



Delegated Report

Householder Planning Application

Planning Application No: 20250650

Location: 10 Court Lodge Shorne Gravesend Kent

Description: Demolition of existing garage and erection of a single storey side/rear extension and erection of 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 – Cover Letter;
Supplementary Information - Site Photos – Existing;
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 Rev. A – Sections AA and BB – Existing;
Drawing No. 1030 – Elevations – Existing;
Drawing No. 1101 – Block Plan – Proposed;
Drawing No. 1110 – Ground Floor Plan – Proposed;
Drawing No. 1111 – First Floor Plan – Proposed;
Drawing No. 1113 – Roof Plan – Proposed;
Drawing No. 1120 Rev. A – Sections AA and BB – Proposed; and
Drawing No. 1130 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
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

Planning History Note

This application follows the refusal of application reference number 20250420 for a Lawful Development Certificate, as detailed above. The application was refused for the following reason:

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 4 metres and as such is contrary to the requirements of Class A.1 (f) i. Therefore, the proposed development fails to comply with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and the **LAWFUL DEVELOPMENT CERTIFICATE** is **REFUSED**.

Had an application been made for a Larger Homes Prior Approval, and then a subsequent Lawful Development Certificate (LDC), the proposal would have been found to be Lawful. Following a discussion between the agent and a Team Leader, it was suggested that a Householder Application could be made, rather than submitting a Prior Approval Application, followed by a further LDC Application. As stated in the Covering Letter accompanying this application, the proposed works are exactly the same as submitted for the LDC.

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 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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

KCC Biodiversity

No comments received.

KCC Heritage

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 past development of the site, 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.

Shorne Parish Council

Previous Application Ref 20250420 is noted, which was refused permission for process reasons. This one is a householder planning application for the same proposal, hence we make largely the same comments as follow:

The Parish Council has no objection in principle to this proposal.

The existing house is 4-bedroom but relatively small for the size of the plot. Internal reconfiguration will reduce the number of bedrooms to three. There will be enough on-site parking remaining.

The proposal is for flat-roofed, single storey extensions at the west side (extending back beyond the rear wall) and the rear, however the rear extension is offset, being partly behind the linked garage (link-detached to neighbouring property). The designs are similar to the existing side structures although a little taller.

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.

It is noted that several trees are being removed (three each at front and rear), but reasons for this have not been given. 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

Four surrounding properties were consulted, a site notice was displayed on 16.07.25 and the overall consultation period expired on 08.08.25. No neighbour responses were received.

Site Description

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

Google Images

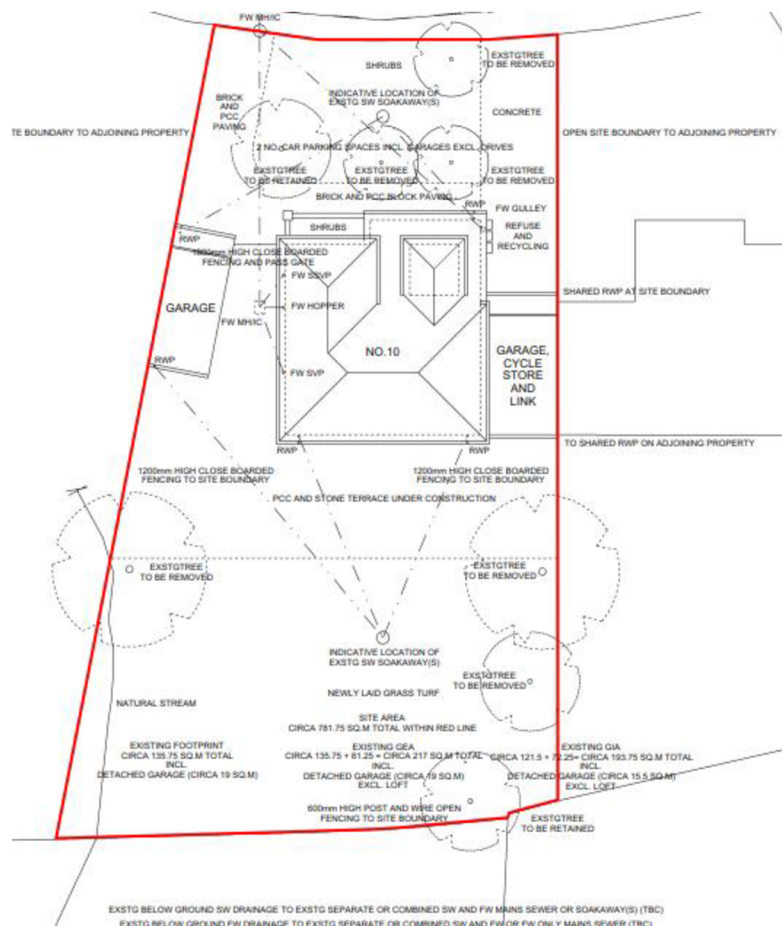


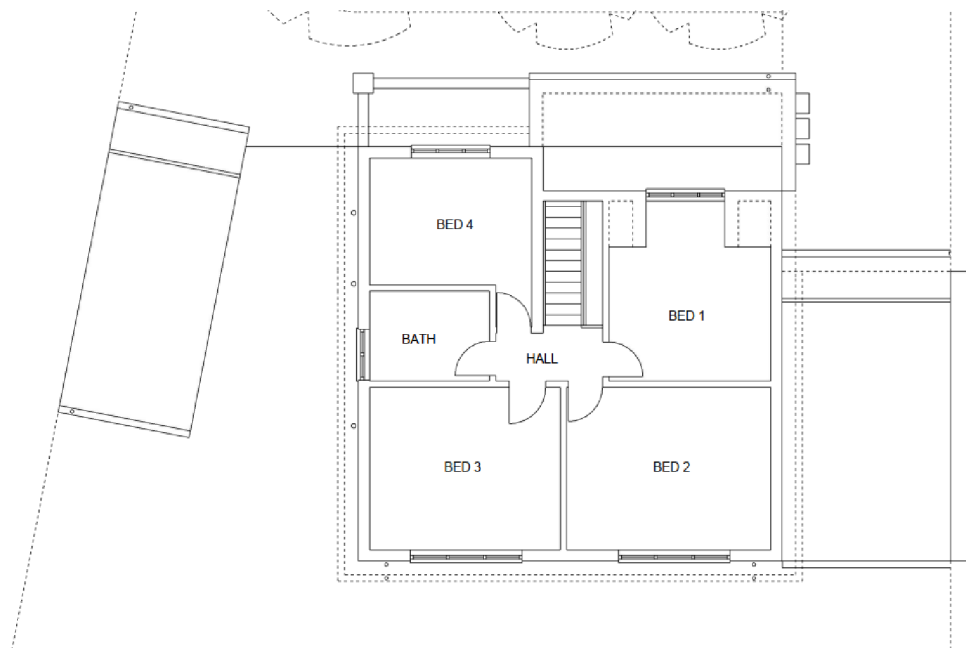
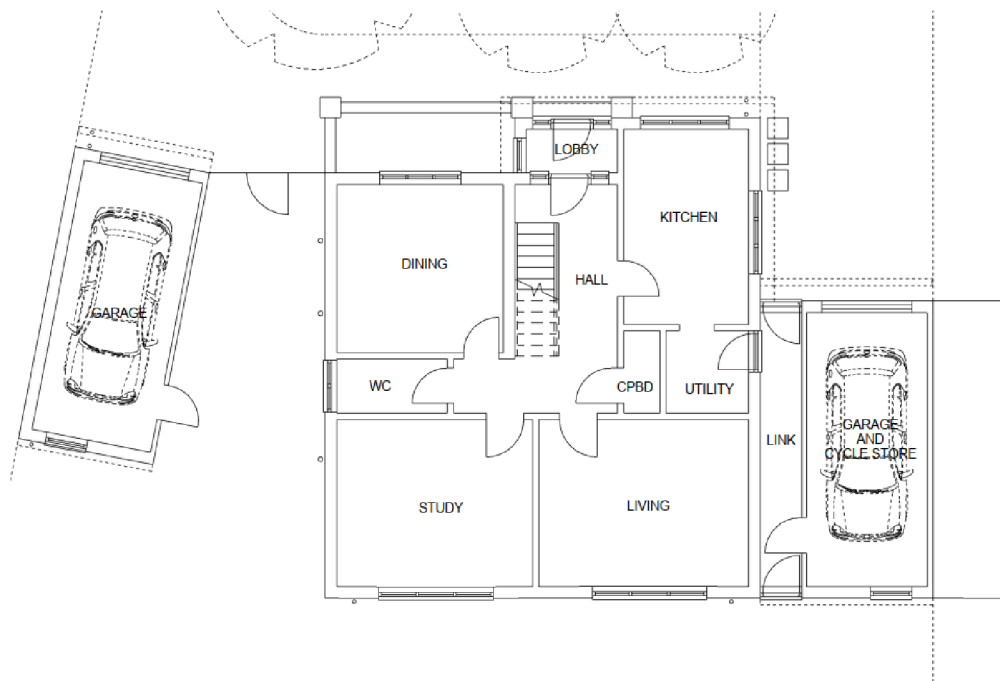
This application proposes the demolition of the existing detached garage and erection of a single storey side/rear extension and erection of a further single storey rear/side extension.

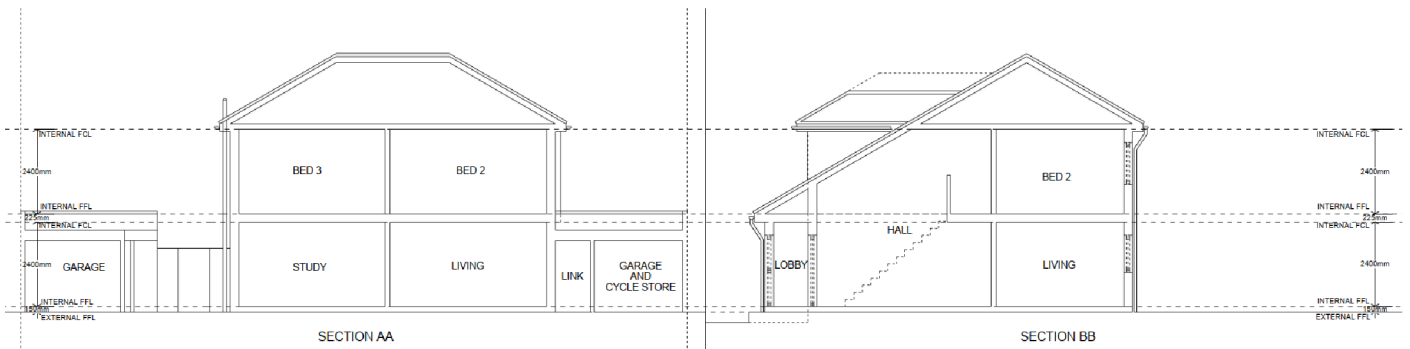
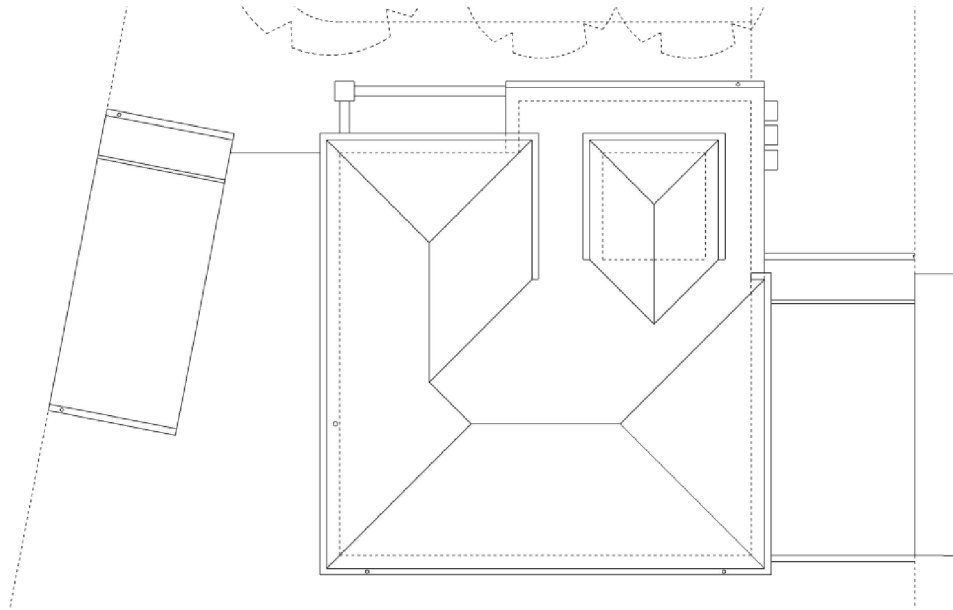
Proposed Development

The development would create space for internal layout alterations at ground level, incorporating a new store area, new snug and enlarged rooms. Although there would be no extension at second floor level, the plans show a reduction in bedrooms from 4 to 3, with each bedroom to have its own en-suite. There would be no main bathroom, however there would be a WC on the ground floor.

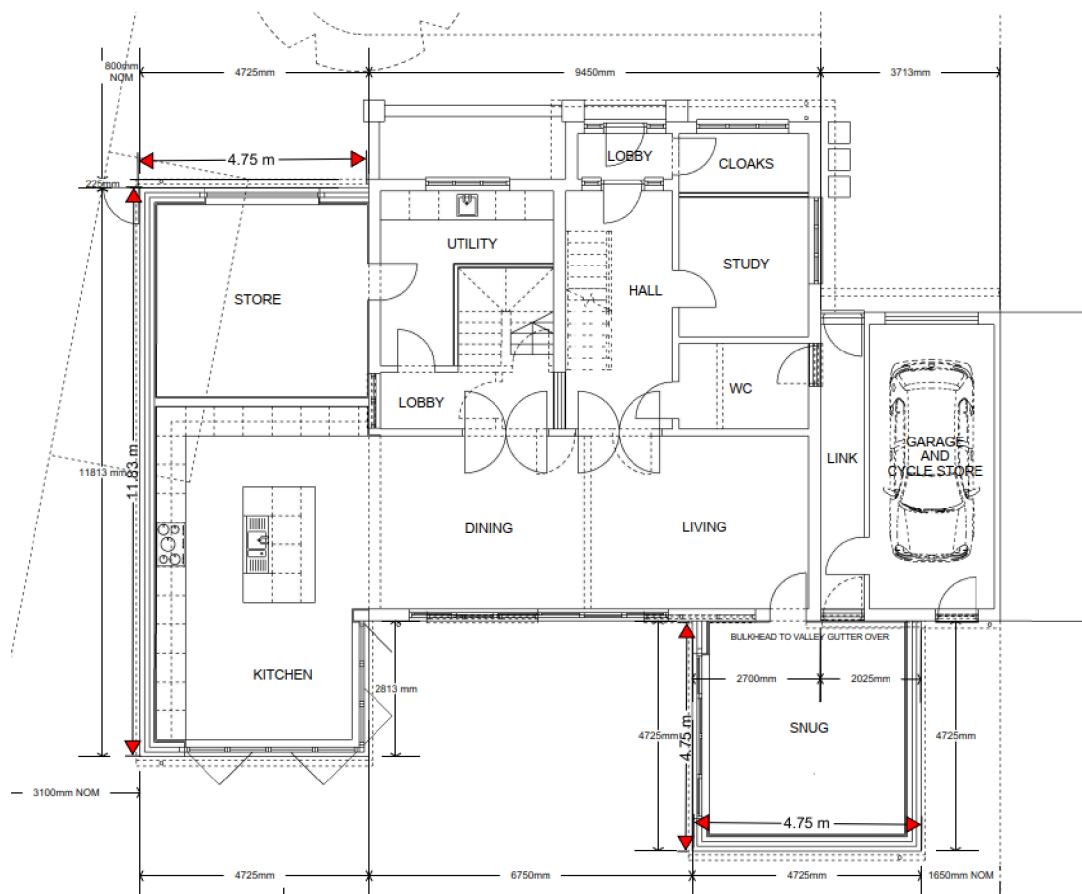
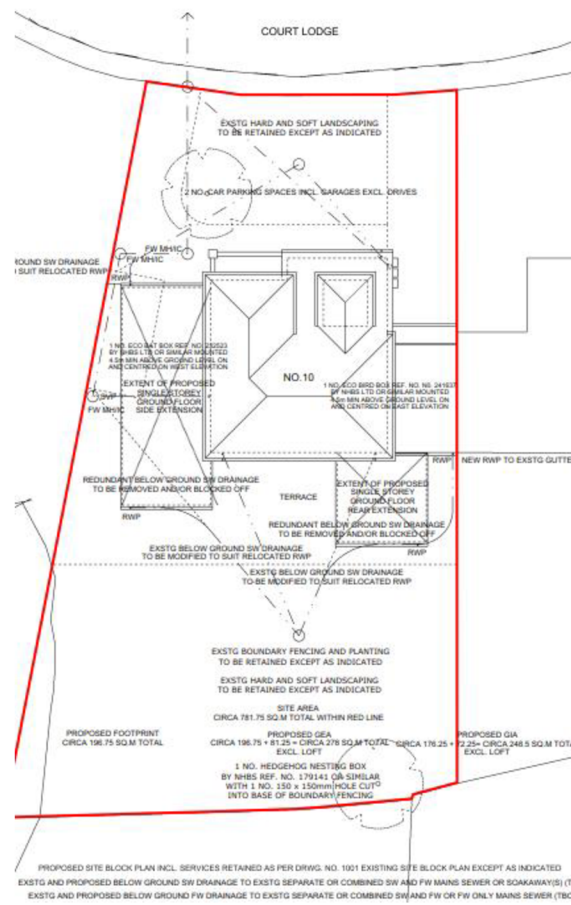
Existing Plans

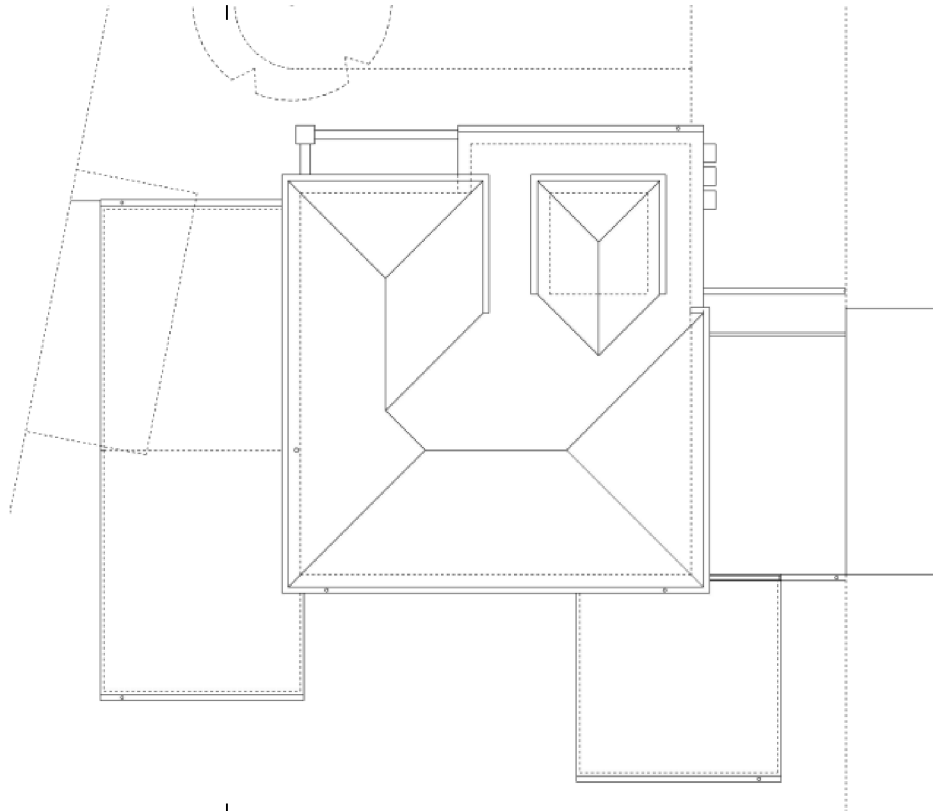
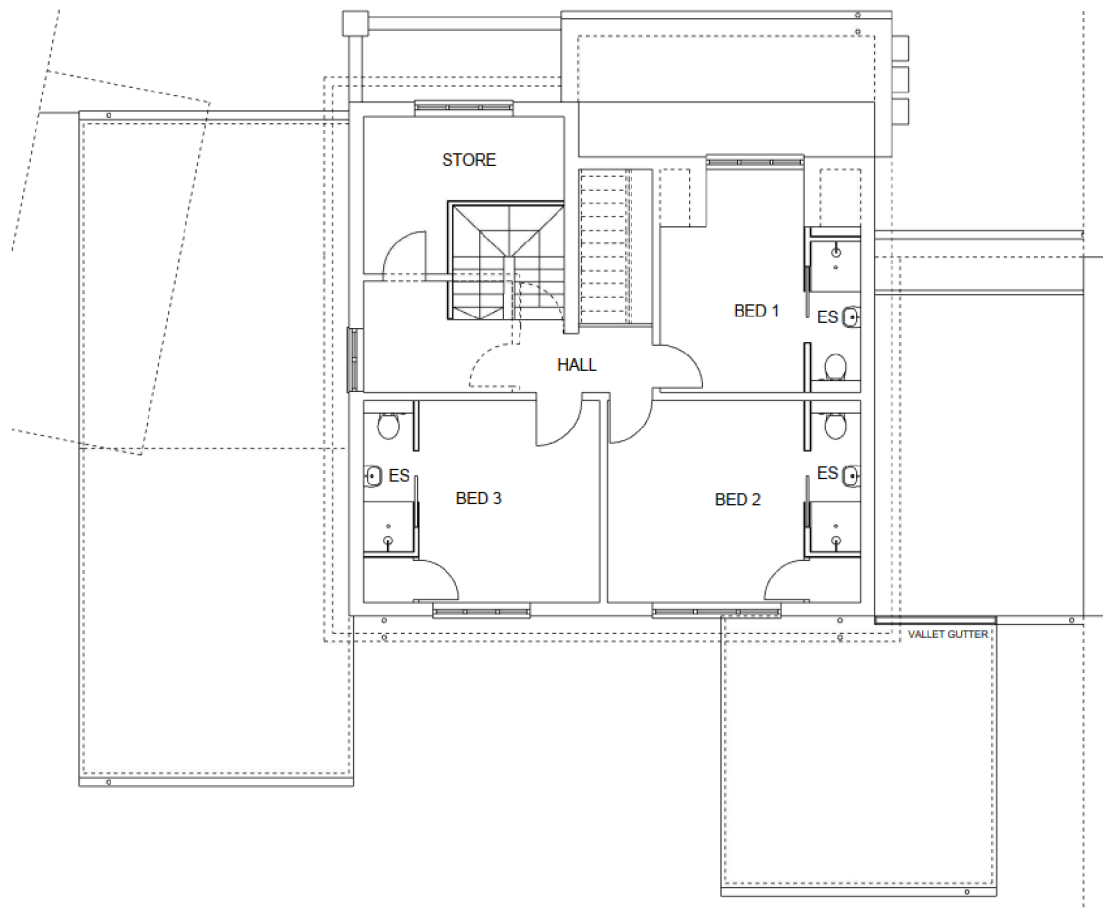






Proposed







Officer's Analysis

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.

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.

In terms of the proposed extensions, they would be fairly substantial, and the orientation of the development is unusual, with the proposed side extension expanding past the rear elevation and reducing the gap between the application property and the boundary of No. 11. In addition, the proposed rear extension would be situated partly across the rear elevation and partly across the existing garage and cycle store. However, the extensions are single storey and it is noted that the proposal could fall under permitted development rights if the aforementioned procedure was followed; which would be a fallback position. In addition, the store would be served by a garage door, which would be similar to the existing appearance of the existing dwelling. Comments made by the Parish Council regarding the possibility of restricting the use of the storage area is noted, however, a material change of use would require planning permission and any change of use undertaken without consent would lead to potential enforcement action. Furthermore, where the works could potentially be carried out under permitted development, in this instance, it is not considered prudent to impose restrictions on permitted development rights for the property.

It is unfortunate that some trees would be removed, as indicated on the plans. However, the site is not within a conservation area, and the trees are not protected. As such, planning permission would not be required to remove the trees. The applicant should be aware of other legislation and guidance relating to the removal of trees e.g nesting birds.

On balance, in terms of design, the proposed development is considered to accord with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes post development. It is considered that the proposal provides sufficient space for future occupiers. The en-suites are small, however, a shower room takes up less space than a bath, and this is not considered to be sufficient grounds to warrant a refusal. The garden space, post development would also accord with the RLG. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

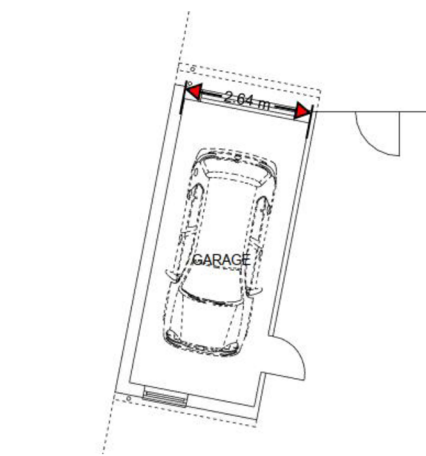
No neighbour responses were received as a result of the consultation carried out for this application.

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 are being reduced 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

As aforementioned above, 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. This 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 accords with local and national planning policy.

The proposal is acceptable in terms of design, character and appearance and would not harm the amenity of future occupiers or neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	13th August 2025	Dated:	15 th August 2025