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2nd December 2025

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam,

A25150.1 – 10 Court Lodge, Shorne
Our reference – A25150.1/251202/GBC/SJB

On behalf of our Clients, Mr and Mrs J. Cassidy, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-14329027, for proposed works at 10 Court Lodge Shorne Gravesend DA12 3EQ, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan Rev A,
- 1001 Existing Site Block Plan Rev A,
- 1002 Existing Site Photographs Rev A,
- 1010 Existing Ground Floor Plan Rev A,
- 1011 Existing First Floor Plan Rev A,
- 1013 Existing Roof Plan Rev A,
- 1020 Existing Sections AA and BB Rev B,
- 1030 Existing Elevations Rev A,
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1111 Proposed First Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Sections AA and BB Rev A,
- 1130 Proposed Elevations,
- 1201 Proposed Site Block Plan Rev A,
- 1210 Proposed Ground Floor Plan Rev A,
- 1211 Proposed First Floor Plan Rev A,
- 1213 Proposed Roof Plan Rev A,
- 1220 Proposed Sections AA and BB Rev A, and
- 1230 Proposed Elevations Rev A.

This application is subsequent to a Lawful Development Certificate: Proposed Use application, reference 20250420, deemed unlawful on 23rd June 2025, to a Householder planning application, reference 20250650, granted consent on 15th August 2025, and to a Householder planning application, reference 20250924, refused planning consent on 12th November 2025.

The sole reason for the latter refusal comprises:

1. The proposed two storey extension would result in a disproportionate addition which would not be subordinate to the host dwelling. The scale, size, height, bulk and design of the proposed extension would create an excessively large and overly dominant development that would be unsympathetic and not in keeping with the character and appearance of the host dwelling or wider locality. It would therefore be contrary to Section 12 of the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and the Gravesham Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

The arguments in the Delegated Officer Report supporting this sole reason for refusal appear to comprise:

Two Storey Element

In the case of this application, the proposed two storey extension is large. Although the design of the roof would complement the existing, the extension would not be set back sufficiently from the front elevation, would only be set down minimally from the main roof ridge, and is excessive in width; resulting in an overly dominant addition. Furthermore, the proposed dormer in the front elevation is excessive in size, which adds to the dominance of the extension. It is also noted that the two-storey development would be constructed within very close proximity to the shared neighbouring boundary with No. 11 Court Lodge. As evidenced by the photos provided with this application, there is a fair amount of space between No.11 and the shared boundary with the application property. Notwithstanding this, Gravesham's Householder Design Guide (2021) requires sufficient space to be maintained between development and the site boundaries (a minimum of 1.00m). Construction, particularly at two storey level, within close proximity to the shared boundaries reduces the spaces in around the dwelling, to the detriment of the appearance of the dwelling and street scene. The proposed extension as a whole is considered to be incongruous, resulting in a dwelling excessive in mass, bulk and scale, which fails to be a subservient or sympathetic addition to the dwelling. The extension is contrary to the principles of the Gravesham Householder Design Guidance (2021).

Overall Design Conclusion

Overall, the proposed two storey extension would result in a disproportionate addition which would not be subordinate to the host dwelling. The scale, size, height, bulk and design of the proposed extension would create an excessively large and overly dominant development that would be unsympathetic and not in keeping with the character and appearance of the host dwelling or wider locality. It would therefore be contrary to Section 12 of the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and the Gravesham Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

Conclusion

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

Overall, the proposed two storey extension would result in a disproportionate addition which would not be subordinate to the host dwelling. The scale, size, height, bulk and design of the proposed extension would create an excessively large and overly dominant development that would be unsympathetic and not in keeping with the character and appearance of the host dwelling or wider locality. It would therefore be contrary to Section 12 of the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and the Gravesham Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

The proposed works comprising this application are additional to those granted planning consent, reference 20250650, and comprise a single storey pitch roofed first floor side extension, and associated internal and external works.

Notwithstanding the comments above stating the reasons for refusal, it should be noted that the proposals comprising this application are of the same width and the same roof eaves frontage line as those granted planning consent, for which the 1100 numbered series drawings are included in this submission for ease of reference and information only, with the 1200 numbered series drawings indicating the proposed works for this planning application.

The current proposals, however, have been revised substantively in response to the comments above, with the frontage set back increased from 225mm to 1650mm, resulting in an increased space between the proposed development and the property boundary of 1100mm, in excess of that required by the Gravesham's Householder Design Guide (2021), a minimum dimension of 1000mm also maintained by the proposed lower roof verge line being parallel to the property boundary, and a proposed extension roof ridge height substantially below the existing main roof ridge.

Whilst the size of the proposed dormer remains as previously proposed, as it is considered wholly appropriate that it could and should match the existing dormer window, the revised proposals represent a subservient and sympathetic addition to the existing dwelling, as is clearly evidenced by the very similar implemented planning consented extension to the adjoining property at No. 9 Court Lodge, planning application reference 20020962.

The proposals have been developed with due regard and reference to the stated reasons for refusal of the previous planning application, and to similar and comparable planning consented proposals for similar properties in the immediate area, particularly that for the adjoining No. 9 Court Lodge, are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the proposals and this application, we would be pleased to review the proposed works with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

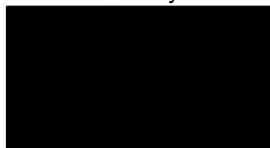
The respective application fee of £528 and the Planning Portal service charge of £85, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs J. Cassidy

Enc

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