



Delegated Report

Householder Planning Application

Planning Application No: 20251100

Location: 33 Brenchley Avenue Gravesend Kent DA11 7RG

Description: Erection of a single storey rear/side extension with roof lights.

Applicant: Mr S Hayer

Site Visit Date: N/A

Submitted Documents/Plans

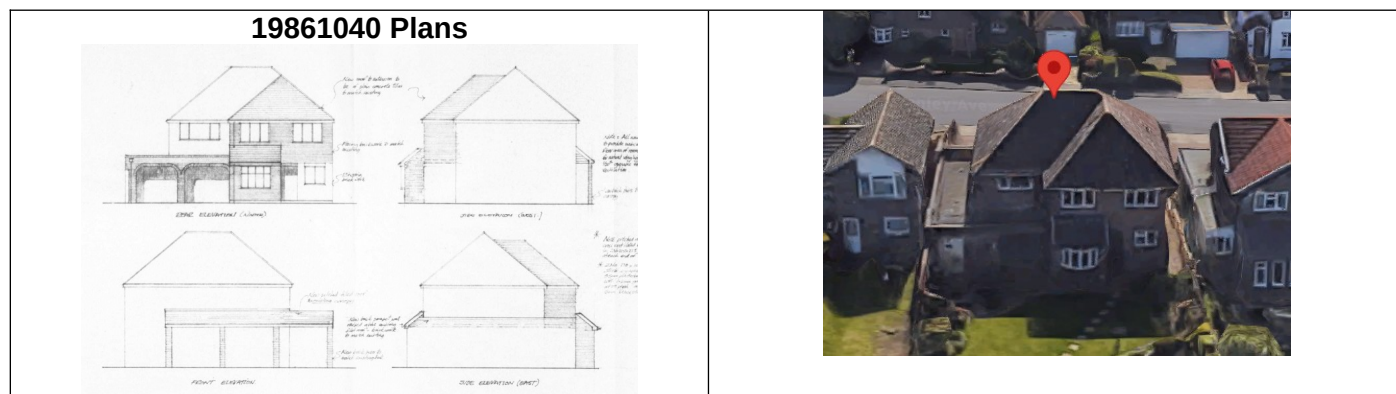
Application Form;
Site Location Plan;
Block Plan – Proposed;
Block Plan – Existing;
Drawing No. DA11RGPP1 – Floor and Roof Plans – Existing;
Drawing No. DA11RGPP2 – Floor and Roof Plans – Proposed;
Drawing No. DA11RGPP3 – Front and Rear Elevations – Existing and Proposed; and
Drawing No. DA11RGPP4 – Side Elevations – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19861040	Erection of a single storey and two storey extension to form covered area and enlarged dining room with two enlarged bedrooms at first floor level erection of a covered way at the front and construction of a parapet wall on eastern elevation of existing side.	Permitted	17.03.1987

Planning History Background Note

It is evident from google aerial images and the 19861040 plans, that the above application has been implemented:





On the 19861040 decision notice, some permitted development rights are restricted. It states:

(iii) The areas shown on the submitted drawings reserved for the garaging/parking of vehicles shall be kept available and used for such purposes at all times and no development, whether or not permitted by the Town and Country Planning Act 1971 (as amended) or in any provision equivalent to that Order in any statutory instrument revoking and re-enacting that Order, shall be carried out in such a position as to restrict vehicular access thereto.

(iv) Notwithstanding the provisions of Article 3 of and Class I of Schedule 1 to the Town and Country Planning General Development Order 1977 (as amended) or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, no windows shall be formed in the flank elevation of the extensions hereby permitted.

and the grounds for the imposition of such conditions are:-

(iii) The development without the provision of off-street garaging/parking facilities would be likely to lead to vehicles parked on the public highway to the detriment of visual amenity and road safety.

(iv) In order to safeguard the amenity of the occupants of adjoining dwellings.

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



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

Local Ward Councillors

No comments received.

Neighbouring properties

Five surrounding properties were consulted and no responses were received. The overall consultation period expired on 25.11.25.

Site Description

33 Brenchley Avenue is a two-storey detached property fronting the northern side of the highway.

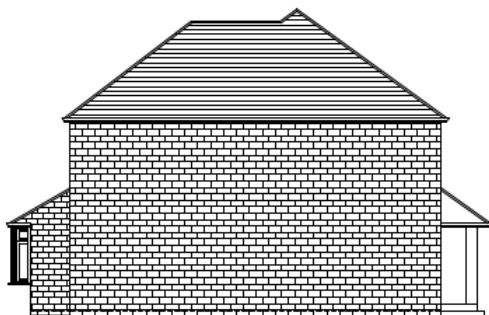
Google Image



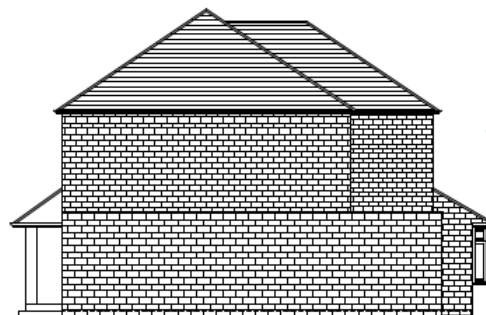
This application proposes the erection of a single storey rear/side extension with roof lights.

Proposed Development

The extension would have a height of 3.00m (3.15 including roof lantern), a depth of 5.00m measured from the rear utility room projection, or 7.00m when measured from the rear wall of the garage, and a width of 12.80m:



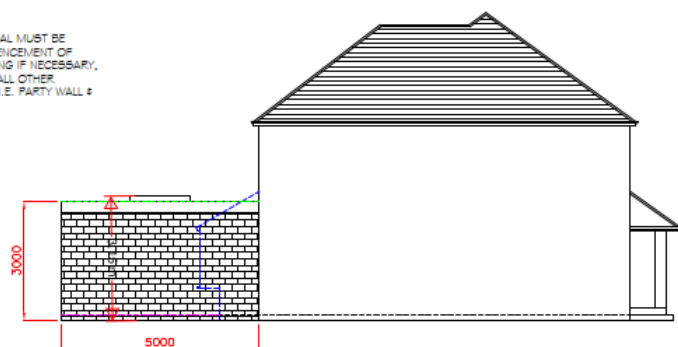
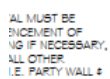
EXISTING SIDE ELEVATION - A



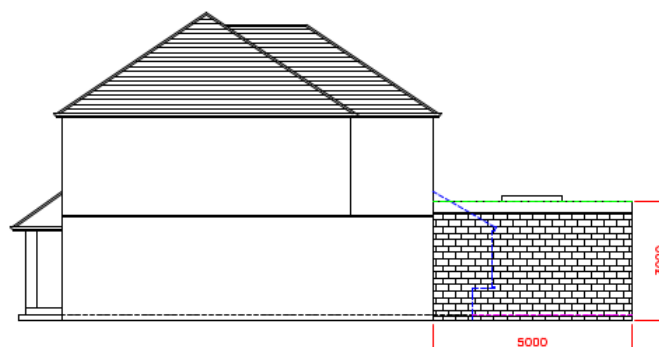
EXISTING SIDE ELEVATION - B

- * NEW SKY LIGHTS TO PROTRUDE NO MORE THAN 0.30 M FROM ORIGINAL ROOF SLOPE OR OTHERWISE SPECIFIED ON PLANS.

- NEW VELUX WINDOWS TO PROTRUDE NO MORE THAN 0.15 M FROM ORIGINAL ROOF SLOPE.



PROPOSED SIDE ELEVATION - A



PROPOSED SIDE ELEVATION - B



EXISTING FRONT ELEVATION



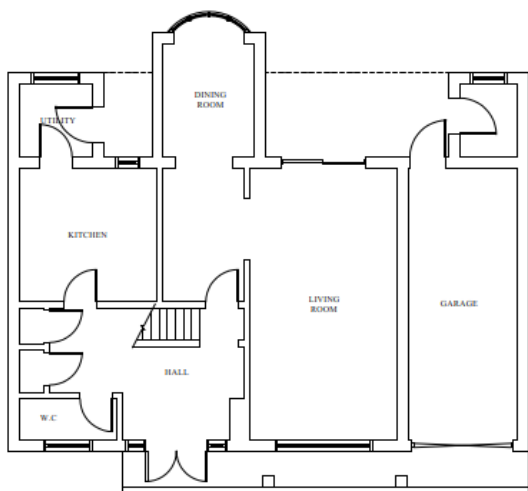
EXISTING REAR ELEVATION



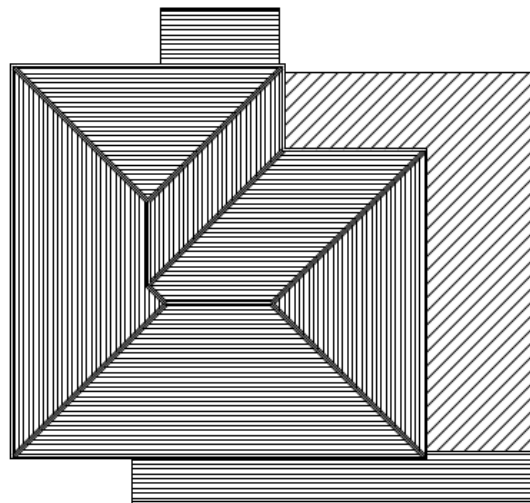
PROPOSED FRONT ELEVATION



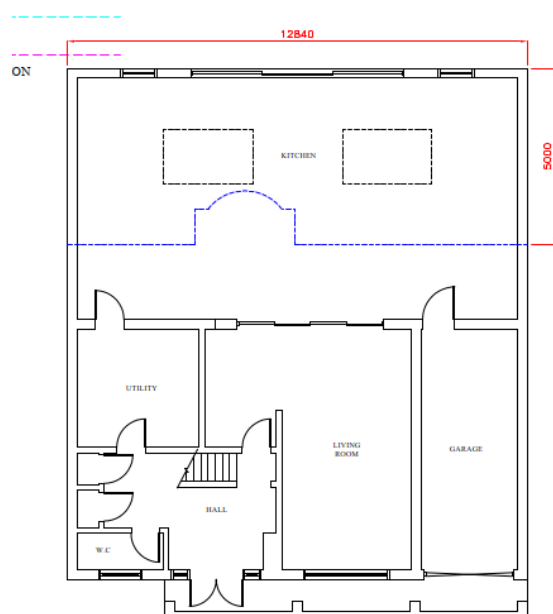
PROPOSED REAR ELEVATION



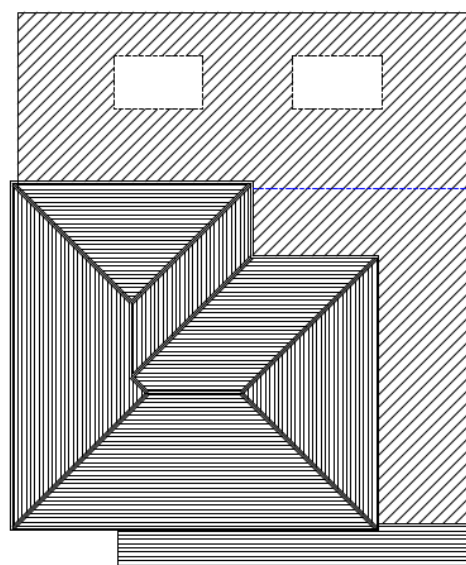
EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

Officer's Analysis

Design, Character and Appearance

The extension would be modest in height and the external materials would match the existing dwelling; which is preferable. Although it is noted that the proposed extension would be single storey, it is considered to be a very large extension in terms of depth and width (which would extend full width of the property including behind the garage). Notwithstanding the size of the proposed extension, it is noted that the rear of the property is currently partly covered under a single storey arch structure and as such, part of the depth of extension would essentially be infilling this existing area. Given that the proposal is for a single storey extension only, the development, on balance, is considered to be acceptable.

Overall, in terms of design, the proposed development is considered to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The development would provide sufficient room area and garden size post development in accordance with the Residential Layout Guidelines (2020). Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

There are no concerns in terms of neighbouring amenity that arise as a result of this proposal. The extension is single storey and there are no windows proposed in the flank elevations of the extension. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of parking provision that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>

Dated:	10th December 2025	Dated:	11th December 2025
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