



Delegated Report

Householder Planning Application

Planning Application No: 20260086

Location: Cape Cottage Manor Field Shorne Gravesend

Description: Erection of a single storey rear extension, land level alterations and associated works. Installation of a new edge protective rail to the front entrance steps.

Applicant: Mr Andrew West

Site Visit Date: N/A Photos provided with application

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Drawing No. P-001B – Site Location Plan;
Drawing No. P-002 – Site Plan – Existing;
Drawing No. P-003 – Site Survey with Section – Existing;
Drawing No. P-004 – Floor Plans and Elevations – Existing;
Drawing No. P-005G – Ground Floor Plan – Proposed;
Drawing No. P-006G – Ground Floor Roof Plan and Elevations – Proposed; and
Drawing No. P-007B – Site Layout Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250801	Prior approval application for a single storey rear extension with a depth of 7.243 metres, maximum height of 3.587 metres and eaves height of 2.418 metres.	Application Refused	12.09.2025
20250450	Erection of a side/rear single storey extension. Extension to front steps, alteration to stair railing. Changes to external materials, landscaping and level changes.	Application Refused	02.07.2025
19850271	Erection of two storey front extension to form enlarged garage at lower ground floor level with enlarged bedroom over	Permitted	29.05.1985

Planning History Note

As included within the planning history above, this application follows the refusal of application 20250450, the refusal of prior approval application 20250801, and a pre-application enquiry. As set out within the design and access statement accompanying this submission, the proposal has been amended to accord with the pre-application advice given. This revised scheme shall be assessed against national and local planning policy and guidance within the report below.

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.

Shorne Parish Council

The Parish Council has no objection in principle to this application, subject to there not being any significant objections from neighbours.

Previous applications Refs 20250450 and 20250801 are noted, which were refused permission by GBC. There is mention that there have been pre-application discussions.

This present proposal is of smaller scale than those previously submitted being for a single-storey rear extension living area that replaces an existing conservatory structure. It has a subsidiary roofline equivalent to that at the front of the house.



Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 18.02.26.

Site Description:

Cape Cottage is a detached property situated to the south of Manor Field. It is a two bedroomed property with a basement and ground floor level, due to the varying land levels of the site:

Photos Provided as part of this application:



P003 – aerial view of site looking west



P004 – elevated view of cape cottage with existing green screening



P005 – site context looking westerly

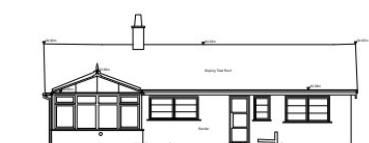
This application proposes the demolition of the existing conservatory, erection of a single storey rear extension, rear land level alterations and associated works, along with the installation of a new edge protective rail to the front entrance steps.

The development would create space for an additional living room area. Please note the annotation of bathroom on the ground floor plan of Drw No. P-006G is considered to be erroneous as it is clearly stated within the design and access statement and on plan P-005G that the extension would provide and enlarged living area. This does not impact the assessment of this application.

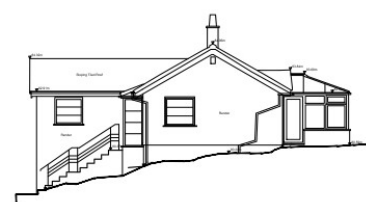
Existing Plans and Elevations



77 000m AOD
Elevation 2



77 000m AOD
Elevation 3



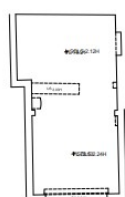
77 000m AOD
Elevation 4



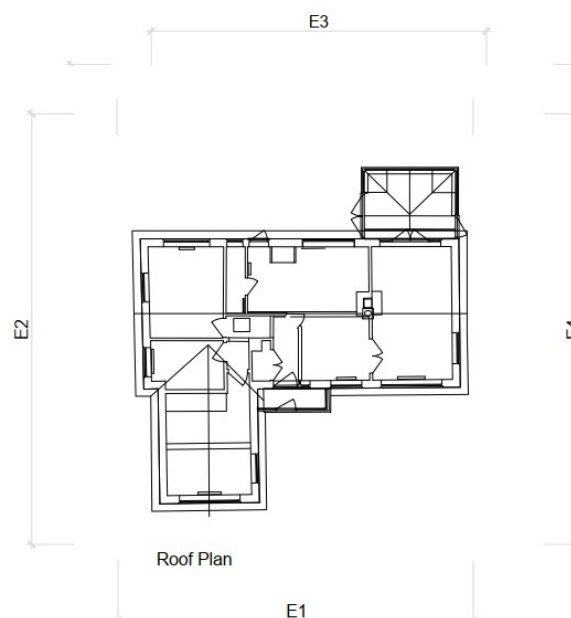
77 000m AOD
Elevation 1



Ground Floor



Basement Plan



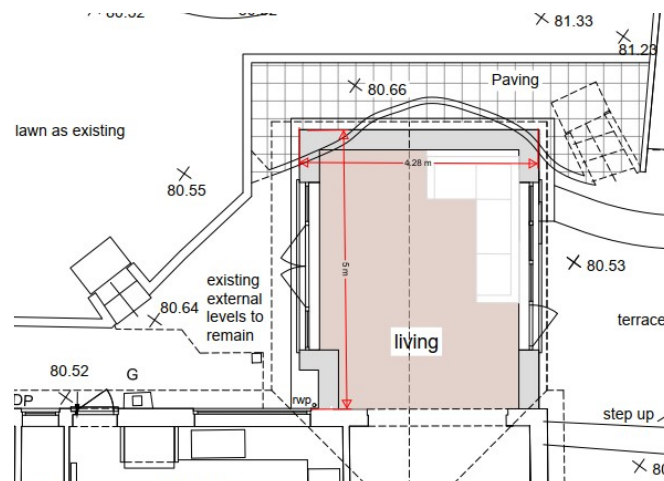
Roof Plan

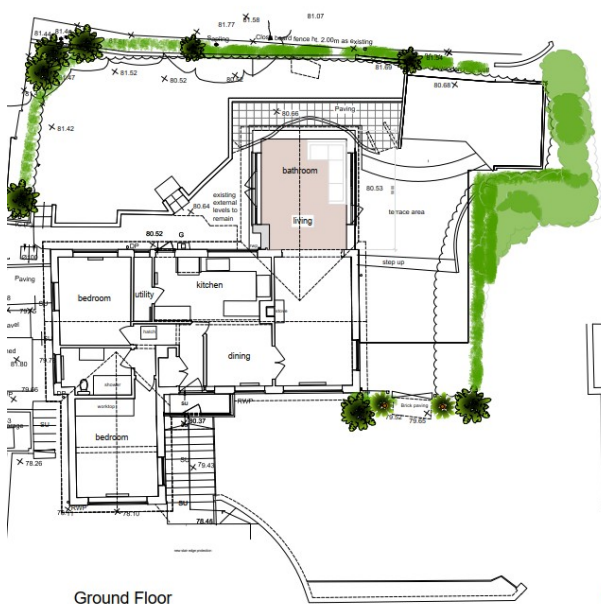
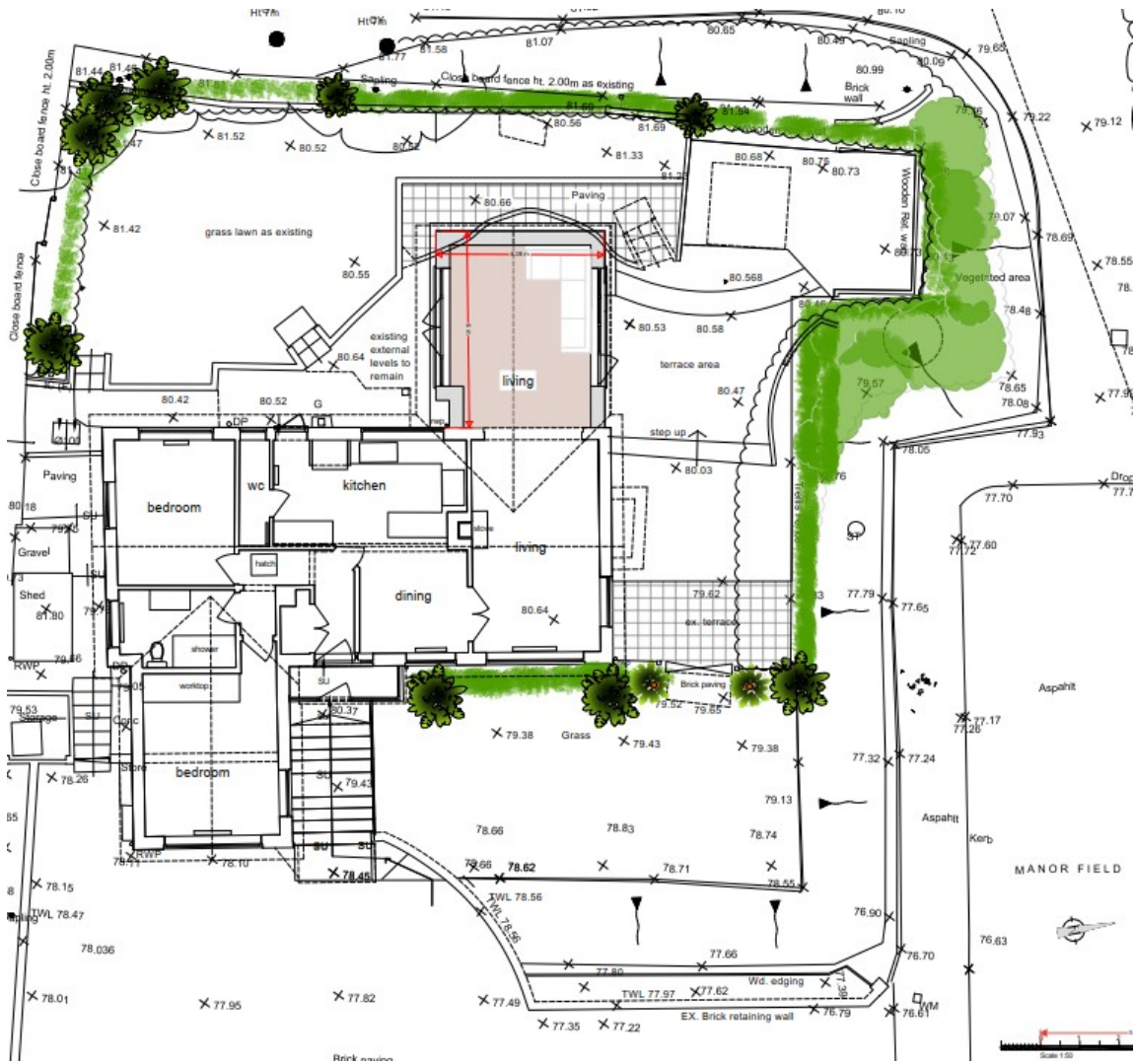


Proposed Plans and Elevations

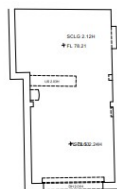
Case Officer measurements are indicated in red and black on the plans.
The maximum dimensions of the development, as per the measurements of the plans are indicated below

Max width 4.28m
Max height 3.80m
Max depth 5.00m

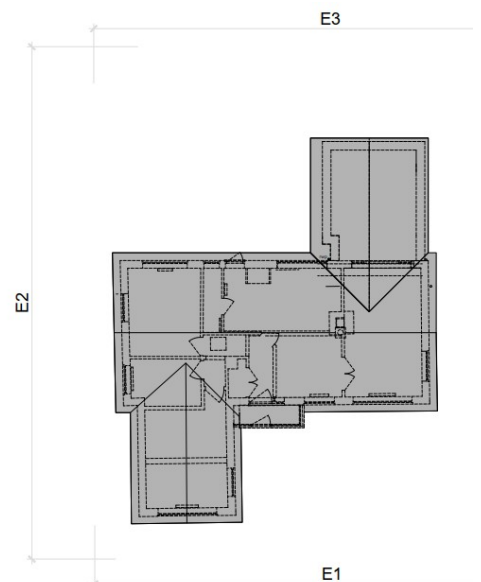




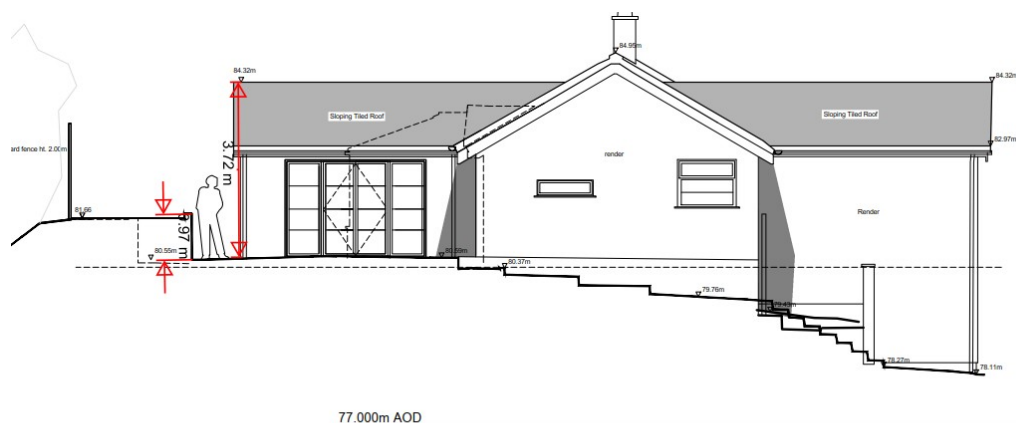
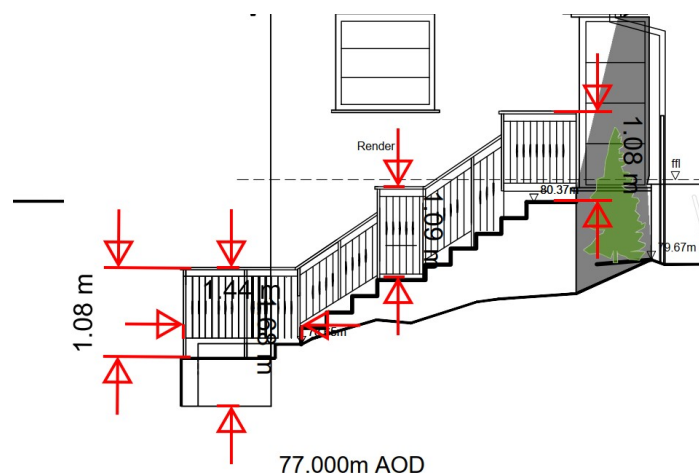
Ground Floor



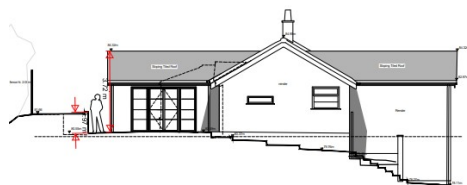
Basement Plan



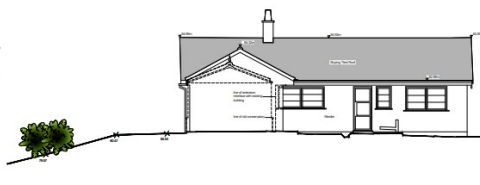
Roof Plan



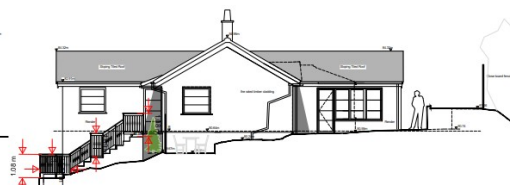
Elevation 2



Elevation 2



Elevation 3



Elevation 4



Elevation 1



Elevation 4 including planting

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 could be acceptable, providing it would comply with other policy considerations. The key considerations are set out below.

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.

The proposed extension has been designed to be sympathetic to the dwelling in terms of roof form, sufficient set down from the main dwelling roof and proposed external materials (to match the existing dwelling). Following the aforementioned pre-app advice, the depth of the extension has been reduced, and the extension is now considered to be a proportionate extension to the dwelling in terms of scale.

The plans and information provided with this enquiry demonstrate that some excavation of the rear garden would be required to facilitate the extension. The level of excavation has been reduced, following pre-application advice, which is welcomed, and sufficient screening and vegetation would be maintained, post development. The soft landscaping contributes positively to the verdant appearance of the dwelling within the rural area.

The new protective edge rail to the front steps would be made of wrought iron, painted black. There are no design concerns with this part of the proposal.

In design terms, the proposed development is considered to be acceptable in terms of integrating well within the host dwelling, street scene and landscape character area, and would 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).

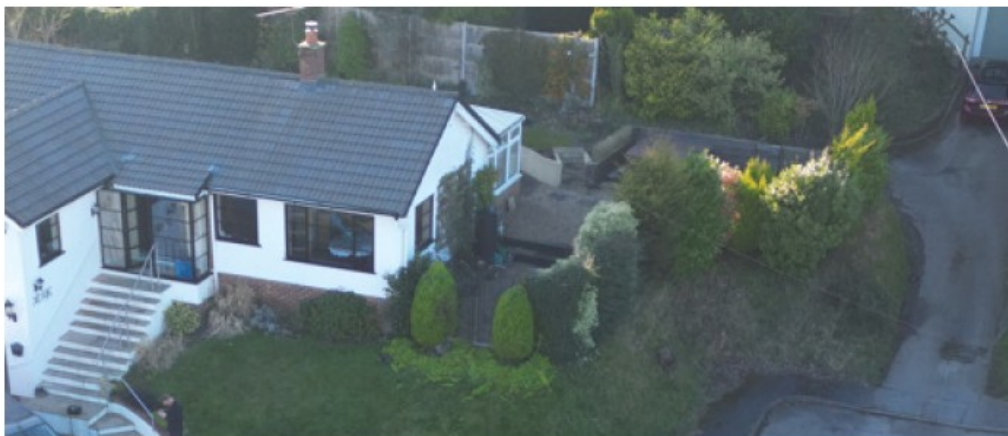
Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden area, post development. The plans provided show the new living area would provide more than sufficient space for future occupiers. In terms of garden area, sufficient space would be provided. Overall, the amenity of future occupiers is safeguarded in accordance with policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of privacy, loss of outlook or loss of light. In terms of this proposal, privacy would be a concern, given the elevated position of the dwelling and proposed extension. Notwithstanding this, the statement and plans

accompanying this enquiry sets out that appropriate screening vegetation to the boundary would be maintained.



P011 – aerial view showing green screening and fences to the north and west elevations

No neighbour representations or concerns have been raised regarding loss of amenity.

As such, the extension in situ is considered to safeguard neighbouring amenity in accordance with policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The plans show there would be no increase in bedrooms as a result of this proposal. To the front entrance, there would be a new edge protective rail to improve safety for users of the stepped access. There are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is not considered to detrimentally impact the character and appearance of the host dwelling, street scene or Landscape Character Area. In addition, the proposal does not harm the amenity of future occupiers and neighbours, and there are no concerns in terms of parking and highways. This proposal has also overcome the previous ground of refusal.

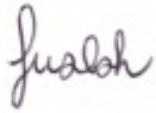
Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
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Signed:	L Hankin	Signed:	
Dated:	5th March 2026	Dated:	06 March 2026