



Delegated Report

Householder Planning Application

Planning Application No: 20250765

Location: 297 Highview Vigo Gravesend Kent

Description: Demolition of conservatory. Erection of a two storey side/ rear extension.
Erection of a single storey side extension to front porch.

Applicant: Mr Stuart Clifton

Site Visit Date: 20 August 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 288.01 Existing layout, elevations, block plan and site location plan;
Drawing no. 288.02B Proposed layout, elevations and block plan; and
Email from the applicant received 07 August 2025.

Superseded Documents/Plans

~~Drawing no. 288.02 Proposed layout, elevations and block plan; and~~
~~Drawing no. 288.02A Proposed layout, elevations and block plan.~~

Procedural Issues

Following requests from the case officer, the proposal was amended to reduce the size and bulk of the side/rear extension and to increase its subservience and the first floor internal layout was altered. No additional publicity or consultation has been undertaken because the alterations reduced the size of the proposal.

Relevant Planning History

Reference	Description	Decision	Decision Date
20110707	Erection of a conservatory at the side.	Permitted	11.10.2011

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)
- Kent Downs National Landscape Management Plan 2021-2026

Consultations, Publicity and Representations

Vigo Parish Council

No material objections. However they are concerned about the potential size of the property in relation to the amount of car parking available in the local area.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received. The overall consultation period expired on 12 September 2025.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building;

incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed development would have a width greater than half that of the existing building but would be set back and down at the front. The proposed roof design and external facing materials would match with existing and there would be sufficient space between the side of the extension and the site boundary. Whilst it would be preferable for the width of the extension to be reduced, it is noted that in the surrounding area, there are a number of similar extensions and in this case, the proposal would appear subservient.

The application site is located in the Kent Downs National Landscape (formerly known as an Area of Outstanding Natural Beauty) and the Vigo Scarptop Woodlands Landscape Character Area (LCA) and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Kent Downs AONB Management Plan (now known as the Kent Downs National Landscape Management Plan) and the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for single bedrooms in the Nationally Described Space Standard (2015) and sufficient rear garden area and depth would be retained for a dwelling with four bedrooms (182 square metres and 10 metres respectively). As such, the proposal would provide a good standard of living for future occupiers and be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

It is noted that the proposal would result in the loss of a hallway window in the side elevation of the application property, thereby reducing the level of natural light available in this room. However, due to a hallway use being non-habitable, there would be no significant detriment to the living conditions of future occupiers.

Overall, the proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

Due to the design of the proposed development and to the design, layout and orientation of surrounding

properties, there would be no adverse overlooking, overshadowing or overbearing impacts to any of the surrounding residential occupiers.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

It is noted that Vigo Parish Council has raised concerns regarding impacts on car parking.

The application site has no on-site parking provision and the proposed development would result in the dwelling increasing from three bedrooms to four. The applicant has advised that application property has an allocated parking bay. On-street parking exists in the locality and spaces appear readily available. Therefore, even if the proposed development would result in a small increase in demand for on-street parking, this would not significantly exacerbate any existing parking issues and would not undermine highway safety.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Ecology and Biodiversity

Biodiversity Net Gain (BNG) is a mandatory requirement for all new development and proposals must deliver a BNG of at least 10% unless they are exempt. In this instance, the proposed development is a householder proposal and therefore is exempt from BNG.

Notwithstanding the BNG exemption, biodiversity is an important consideration in all new development. Policy CS12 of the Gravesham Local Plan Core Strategy (2014) states that there will be no net loss of biodiversity in the Borough and that opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within Biodiversity Opportunity Areas and within new development.

The application site is located close to Admers Wood and as such, it is possible that roosting bats would be affected by the proposal. However, it is noted that the roof at the application property is in good repair and provided that a bat informative is added to any planning permission granted, then any adverse impacts to roosting bats would be mitigated.

Overall, the proposed development would not be detrimental to biodiversity and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014.

Any Other Material Planning Considerations

The application site is located within the area of a World War Two Army Camp and post medieval activity in Vigo. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology and the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

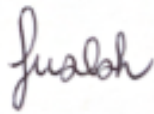
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30 October 2025	Dated:	31 October 2025