

Delegated Report

Householder Planning Application

Planning Application No: 20250549

Location: Ridgeway House, The Ridgeway Shorne Gravesend

Description: Demolition of existing single storey rear projection and erection of a two storey rear extension and changes to fenestration.

Applicant: Mrs Eaton

Site Visit Date: 25.06.2025

Preliminary Matters

During the course of the application, the Conservation Officer raised concerns with the proposal:

The rear dormer window that was added didn't follow the approved plans as it was fabricated to match the patio doors and not timber casements as approved. There is therefore an opportunity to rectify this within the current application and this should be conditioned to ensure timber casements, and drawings at a scale of 1/10 and 1/2 or full size to be submitted including paint colour. Same details also needed for the new sash window at the front and to include the relationship in the wall opening and painted rendered window cill to match those elsewhere. Brick (reclaimed) and slate roof samples will need to match existing.

The proposed new dormer window however is not considered to be appropriate - it appears incongruous as it is so large close to the main house and should be replaced with a conservation rooflight (no wider than the sash window in the adjacent bathroom), which will have the added benefit of creating more storage space internally whilst giving natural light for a makeup table below it. Regarding the brick pier, this would appear more appropriate as a round steel column painted black; often such 19th century projecting rear extensions were supported on cast iron columns with timber support beams painted white (in this case steel beams could be boxed in, lead dressing to the top, and painted).

As such, the agent was contacted in order to give the opportunity to amend the plans. Revised plans were received and an extension of time until 19.09.25 was agreed to determine the application. Reconsultation was not considered to be necessary in this instance as the changes would not impact the surrounding properties.

Submitted Documents/Plans

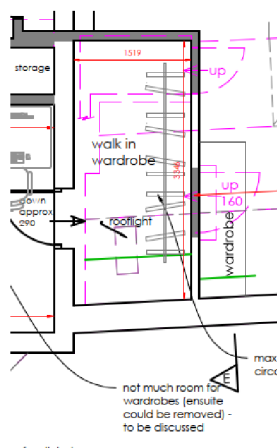
Application Form;
Supplementary Information – REVISED Heritage Statement;
Drawing No. SM521.2B – REVISED Floor Plan Elevations and Sections – Proposed;
Drawing No. SM521.1 – Floor Plans Elevations and Sections – Existing;
Drawing No. SM521 – Site Location Plan and Block Plans – Existing and Proposed.

Superseded Documents/Plans

*Drawing No. SM521. 2A – Floor Plan Elevations and Sections – Proposed; and
Heritage Statement.*

Plan Note

There appears to be an annotation error relating to an ensuite, however the plan shows the walk in wardrobe is proposed. This is not considered to impact the determination of the application.



Relevant Planning History

Reference	Description	Decision	Decision Date
20191242	Application for approval of conditions 3 and 4 attached to planning permission reference number 20180931 relating to details and samples of all external materials and external finishes, including bricks, brick bond and mortar mix, natural slate tiles, rainwater goods and the location of existing S brackets and also; full joinery details of all new external windows and doors, including cross-sections through glazing bars and frames (relationship with brick reveal), elevation, glazing, material, colour and finish .	Approval of details	29.01.2020
20180931	Conversion of the existing attached garage/workshop to an annexe ancillary to the main dwelling.	Permitted	19.07.2019
20040543	Construction of a new vehicular access and widening of the existing vehicular access onto a classified road.	Permitted	08.12.2004
20040544	Demolition of the existing entrance porch with w.c. over on the front elevation and erection of a new portico.	Permitted	08.09.2004
20040166	Erection of two storey side extension to form family room, kitchen and lobby with three bedrooms and en-suite bathroom over; demolition of the existing two storey front structure and erection of an open entrance porch and installation of a replacement window at first floor level.	Application Refused	16.04.2004
19910085	Erection of garage in rear garden	Permitted	14.03.1991
19910073	Application for Conservation Area consent for the demolition of garage in rear garden	Permitted	14.03.1991
19900868	Section 64 determination as to whether planning permission is required for the conversion of part of the existing attached garage into a utility room and w.c	Certificate Granted	10.01.1991

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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
- Section 16 – Conserving and enhancing the historic 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)
- Chestnut Green, Shorne Conservation Area Appraisal (2017)
- Rural Conservation Areas Appraisals SPD Management Plan (2016)
- Kent Downs National Landscape Management Plan (2021-2026)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection to this proposal. The majority of the proposed changes are internal or at the rear and do not impact on the street scene. The proposed new window at the front (ground floor) is acceptable as it matches existing, this should be required by Condition. Bedrooms are being increased from 3 to 4 but on-site parking should be adequate.

Local Ward Councillors

No comments received.

KCC Biodiversity

No comments received

KCC Heritage

Thank you for consulting us on this application and my apologies for the delayed response. 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.

Kent Downs National Landscape

On 22 November 2023, all designated Areas of Outstanding Beauty (AONBs) in England and Wales were renamed 'National Landscapes' (NLs). Accordingly, the Kent Downs AONB is now the Kent Downs National Landscape. Its legal designation and policy status remain the same.

Also of note is the changes introduced through the Levelling-Up and Regeneration Act 2023, which came into force on 26/December 2023. The Act amends the Countryside and Rights of Way Act, which is the primary legislation relating to AONBs and replaces the previous Duty of Regard to AONBs set out at S85 with a new, strengthened requirement that:

'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'. (Part 12 - Miscellaneous; Section 245. Protected Landscapes; paras (5) - (10).

This places a much stronger duty on relevant authorities, which includes local authorities, to ensure that their actions and decisions seek to conserve and enhance AONBs, marking a significant change to the legal context of AONB policy.

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.

Further guidance is provided in Appendix 2.

GBC Conservation Officer (Prior to receiving the Revised Plans)

The rear dormer window that was added didn't follow the approved plans as it was fabricated to match the patio doors and not timber casements as approved. There is therefore an opportunity to rectify this within the current application and this should be conditioned to ensure timber casements, and drawings at a scale of 1/10 and 1/2 or full size to be submitted including paint colour. Same details also needed for the new sash window at the front and to include the relationship in the wall opening and painted rendered window cill to match those elsewhere. Brick (reclaimed) and slate roof samples will need to match existing.

The proposed new dormer window however is not considered to be appropriate - it appears incongruous as it is so large close to the main house and should be replaced with a conservation rooflight (no wider than the sash window in the adjacent bathroom), which will have the added benefit of creating more storage space internally whilst giving natural light for a makeup table below it. Regarding the brick pier, this would appear more appropriate as a round steel column painted black; often such 19th century projecting rear extensions were supported on cast iron columns with timber support beams painted white (in this case steel beams could be boxed in, lead dressing to the top, and painted).

Neighbouring properties

18 surrounding properties were consulted, a site notice was displayed on 25.06.25 and the application was advertised in the paper. The overall consultation period expired on 18.07.25 and one representation was received in support of the proposal. The response is included below:

- We fully support this application. It can only improve and add to the character of this house when viewed from the rear.

Site Description

The application site consists of a detached two storey dwelling situated in the Parish of Shorne - a rural settlement inset from the Green Belt. As evidenced by the planning history of the site, the attached garage/workshop (referred to in this report as former coach house) was converted to form an annexe, ancillary to the main dwelling. The property lies within the Shorne Woodland Landscape Character Area, the Chestnut Green Conservation Area and the Kent Downs National Landscape.

Site Visit Photos





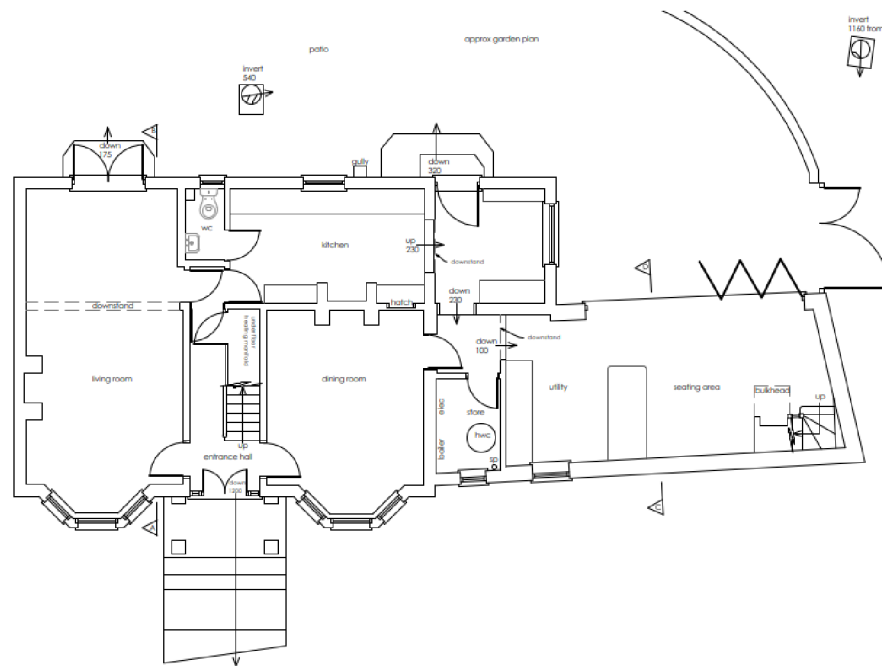
This application proposes the demolition of the existing single storey rear projection and erection of a two storey rear extension along with fenestration changes.

Proposed Development

The proposed development would create space for internal layout alterations and create space for an additional bedroom. As per the Heritage Statement, the current layout of the property is disjointed and there is no connection between the dwelling and former coach house at first floor level. The extension would better connect the former coach house to the main dwelling and the proposal would include removal of the chimney breasts (internally only).

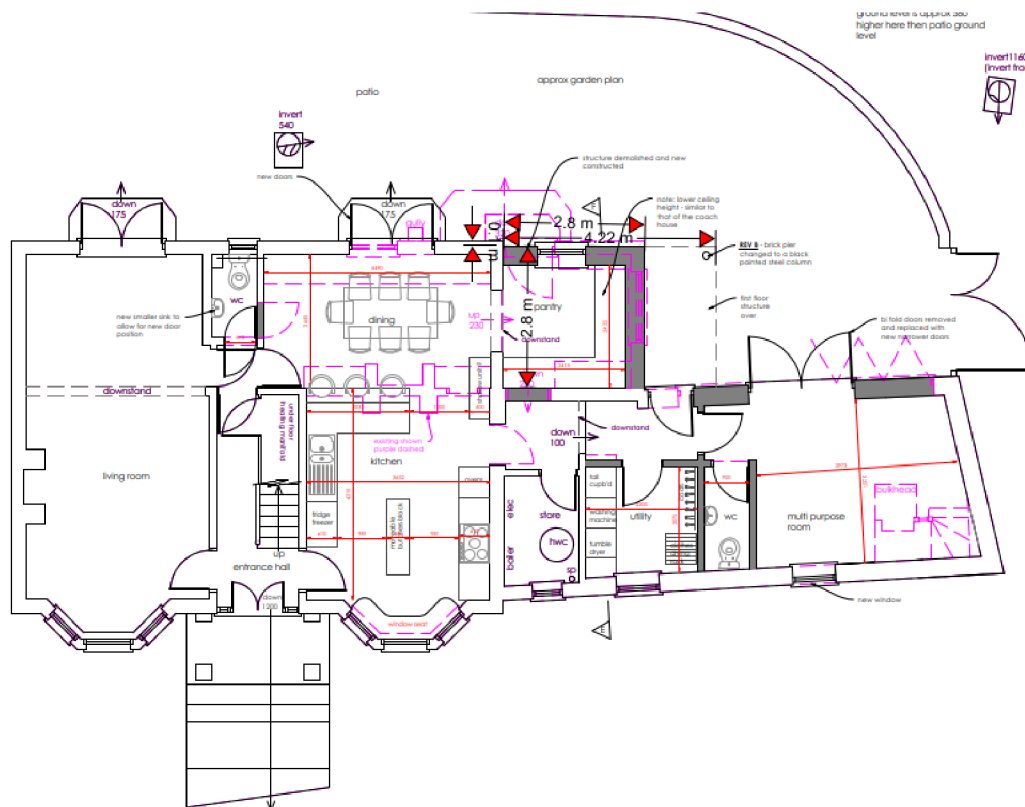
Case officer measurements are indicated on the plans below in black and red.

Existing GF Plan



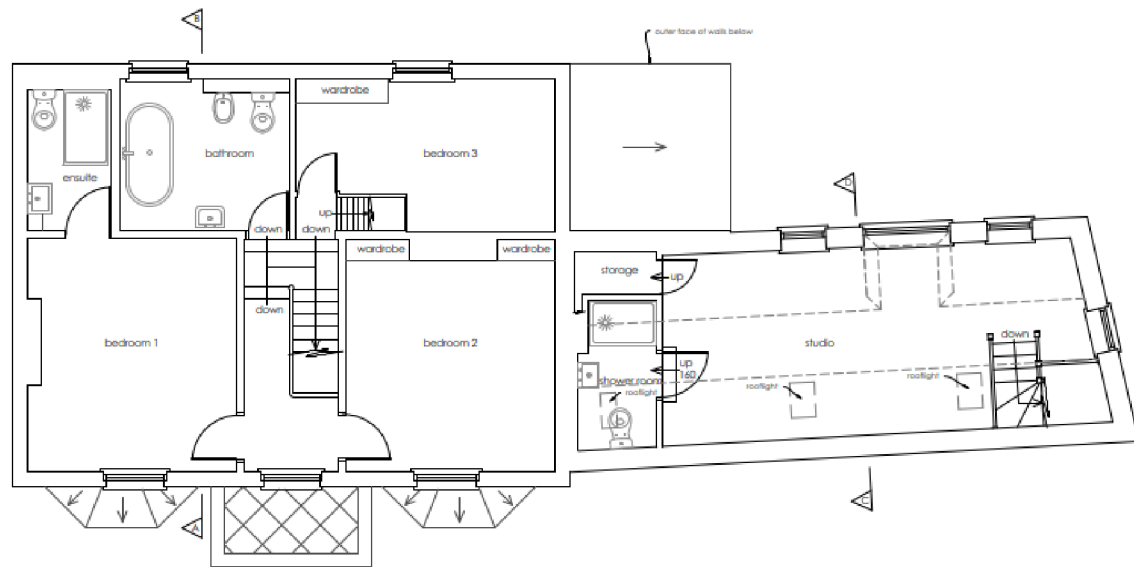
Ground floor plan
1:100

Proposed GF Plan



Ground floor plan

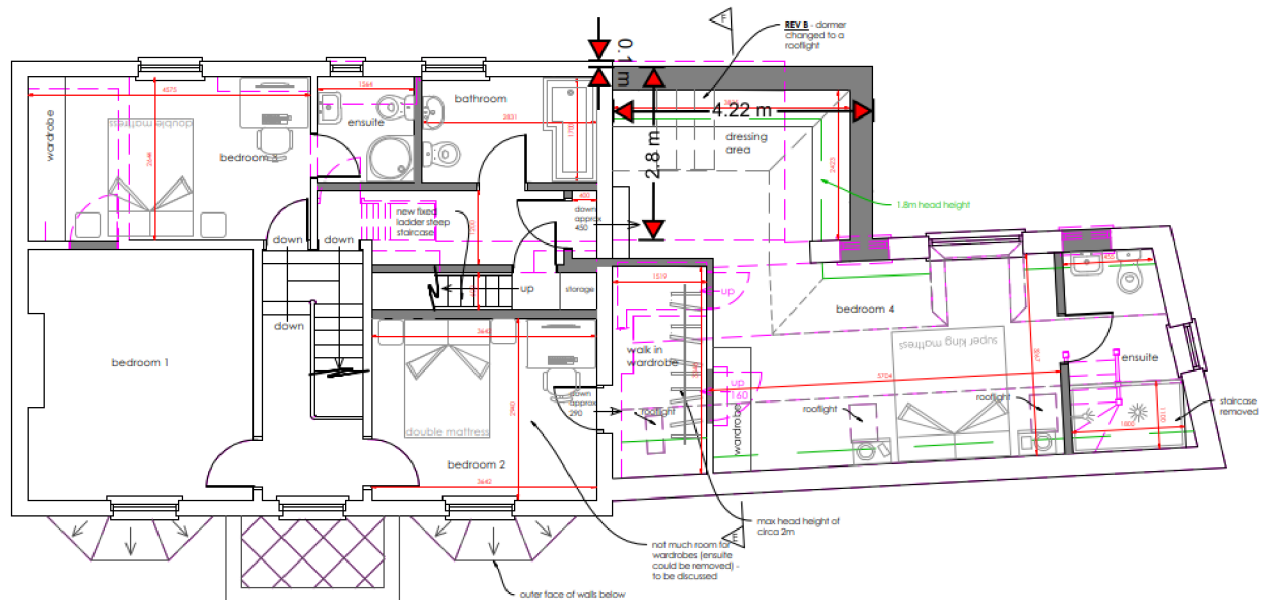
Existing FF Plan



First floor plan

1:100

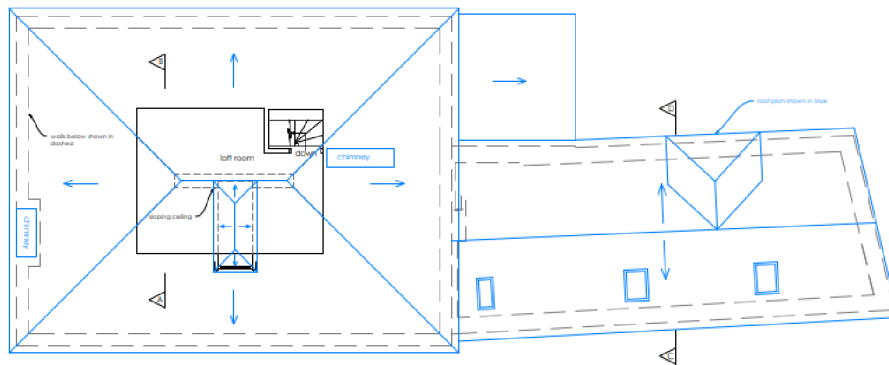
Proposed FF Plan



First floor plan

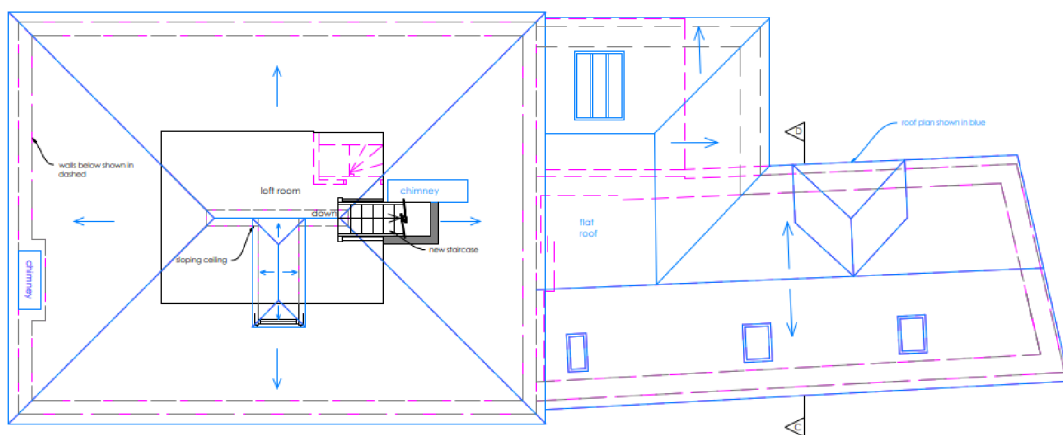
1:100

Existing Loft Plan



Second floor plan
1:100

Proposed Loft Plan

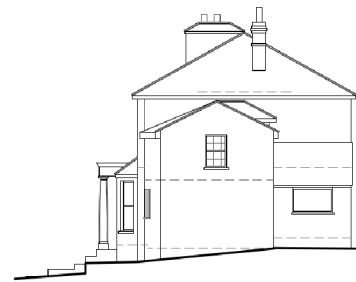


Second floor plan
1:100

Existing Elevations



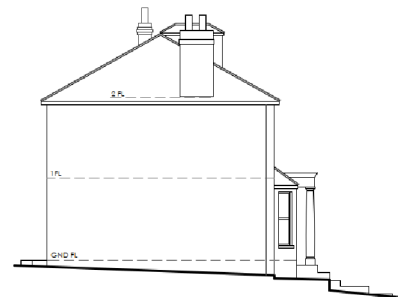
Front elevation
1:100



Flank elevation
1:100



Rear elevation
1:100

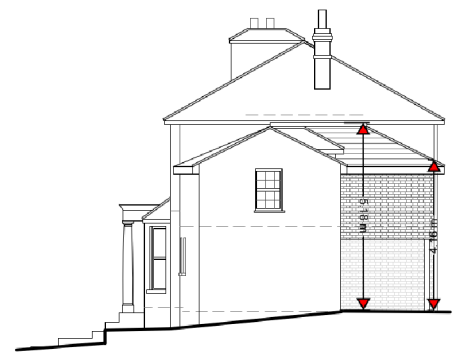


Flank elevation
1:100

Proposed Elevations



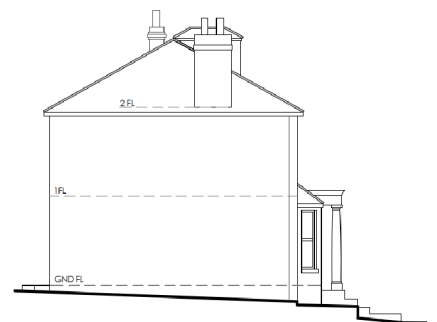
Front elevation
1:100



Flank elevation
1:100



Rear elevation
1:100



Flank elevation
1:100

Scale:
Prec

Officer's Analysis

Principle of Development

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 the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Impact on the Conservation Area, the Landscape and, Design, Character and Appearance

The site is located within the Chestnut Green Conservation Area and as such, a principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Conservation Area. As such, Policies CS20 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant, as well as Section 16 of the National Planning Policy Framework (NPPF) (2024). These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

In addition, the property is situated within the Kent Downs National Landscape, and 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 SD2 of the Management Plan 2021-2026 recognises the need to conserve and enhance the local character, qualities, and distinctiveness of the National Landscape and Policy SD8 seeks to ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the National Landscape. 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.

Furthermore, 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 developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

In addition to the above, 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) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

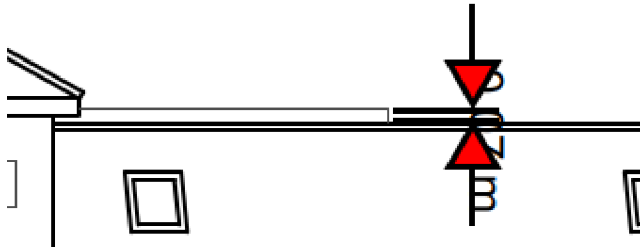
In the Chestnut Green Conservation Area Appraisal, Ridgeway House is identified as making important character contributions to the Conservation Area.

The proposed two storey rear extension would be constructed in replacement of the existing single storey projection to the former coach house. The first-floor element of the extension would partly overhang the ground floor, and would be supported by a black painted steel column, facilitating an additional access way and door into the dwelling. The extension would be set in slightly from the rear elevation of the main dwelling and is overall, not considered to be excessive in scale. A conservation roof window would be inserted within the rear roof slope.

It is noted that the extension would extend slightly above the main roof ridge of the former coach house and would include a part pitched, part flat roof element. Whilst this is unfortunate and such proposals would not

usually be supported, the unique circumstances of this site, given the limitations and usability of the coach house as part of the dwelling needs to be balanced against the development as a whole, and any harm in terms of Design, Character and Appearance.

The plans show the raise in roof height would sit above the main roof ridge height by 0.07m.



Whilst not ideal, the property sits in an elevated position within the street scene and therefore this minimal addition is not considered to detrimentally impact the Character and Appearance of the Conservation Area, the street scene or the dwelling itself to such an extent that a refusal would be warranted.

In addition, there is a flat roof element to the proposal and such roof forms are not usually supported at first floor/two storey level. However the section of flat roof is fairly minimal, and the extension facilitates better connectivity with the main dwelling at first floor level. In addition, it is noted from the site visit that this element would be discreetly located and would not be readily visible. Furthermore, it is noted that the Conservation Officer has raised no concerns regarding the roof ridge height or the flat roof element of the proposal.

Other development proposed includes the replacement of the existing rear dormer window of the former coach house (one pane of glass) with a sash style window in order to be more in keeping with the original property. The two smaller windows at first floor level would be bricked up/replaced by the extension. In addition, at ground floor level, the existing bi-fold doors would be replaced with smaller more sensitively designed double doors. In addition, a new window is provided to the pantry and an existing rear window is to be altered to form double doors, which would complement the existing, and create a sense of symmetry in the rear elevation of the main house. Additionally, there would be an insertion of a sensitively designed window in the front elevation at ground floor level. Subject to condition to secure additional details and materials, the proposed changes are considered to be appropriately designed and positively contribute to the character and appearance of the dwelling by introducing some more traditional looking features.

In terms of materials, the plans show that the brickwork and roof slates would match the existing. More details would be required in terms of materials and fenestration detailing. As aforementioned above, this can be secured by condition if planning permission were to be forthcoming.

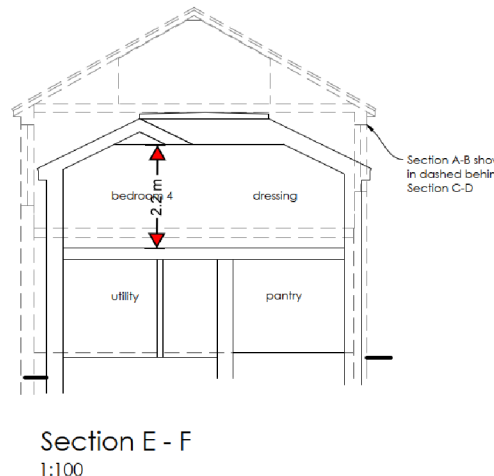
In terms of impact on the landscape, the proposal would be a subservient addition, constructed on the existing patio area (as evidenced by the photos above). Overall, it is considered that the proposal, in situ, would not detrimentally increase the prominence of the dwelling and would not cause harm to the Kent Downs National Landscape or the Shorne Woodlands Landscape Character Area. In this respect, it is considered that the proposal is compliant with Policy CS12 (LPCS) (2014).

Overall, 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). Furthermore, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would retain sufficient garden area and depth post development, in accordance with the RLG (2020). In addition, sufficient room area is provided, as part of this proposal. The smaller ensuite on the first floor falls below the required bathroom area, however, there is sufficient bathroom/WC provision proposed within the property.

Ideally, there would be more head height in bedroom 4:



However, an increase in head height would result in design issues and on balance, it is considered that sufficient space is provided.

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

One neighbour response, in support of the proposal, was received as a result of the consultation carried out for the 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. Although the new window in the front elevation would be approximately 19.00m from the dwellings opposite, this would be no different to the existing situation and is not considered to be sufficient grounds to refuse the application.

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

Parking and Highways

There are no highways or parking concerns that arise as a result of this proposal. Although an additional bedroom is proposed, it is considered that there is sufficient parking within the property frontage.

Any Other Material Planning Considerations

Biodiversity

KCC Biodiversity have not provided comments for the application. Notwithstanding this, the extension would be constructed on the existing patio area. As such there are no concerns in terms of biodiversity.

Archaeology

The site lies within an area of multi-period archaeological potential. However, KCC Heritage have raised no concerns with the proposal.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The development is overall considered to be subservient and sympathetic to the character and appearance of the existing dwelling. The decision notice can include appropriate conditions to secure proposed external materials and fenestration details. Overall, the works would not result in a detrimental impact on the street scene or the conservation area itself. Furthermore, the development would have no adverse impact on the Kent Downs National Landscape or the Landscape Character Area. Moreover, the development protects the amenity of future occupiers and neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11th September 2025	Dated:	11th September 2025