



Delegated Report

Householder Planning Application

Planning Application No: 20250693

Location: 14 Christianfields Avenue Gravesend Kent DA12 5NF

Description: Erection of a single storey rear extension with 2 roof lights. Conversion of loft space to form habitable rooms with rear dormer and 2 roof lights in front elevation.

Applicant: Mrs Elizabeth Williams

Site Visit Date: 21/07/2025

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No 0725P01 REV A (Existing/Proposed Block Plan)
- Drawing No 0725P03 REV A (Proposed Plans)
- Drawing No 0725P04 REV A (Proposed Elevations and Section)
- Drawing No 0725P02 (Existing Plans and Elevations)

Relevant Planning History

Reference	Description	Decision	Outcome
20210931	Erection of a single storey rear extension and construction of a rear dormer extension, with 2 no. rooflights in the front elevation and conversion of the roof space into habitable rooms.	Permitted	07.10.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

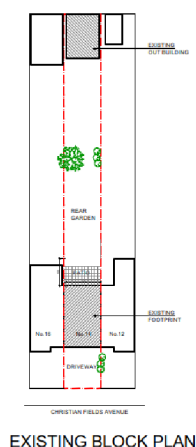
The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 04.08.2025 and no comments were received.

Analysis

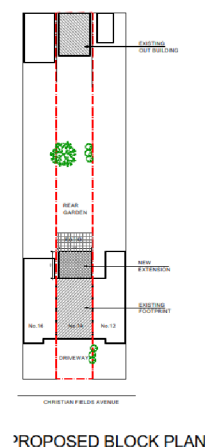
Proposal

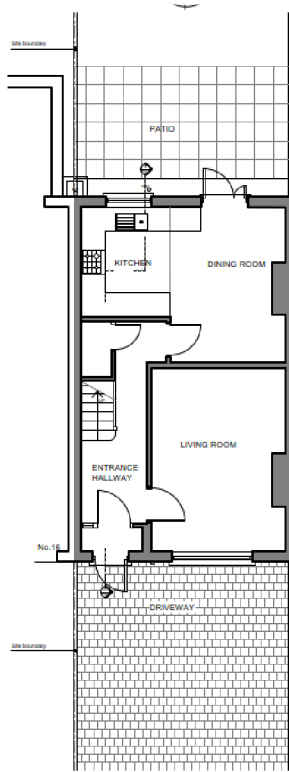
The proposal seeks the erection of a single storey rear extension with 2 roof lights. Conversion of loft space to form habitable rooms with rear dormer and 2 roof lights in front elevation.

Existing

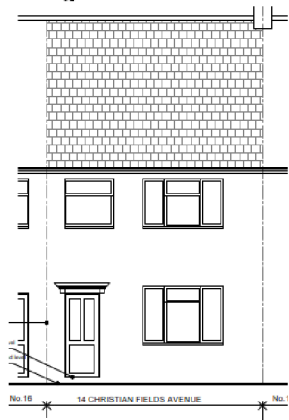
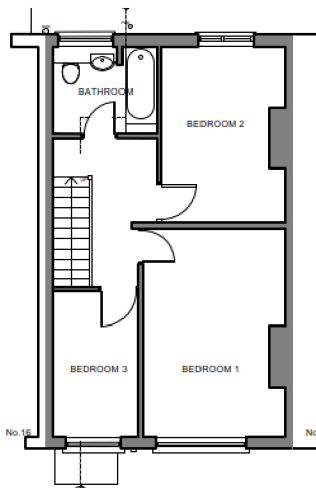


Proposed

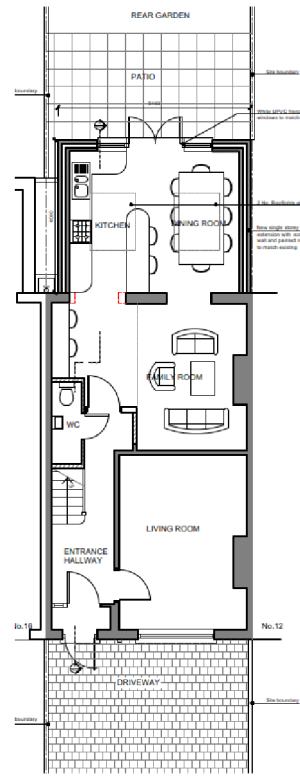




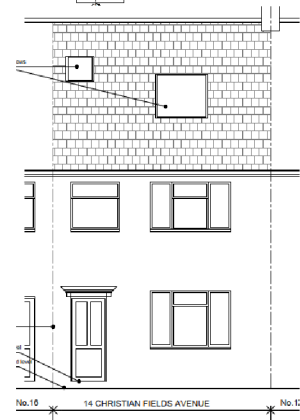
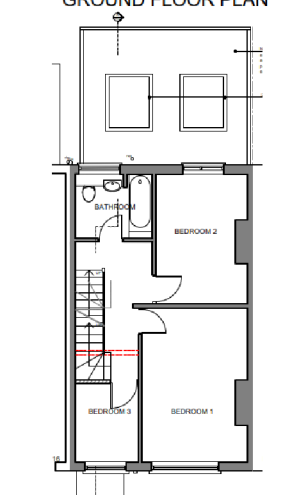
GROUND FLOOR PLAN



FRONT ELEVATION



GROUND FLOOR PLAN



FRONT ELEVATION



Background

The application property does not appear to have been previously extended, however a planning permission was granted under reference 20210931 for the exact same proposal. It would appear that the works were not completed and the planning permission elapsed.

Character and Appearance

The application site is a two storey mid-terrace house in use as a single family dwelling. The property is currently a three bedroom house which has hardstanding to the front for off road parking, it has not been previously extended.

The proposed development is mainly situated to the rear dwelling except the installation of roof lights in the front roof slope. The development will not have an impact on the wider character and appearance of the streetscene.

The adjoining neighbours have rear extensions in the form of a conservatory at No.12 and a brick built extension at No.16. It is evident that there are similar rear extensions within the vicinity as well as rear dormers, so the proposed extensions will not be an out of character addition. The proposed extension will be built up to the boundary shared with No 12 and set away from the boundary shared with No.16, however

there will not be any encroachment.

The single storey rear extension is of an acceptable size and design and is subordinate to the host dwelling. It will be constructed using materials to match the existing house so this is considered acceptable in terms of size and design.

The rear dormer is set within the roof, below the ridgeline and away from the eaves. The dormer is acceptable in terms of design and size.

When taking both elements of the proposal into the consideration, the application is deemed compliant with CS19 Local Plan Core Strategy and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will result in the creation of additional living space and an additional bedroom which are all compliant with the Council's technical standards.

Post development the property will retain approx. 164sqm of garden space which exceeds the council's minimum standards.

The proposal is considered to safeguard the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The development is not considered to detrimentally impact outlook, privacy or light to the adjoining occupiers as it is minimal in scale as not excessively high.

In order to maintain privacy a condition will be imposed to ensure the window serving the shower room in the dormer is obscure glazed and top hung.

The proposal is considered to adequately safeguard the amenity of adjoining occupiers and therefore the proposal is compliant with SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposal will result in an additional bedroom which increases the need for additional parking. Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide.

The existing driveway has a depth of 6m and a width of 5.2m which is acceptable in terms of size, however where a parking space is in front of a door the minimum length for a drive in front of a door is 6m to allow the door to be opened whilst a vehicle is parked on the drive. Therefore it is considered that there is sufficient off road parking at the property and the proposal meets the requirements of SPG 4 - KCC Parking Standards (2006).

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	15.09.2025	Dated:	16th September 2025