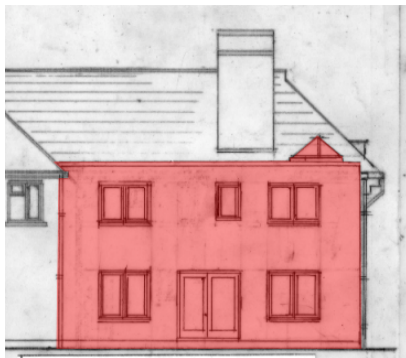


Notwithstanding this, the Local Planning Authority consider the proposed extensions to be incongruous design that would have a detrimental impact on the appearance of the host dwelling. As demonstrated in the excerpts above, the front extension, glazed terrace and dormer window have a negative impact on the existing side projection, creating a squat, cramped appearance and exacerbating the low height of the projection through increasing the land levels to the front. The image below demonstrates that the stepped frontage create the perception of the projection being larger and visually proportionate to the dwelling, however the introduction of the dormer and extension would create a busy, cluttered appearance which harms the overall character of the dwelling.



Moreover, the front and rear dormers would be constructed up to the ridge, which is poor design contrary to Gravesham's Householder Design Guidance SPD (2021). The design guidance is clear that a high standard of design is required, with dormer heights being lower than ridge-lines, should not overwhelm the roof slope in order to avoid harmful impact on character and appearance. The proposed dormers fail to achieve these objectives and would have a negative impact on the character and appearance of the dwelling.

The two storey rear extension has a flat roof which extends above the eaves, and would be constructed flush with the flank and rear walls of the main dwelling. The Local Planning Authority do not support flat roof extensions above single storey level, by virtue of their incongruous and bulk appearance. In this instance, it is acknowledged that the extension is located at the rear and is not visible from public vantage point, however the overall design of the extension and its lack of subservience would result in a boxy addition which is out of character with the host dwelling.



Overall, the proposed extensions are poor design and would result in an incongruous and cluttered appearance, which undermine and detrimentally impact the character of the host dwelling, contrary to Design for Gravesham (2024), Gravesham's Householder Design Guidance SPD (2021), as well as Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

The design of the extensions on the previous approval (ref. 20231227), although larger, were more in keeping with the character of the host dwelling and did not proposed flat roof extensions or create the same cluttered appearance as hereby proposed.

6. Other matters

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extensions would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The development will have no material impact on the amenity of any adjoining property in terms of loss of light, loss of outlook or create any sense of enclosure, due to the distances between the properties on Bowesden Lane.

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

Parking and Highways

There are no parking or highway issues related to this proposal. The property benefits from a large driveway with sufficient space for parking to accord with Gravesham's adopted parking standards (SPG 4) (2006).

Conclusion:

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

The proposed extensions are poor design and would result in an incongruous and cluttered appearance, which undermine and detrimentally impact the character of the host dwelling, contrary to Design for Gravesham (2024), Gravesham's Householder Design Guidance SPD (2021), as well as Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

Therefore, it is recommended that planning permission is refused.

Recommendation:

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24 September 2025	Dated:	25th September 2025