

Delegated Report

Householder Planning Application

Planning Application No: 20250879

Location: 385 Valley Drive Gravesend Kent DA12 5TA

Description: Erection of a single storey rear extension with pitch roof and conversion of loft space into habitable rooms with rear dormer and roof lights to front roof slope.

Applicant: Mr Rasenthiran Velaiyutham

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 385- DA12 5DS – 00001 Rev. A02 – Existing Floor Plans & Elevations;
- Drawing no. 385- DA12 5DS – 00002 Rev. A04 – Proposed Floor Plans & Elevations;
- Drawing no. 385- DA12 5TA – 00003 Rev. A01 – Block & Location Plan; and
- Drawing no. 385- DA12 5TA – 00004 Rev. A01 – Additional Roof Volume Calculation.

Superseded

~~Drawing no. 385- DA12 5DS – 00002 Rev. A02 – Proposed Floor Plans & Elevations.~~

As originally submitted drawing no. 385- DA12 5DS – 00002 Rev. A02 did not show the proposed dormer set in from the side roof slope as was shown on the proposed roof plan and proposed rear elevation. The agent was asked to correct this and a revised drawing was received.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

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)

Consultations, Publicity and Representations

Consultees

No response from:

- Ward Councillors

Neighbouring properties

4 surrounding properties were consulted – overall consultation expiry date was 09.10.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the north-eastern side of Valley Drive. The site is situated in an Area of Archaeological Potential.

The proposal is for erection of a single storey rear extension with pitch roof and conversion of loft space into habitable rooms with rear dormer and roof lights to front roof slope.

The principle considerations in the assessment of the application are:

Design, Character and Appearance

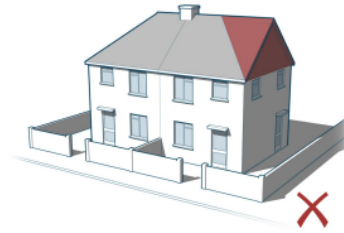
The proposal has two main elements – the works to the roof which consist of a hip to gable roof extension and also a rear dormer extension. There is then also a single storey rear extension proposed.

With regards side roof extensions the Council's Householder Extensions/Alterations Design Guide (2021) states the following:

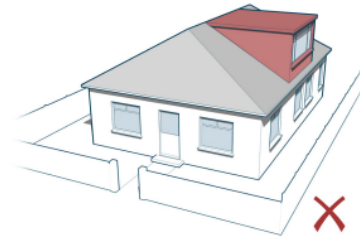
Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

The key piece here is that hip to gable extensions should not interrupt or unbalance the pattern of roof form visible from the street and that hip to gable extensions that impact the symmetry of houses and the character of the street shall be refused.

In this case while the existing dwelling has a fully hipped roof, the adjacent semi-detached dwelling has had its fully hipped roof altered to a half hip roof and there are a number of nearby properties where their fully hipped roofs have been extended to half hip or gable end roofs:



Application site marked by the red balloon with the neighbouring dwellings also shown to demonstrate the roof alterations which have taken place in the vicinity



Application property no. 385 Valley Drive on left with adjacent semi-detached dwelling no. 387 Valley Drive on the right with a half hip roof extension



Closer view of adjacent semi-detached dwelling no. 387 Valley Drive with a half hip roof extension



Neighbouring pair of semi-detached dwellings to the north-west nos. 381-383 Valley Drive, no. 381 has a half hip roof extension and no. 383 has a gable roof extension



Closer view of the side of no. 383 showing the gable roof extension and rear dormer extension



Neighbouring pair of semi-detached dwellings to the north-west nos. 387-389 Valley Drive, no. 387 has a half hip roof extension whilst no. 389 retains its original hip roof

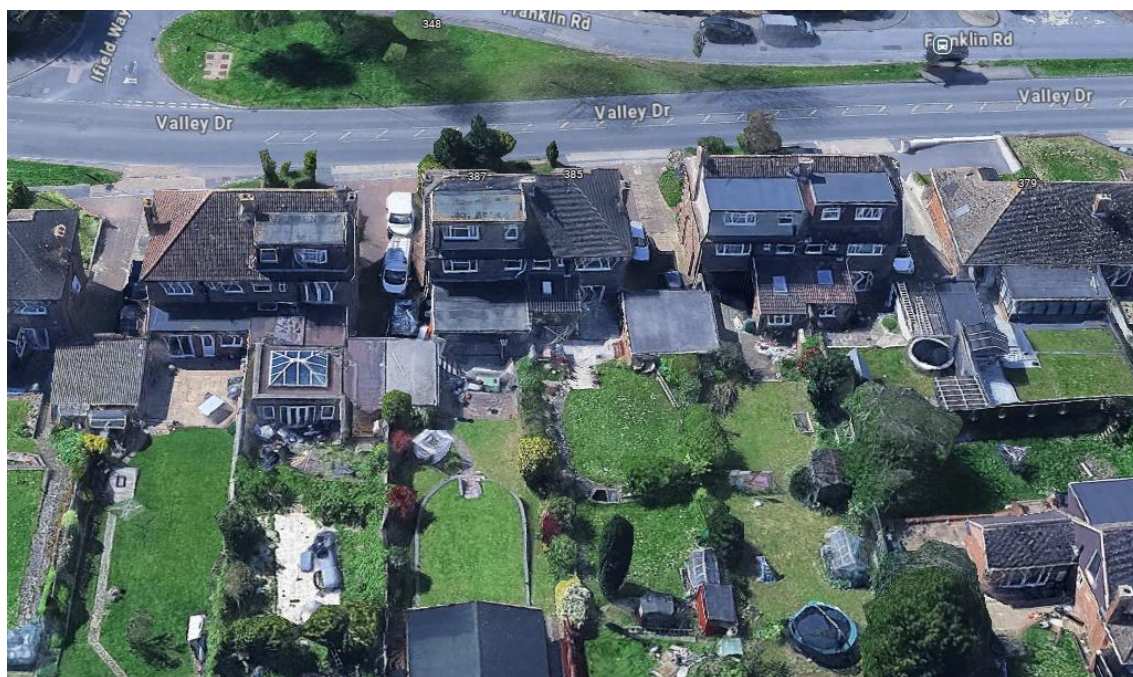
As can be seen there have been many changes to the roof forms in this part of Valley Drive. The adjacent semi-detached dwelling no longer has its fully hipped roof and is now altered with a half hip. The symmetry of the pair of semi's has therefore been unbalanced already. The pair of semis to the north-west are also unbalanced with one having a half hip and the other a gable and this property directly adjacent to the application dwelling (no. 383 has done exactly what is proposed here – hip to gable and rear dormer). The pair of semi-detached dwellings to the north east have also had their symmetry harmed by one having a half hip end and the other not being extended at all.

It should be noted that in most cases, hip to gable roof extensions can be considered permitted development and do not require planning permission.

In this particular context therefore, where the symmetry of the pair of semi detached dwellings which the application property is located in has already been affected, as has the two pairs of semi-detached dwellings either side, the proposal to extend the roof from a hip to a gable end is considered acceptable and would not harm the character of the dwelling, the pair of semis it is located in or the character of this part of the streetscene. No. 383 to the northwest has done the same as is proposed here and furthermore the proposal would likely be permitted development.

With regards the rear dormer extension this is nicely designed being set in from both sides of the roof, up from the eaves and down from the ridge. The windows in its rear align with the windows in the lower floors in the rear elevation. Materials would match the host dwelling and again this would likely be permitted development. It is therefore considered that the dormer extension would also respect the character of the host dwelling and would not harm the character of the streetscene.

With regards the single storey rear extension this is modest in terms of scale; it would extend the full width of the dwelling but would be 4.7m deep and at the highest part of the mono pitched roof it would be 3.5m (2.5m to the eaves). It would have matching materials to the host dwelling and the fenestration is acceptable. It is in keeping with the character of the dwelling and would not impact on the streetscene.



Overall therefore, in respect of design, character and appearance the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Amenity of Occupiers

As a result of the proposals the property would increase from a three to a four bedroom dwelling and the single storey rear extension would reduce the garden area and depth slightly. SPG2 (2020) sets out that for a property with four or more bedrooms the minimum garden area is 100 sq. m and the minimum rear garden depth is 10m.

After the proposals the garden area and rear garden depth would be as follows:

- Garden Area - 314.5 sq. m
- Rear garden depth - 35.5m

As can be seen the garden area and rear garden depth of the property would still far exceed the minimum standards as set out in SPG2 (2020).

The existing bedrooms would not be altered at all in terms of size. The proposed new bedroom at second floor level would be 16.9 sq. m and therefore would far exceed the minimum standard for a double bedroom as set out in The Technical Housing Standards (2015) which is 11.5 sq, m.

Overall therefore, in respect of occupier amenity the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the fact no. 383 have extended with a hip to gable and a rear dormer and that the adjacent property no. 387 has extended with a rear dormer, the proposed hip to gable roof extension and rear dormer extension would not impact on the amenity of either of those neighbouring properties with regards overshadowing or loss of outlook. As a result of the proposal a new window is proposed in the west flank gable which would serve a store. As a non-habitable area this window would therefore cause no overlooking to no. 383.

With regards the proposed single storey rear extension, due to the presence of the garages for nos. 383

and 385 and the single storey rear extension at no. 387 the proposed single storey rear extension would have no impact with regards overshadowing or loss of outlook. There are no windows proposed in either flank elevation therefore no overlooking to these neighbouring properties.

No neighbour representations have been received.

Overall therefore, in respect of neighbouring amenity the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Parking and Highways

As stated, the proposal would result in the dwelling increasing from a three to a four bedroom dwelling. The property has a single garage and a drive with space for at least three other vehicles. This means that with at least four spaces the property would have sufficient parking provision for a dwelling with four bedrooms and would meet the parking standards as set out in SPG2 (2006).

Overall therefore, in respect of parking and highways the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Archaeology

The site is in an area of Archaeological Potential but given the developed nature of the plot already from when the dwelling was originally it is considered that the proposed extension would result in any harm to archaeology. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

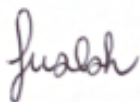
Conclusion

The proposal is acceptable in respect of design, character and appearance, occupier and neighbouring amenity, parking and highways and archaeology and is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	6th November 2025	Dated:	07 November 2025