



Delegated Report

Planning Application

Planning Application No: 20250885

Location: 335 Wrotham Road, Istead Rise, Gravesend DA13 9JH

Description: Demolition of detached double garage and conservatory to rear.
Erection of two storey front, two storey side and two storey rear extension. Installation of three dormer windows to front and changes to fenestration.

Applicant: Mr Baldeep Plaha

Submitted Documents/Plans

Application form
Design and Access Statement
Photo of house
Photo of garage
Drawing no. 25/06/01 (site plan)
Drawing no. 25/06/05 (existing and proposed block plan)
Drawing no. 25/06/02 (existing plan and elevations)
Drawing no. 25/06/03 (proposed plan and elevations)
Drawing no. 25/06/04 (existing and proposed street views)

Relevant Planning History

19970867	Erection of single storey extension on the north side to form an enlarged kitchen and cloakroom/utility room.	Permitted	17.02.1998
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Development Plan

Gravesham Local Plan Core Strategy (September 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 4 – Decision-making
- 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;
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by individual letters to six neighbouring properties.

Three letters of objection have been received. The main concerns are:

- Overlooking from/number of windows on the south elevation, particularly the two first floor windows and rearmost ground floor window to lounge
- Overbearing
- Out of character due to bulk/scale
- Overshadowing
- Loss of trees resulting in loss of privacy

Officer's Analysis

Proposal

This application seeks planning permission for the demolition of the detached double garage and conservatory to rear and the erection of a two storey front, two storey side and two storey rear extension. Installation of three dormer windows to front and changes to fenestration.

The two storey side extension will project approx. 7.75m from the southern side. It will be approx. 10m deep and approx. 7.1m high with a pitched roof to match the existing. It will provide for a lounge and gym at ground floor and two bedrooms and ensuite at first floor.

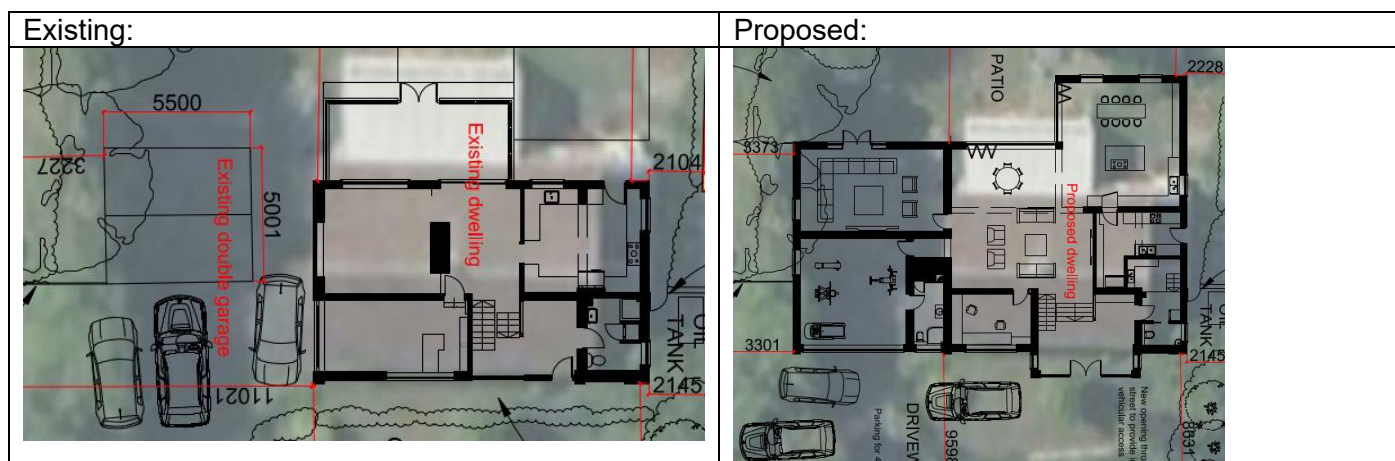
The two storey front extension will project approx. 1.2m to the front and will be approx. 5.7m wide. It will be approx. 5.3m high and will form a new entrance hall.

The two storey rear extension will project approx. 3.45m from the rear and will be approx. 6.8m wide and approx. 7.1m high with a pitched roof. This extension will provide for a main bedroom with wardrobe, ensuite and storage.

Overall the number of bedrooms will increase from three to five.

Design, Character and Appearance

The existing dwelling is a modest property with a single storey side extension and a conservatory to the rear located within the rural settlement of Istead Rise. The site slopes down significantly from the road to the east and is therefore not readily visible. There is also a detached double garage to the side. The existing and proposed layout is shown below:



The proposed extensions are large however, the property is fairly modest in size and the extensions have been designed to match the existing dwelling. The footprint will be larger but will incorporate the existing footprint of the side extension and the garage. The proposed extensions will be set away from the northern boundary by approx. 2m and the southern boundary by approx. 3m which will ensure the development does not appear cramped within the plot. The street scene is mixed in size, type and design of dwelling and therefore the resultant property will not appear out of character with the surrounding area. In terms of design the roof will continue over the side extension in keeping with the existing dwelling and no objection is raised to this.

On balance, whilst the extensions are large, the property is set down from the road and appears modest from the front. The side extensions will not project further to the sides than the existing single storey extension and garage. Therefore the proposed extensions are considered to accord with Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Istead Arable Farmlands Landscape Character Area

The proposed extensions are located within the curtilage of the property and within the urban area of Istead Rise and therefore will have no detrimental impact on the wider landscape therefore according with Policy CS12 of the Gravesham Core Strategy 2014.

Amenity

Future Occupiers

The proposed extensions will provide rooms that offer sufficient outlook and daylight for future occupiers. The remaining garden meets the adopted size standard and therefore no concerns are raised in this regard.

Neighbouring Amenity

2 Istead Rise is located to the south of the application site and has a side elevation facing 335 Wrotham Road. The proposed extension will not come any closer to this property at ground floor than the extension garage but will be closer at first floor. Windows are proposed in the flank facing this

neighbour. The ground floor windows will serve a lounge and a gym. The gym window is shown to be high level. The two first floor windows are to serve bedrooms. The windows at ground floor, due to existing boundary treatments will not result in significant levels of overlooking however the first floor windows have the potential to result in the overlooking of the rear garden or perceived overlooking particularly when the trees are not in leaf. As these bedroom windows are secondary windows to the rooms they can be either high level or fitted with obscure glass and fixed shut and therefore a condition is recommended to ensure this is the case.

Due to the path of the sun there will no loss of sunlight or daylight to this neighbour.

No. 333 is located to the north of the application site. This has a single storey extension to the southern side and a rear extension. The proposed two storey extension will have no detrimental impact on this dwelling in terms of loss of outlook due to the distances involved. Due to the staggered arrangement of the houses there will be no detrimental impact in terms of loss sunlight or daylight. Two windows are proposed in the northern flank which will serve a storage room and en-suite. In order to protect perceived overlooking a condition is recommended that these are either high level or fixed shut and fitted with obscure glass.

4 Istead Rise is located to the southwest of the application site. The side extension will be oriented to face the west and therefore not towards this property. The rear windows will look down the rear garden of the application site and any views of this property/garden would be at an oblique angle. Such overlooking is mutual in urban areas. The loss of vegetation on this boundary cannot be controlled however, if this did happen, the overlooking of the rear garden of no. 335 from no. 4 would be more impactful than the overlooking of no. 335 to the rear garden of no. 4.

There are properties to the rear/west of the application site. These are over 40m away from the proposed extension. The adopted residential standards require a minimum of 26m between rear first floor windows and the most usable part of the rear garden of neighbouring dwellings (first 5m of their garden). Notwithstanding this there are garages located between the dwellings. The adopted standards are therefore met and no concerns are raised in terms of overlooking these dwellings.

No other properties are within a close enough distance to suffer loss of amenity from the proposals.

The proposed extensions therefore accord with Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Ecology and Biodiversity

As this is an application for householder development there is no requirement for biodiversity net gain. The extensions are mostly being built upon land which already contains building and therefore there will be no significant loss of biodiversity and therefore no objection is raised.

Parking and Highways

The proposed development will result in the loss of the garage and an increase in the number of bedrooms. The KCC parking standards require a maximum of three parking spaces. The plans show sufficient parking for 4/5 cars which meets this standard. The parking standards also require cycle parking at a rate of one space per bedroom. There is ample space to meet this provision. The application suggests that a new dropped kerb will be applied for. This would require the permission of KCC.

No objection is raised on highways grounds and the proposal accords with Policy CS11 of the Gravesham Core Strategy 2014 and P3 of the Gravesham Local Plan 1994.

Conclusion

The proposed extensions will have no detrimental impact on the character and appearance of the street

scene, amenity, parking or highway safety and therefore accords with the above mentioned policies and is recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28 October 2025	Dated:	29th October 2025