



Delegated Report

Householder Planning Application

Planning Application No: 20250441

Location: Inis Coilite, Tanyard Hill Shorne Gravesend

Description: Demolition of existing rear conservatory. Erection of single storey rear extension and two storey side extension with roof lights. Change of catslide and dormer roof to front gable. Conversion of the loft space with dormers to rear roof slope. Fenestration alterations to windows and doors.

Applicant: Mrs Marina Dornelles de Mello

Site Visit Date: 18th August 2025

Submitted Documents/Plans

Application Form

9017-PD-001 – Floor Plans and Elevations as Existing and Site Location Plan

9017-PD-003 – Site Plan as Existing

9017-PD-003A – Floor Plans and Elevations as Proposed

9017-PD-003 – Site Plan as Existing (existing tree root plan)

9017-PD-004 – Site Plan as Proposed (proposed tree root plan)

9017-PD-004A – Site Plan as Proposed

Superseded plans

~~9017-PD-003 – Floor Plans and Elevations as Proposed~~

~~9017-PD-004 – Site Plan as Proposed~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19800974	Conversion of existing integral garage to form an enlarged lounge and the erection of a detached single garage on the south side	Permitted	10.03.1981
19780552	Erection of a single storey extension at the rear to form a dining room	Permitted	21.07.1978

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)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Shorne Parish Council

Received on 12.06.25

The Parish Council has no objection in principle to this proposal but has concerns about the visual impact of some elements of the proposed design.

The existing property is a “Billings” detached house, the last and highest in the row on the east side of Tanyard Hill. The plot is larger than usual with the existing house located to its north (downhill) side. These houses have cats-slide roof areas as a standard and uniform design feature.

First-floor front extension:

- We are unhappy with this element of the proposal, which greatly changes the appearance of the house without adding much to the utility of a secondary bedroom.
- The proposed change will have adverse visual impact to the street scene and the overall neighbourhood, increasing the impression of the increased bulk.
- We consider that the cats-slide roof element should be retained.

Rear dormers:

- The plans show these as being too tall as they are not subsidiary to the existing roof ridge. The height of these should be reduced.

Parking:

- The proposal increases the number of bedrooms from 3 to 4 but there should be enough parking on the site.

There will not be any problems of overlooking or impacts on privacy of the neighbouring house. Due to the size of the proposed extension and small size of the remaining plot, permitted development rights should be withdrawn.

KCC Heritage

Received on 23rd May 2025

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, 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.

KCC Biodiversity

Received on 10th July 2025

It is noted that the proposals are relatively small in scale and will impact upon gardens and developed land only. However, from the information provided, it has not been possible to fully scope out all ecological constraints, including breeding birds and roosting bats.

Proposals will result in the removal of a conservatory, a loft conversion and two extensions. Due to the extensive nature of the works to the building, it is important to determine whether features suitable for roosting bats and nesting birds are present, in order to establish the need for further survey and any mitigation requirements.

To establish the potential for protected species presence which must be taken account of in the planning decision, in the first instance, high quality, labelled photographs of all aspects of the application site relevant to the proposed development should be requested. These may provide confirmation to the LPA that no ecological surveys are necessary. However, where photographs are inconclusive or indicate possible features suitable for protected species, an Ecological Impact Assessment may need to be undertaken by a suitably qualified ecologist.

In this instance, we request photographs of the following features;

- Exterior of roofs to which new extensions will adjoin (ensuring that tiles are visible)
- Exterior of conservatory
- Interior of loft space proposed for conversion

We consider this application exempt from statutory BNG because it is a householder application as defined with Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Received on 17th September 2025

Bats

We have reviewed the submitted photographs which show the conservatory to be of no suitability for roosting bats. The interior loft is suitable for bats but there do not appear to be any potential access points, and any evidence of bats would be clear as the loft is uncluttered. Informative regarding finding bats and bat roosts suggested.

Nesting Birds

Birds may utilise the building for nesting, though opportunities are limited. Informative regarding nesting birds is suggested.

Householder Exemption

We consider this application exempt from the statutory BNG because it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Natural England

No comments received.

Southern Gas

No comments received.

Neighbouring properties

7no. surrounding properties were consulted, and a site notice was placed on 22nd May 2025. No comments were received from members of the public. The final date to submit comments was 20th June 2025.

Officer's Analysis

Principle of Development

As the below snipped map shows, this dwellinghouse is in a rural Settlement inset from the Green Belt.



This application is located outside the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle in accordance with Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider are the potential impacts on;

- Design, Character and Appearance
- Shorne Woodlands Landscape Character Area
- Trees
- Amenity of Future Occupiers
- Residential Amenity of Neighbours
- Parking and Highway Safety
- Biodiversity and BNG

Design, Character and Appearance

Policy CS19 of the Gravesham LPSC states new development will be visually attractive, fit for purpose and locally distinctive. New development should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti- crime standards. The Residential Householder Extension SPD (2021) and the Design Guide SPD (2024) require development to protect the residential amenity of neighbours and to enhance the local built environment.

The proposed development is in a semi-rural area, with residential development. Often in such areas, dwellings will have a rural character. The application dwelling is one of several (a “Billings” dwelling) with a similar catslide roof appearance and character, although this character has been diluted to a degree by alterations to the dwelling at Longmead (two dwellings to the north of the application site), with a first floor side extension, and to a lesser degree, at Silverdene (the neighbouring dwelling to the north), with a large

single storey rear extension.



The proposed development entails the following changes to the building:

- Demolition of existing rear conservatory and shed.
- Erection of single storey rear extension
- Erection of two storey side extension with rear balcony and roof lights.
- Change of catslide and dormer roof to front gable.
- Conversion of the loft space with dormers to rear roof slope.
- Fenestration alterations to windows and doors.

Existing Plans (Not to Scale)



Proposed Plans (Not to Scale)



While the two storey front and rear projections and the rear dormer windows would have a certain impact upon the character and appearance of the dwelling and the area, the impact would be acceptable as they would be suitably sized and, in the case of the front and rear projections, suitably subordinated to the ridge height of the dwelling. It is not considered that they would be too large or would harmfully change the character of the dwelling. The overall height of the dwelling is not increasing. The proposed dormer windows would be neither too large nor too bulky for the rear roofslope and would sit comfortably in the roofslope. While the fenestration of the dormer windows would not be aligned with that below, this would not be harmful to the character or appearance of the dwelling as the ground and first floor fenestration is already not aligned. The alterations to the fenestration at the dwelling would also be acceptable and would not detract from its character.

The application site is the southern- most one on this side of the road for some distance and it abuts a large, wooded area. In theory therefore, the proposal could be viewed as potentially extending into an undeveloped area – projecting beyond the envelope of built form in this part of the village, and into the Green Belt. However, the site is visually constrained by the wooded area to the south and the extension would not project into it. Accordingly, it is not considered that the proposed extension would have a harmful impact upon the character and appearance of the area or the adjoining Green Belt.

The overall impact of the proposed development upon the dwelling and the area would be acceptable, in accordance with Policy CS19 (LPCS), the guidance in the Residential Householder Extension SPD (2021) and the NPPF (2024).

Shorne Woodlands Landscape Character Area

Shorne Woodlands is situated to the southeast of Gravesend, bordered by the Channel Tunnel Rail Link and A2 to the south, and the A289 to the east. Its key characteristics are;

- Undulating landform and strong tree cover
- Extensive chestnut coppice woodland
- Distinct and traditional village centres
- Varied architectural styles and materials
- Limited highways; quiet internal road network
- Enclosed character with low visibility from outside

Given the size of the extension and the contained nature of the site (to the south, by the wooded area there), it is not considered that the proposed extension would have an adverse impact upon any of the

above characteristics. The proposal's impact upon the Shorne Woodlands Landscape Character Area would therefore be acceptable.

Trees

The wooded area to the south of the site is protected by a group Tree Preservation Area (ref. TPO_1985_005). The submitted site plan as proposed (proposed tree root plan; plan no. 9017-PD-004) indicates the patio in the development would be built up to the root protection area (RPA) of the northern- most of the adjacent trees, while the extension itself would be 1.5m from the RPA – only marginally closer than the existing closest part of the dwelling to the RPA. It is not considered that this would have a harmful impact upon the nearby trees.

A condition may be added to a permission granted to ensure protective fencing is put in place during the construction of the extension and preventing materials being laid in those areas, thereby helping to ensure the longevity of the trees.

Amenity of Future Occupiers

The NPPF (2024) states planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed development would enhance the accommodation provided by the dwelling and therefore the amenities of its occupiers, in accordance with the above policy and guidance. The proposed rooms are appropriately sized and served by adequate light. There are no issues of privacy. As such the proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The majority of the works to the dwelling are to be undertaken on the southern side of the dwelling, away from the neighbouring property at Silverdene. The proposal would accordingly not have a harmful impact upon the amenities of the occupiers of this dwelling. The proposed dormer window would not introduce any harmful overlooking of this property as a degree of overlooking of Silverdene already exists from the first floor windows of the dwelling at Inis Coilite.

None of the other neighbouring or surrounding dwellings would be materially affected by the proposed development due to the distances involved.

It is not considered necessary to impose a condition preventing the insertion of the windows in the flank elevation of the extension as they would look over the woodland to the south of the site and not towards or over any neighbouring or nearby dwellings.

No neighbour representations have been received.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014 and the associated guidance.

Parking and Highways

The extended dwelling would require the provision of three car parking spaces within the curtilage of the dwelling in order to ensure compliance with Kent County Council's Parking Standards. These spaces already exist and accordingly, paragraphs 109 to 114 of the NPPF (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy (2014) would be complied with.

Cycle parking has not been indicated on the submitted plans. Kent County Council's Cycle Parking Standards require one space per bedroom (five spaces in this case). While these are maximums, there is sufficient space within the curtilage of the dwelling for them.

Biodiversity

Biodiversity Net Gain

Under the Environment Act 2021 and supporting statutory instruments, Biodiversity Net Gain (BNG) is mandatory for most development. The legislation requires a minimum 10% gain in biodiversity from acceptable development, either on- site, off- site or a combination of both. BNG provided under the mandatory requirements off- site and significant BNG on- site must be secured by a legal agreement for 30 years under an approved Habitat Management and Monitoring Plan.

There are strict requirements in terms of what an application must contain in relation to BNG before it can be accepted as valid, as set out in Schedule 7A (Biodiversity Net Gain in England) of the Town and Country Planning Act 1990. This requires a completed metric calculation tool showing the calculations of the pre-development biodiversity value of the on- site habitats on the date of the application, and other information.

However, there are a number of exemptions from the BNG regulations;

- **householder development, as defined in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;**
- development granted planning permission by a development order under section 59. This includes permitted development rights;
- development subject to the de minimis exemption – development that does not impact a priority habitat and impacts less than 25 sqm of habitat, or 5m of a linear habitat such as a hedgerow;
- self- build and custom- build development – development that comprises
 - no more than nine dwellings; and
 - is carried out on a site that is no larger than 0.5 hectares in size; and
 - consists exclusively of dwellings which are self- build or custom- build, as defined in section 1(A1) of the Self Build and Custom Housebuilding Act 2015.

A householder application, the proposal is not subject to the BNG requirements.

Conclusion

The proposed extensions to the dwelling would have a reasonably significant impact upon its character and appearance and those of the street scene. However, these impacts are considered to be acceptable given that alterations and extensions have been made to some of the dwellings in the vicinity of the application site forms a part. Harm to neighbour amenity and highway safety would not arise from the development.

Recommendation

The recommendation for this application is approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Thomas Gabriel	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30 th September 2025	Dated:	01 October 2025