

Delegated Report

Householder Planning Application

Application No: 20250527

Location: Longreach, Old Watling Street, Gravesend, Kent, DA11 7NT

Description: Erection of a part double part single storey rear extension with two roof lanterns. Conversion of loft space to habitable rooms with two dormers to the front, 1 dormer and 1 rooflight to the rear. Changes to fenestration.

Applicant: Mr. Sukh Majhail

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 19 May 2025;
- Drawing no. 01 – Site Location and Block Plan as Existing;
- Drawing no. 02 – Existing Floor Plans;
- Drawing no. 03 – Existing Elevations;
- Drawing no. 04 – Proposed Floor Plans;
- Drawing no. 05 – Proposed Loft and Roof Plans;
- Drawing no. 06 – Proposed Elevations and Block Plan;
- Drawing no. 07 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
19800714	Stationing of a caravan for a temporary period on eastern part of site	PERMITTED	09.10.1980
19800647	Erection of a two storey dwelling with detached double garage	PERMITTED	03.10.1980
19791121	Outline application for the erection of a pair of semi detached houses with integral garages and one detached house with integral garage on the site	REFUSED	15.04.1980

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

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Three surrounding properties were consulted and no representations were received. The consultation period expired 23 June 2025.

Officer's Analysis

Longreach is a two storey detached dwelling located on the northern side of Old Watling Street.



The property benefits from a large driveway and a detached garage to the rear, accessed to the side of the building.

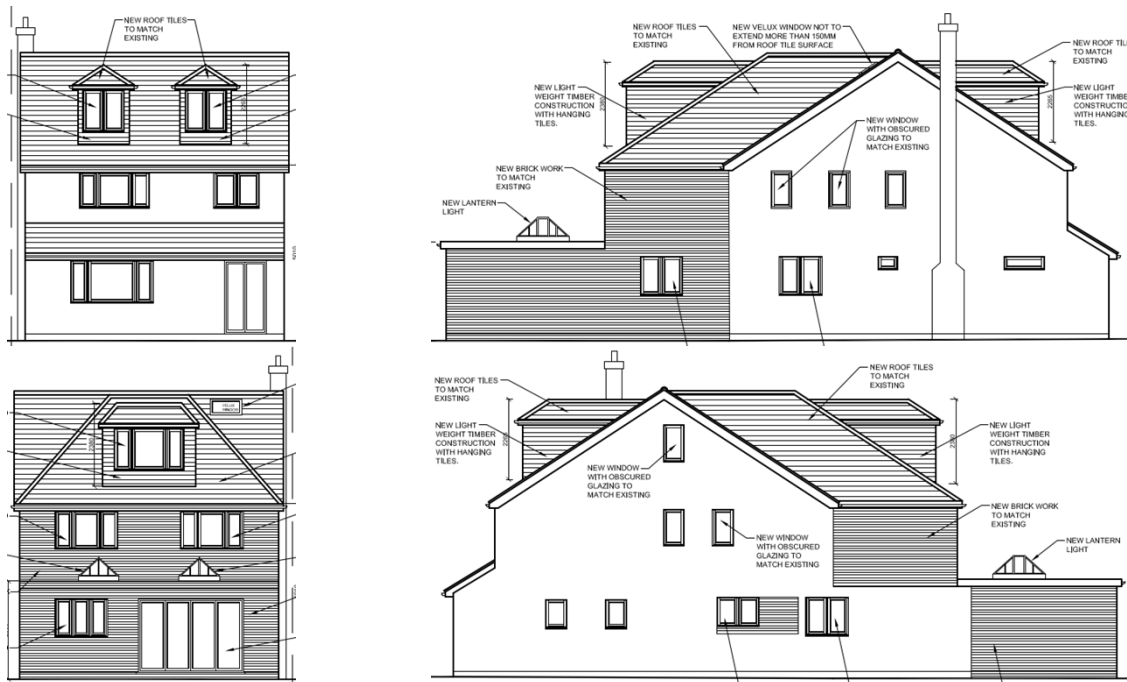
Proposed Development

This application seeks permission for the erection of a part two storey, part single storey rear extension, and conversion of the roof into habitable rooms with front and rear dormer windows.

Existing Elevations



Proposed Elevations



The dimensions of the extensions are set out below:

Dormer Windows (Front)

- Depth – 3.5m
- Width – 1.5m
- Height – 2.265m

Two Storey Rear

- Depth 3.5m
- Width – 7.35m
- Height – 8.1m
- Height (eave) – 5.1m

Single Storey Rear

- Depth – 4.5m
- Width – 7.35m
- Height – 2.8m

Dormer Window (Rear)

- Depth - 3.6m
- Width – 2.65m
- Height – 2.38m

The extensions would create space for an open plan kitchen/living/diner and utility room on ground floor level, a study and three ensuite bathrooms at first floor and a playroom, bedroom and toilet within the roof space.

Design, Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2024) sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Gravesham's Design Code (2024) expands on the LPCS, to provide additional clarity on expectations of proposals within the Borough. Although high-level, the documents sets out that that design must respond to the scale and proportion of surrounding character, with elevational design that reinterprets key aspects of the existing built form in a style appropriate to the context and provides balance of proportions between each part of the building.

Gravesham's Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. The SPD goes on to highlight that development should not dominate the original property, stating that two storey rear extensions should appear subservient and should not dominate the host dwelling to appear overdeveloped and incorporate roof designs to reflect and tie in with the main properties roof. In relation to roof extensions, these should not interrupt or unbalance the pattern of visible roof form.

The proposed extensions would alter the appearance of the property from public vantage point, by virtue of introducing dormers windows on the front roof slope. However, the dormers are well-proportioned and symmetrically spaced on the roof slope, and are not dissimilar to other front roof extensions within the street scene. Therefore, the Local Planning Authority have no objection in terms of design.

The scale of the extensions at the rear of the property are large and increase the overall depth by 4.1m, with the two storey element being constructed up to the ridge and introducing a flat roof. Although flat roof extensions are not generally supported by the Local Planning Authority above single storey level, the proposal would only introduce minimal sections of flat roof which are not visible from public vantage point. Moreover, there are other flat roof extensions and dwellings within the surrounding area and other property have been extended significantly. Therefore, the proposal is considered to be acceptable within this context.

The proposed development will not significantly alter the character or appearance of the dwelling, are appropriately designed and are not visible from public vantage points. As such, the proposal accords with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extensions would provide generous sized rooms for future occupiers and is in accordance with local residential layout guidelines. The property also benefits from a large garden area. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed development is not considered to have any detrimental impact on adjoining properties. Although the extensions are large, the two storey element would only extend beyond the rear wall of the property by 3.5m and has a roof design that hips back into the main roof. This would limit impact on the adjoining neighbour to the west (Kateshga), which is set back from the application property. Kateshga has flank windows facing east at ground and first floor levels, which serve bathrooms and a bedroom at the rear on the ground floor. The bedroom window is set back from the proposed two storey extension by 4.4m and is not considered to be impacted by loss of light, outlook or sense of enclosure.

The neighbour to the east (Highways), is set forward of the application site by approx. 3.5m at the rear (see satellite image below). As demonstrated in the satellite image, the extension to the rear of Highways is adjacent to the ridge of Longreach and would likely already experience overshadowing as a result.



The proposed two storey rear extension would extend the application property by 3.5m at first floor level, but is separated from the shared boundary by approx. 2.6m. Due to the existing layout, separation distance, as well as the hipped roof of the proposed extension, the amenity of the neighbour is not considered to be impacted through loss of light, outlook or sense of enclosure.

No neighbour representations have been received.

Overall, the proposal is considered to safeguard neighbour amenity in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

The property benefits from a large driveway and a detached garage with space to accommodate vehicles. Although the development results in an uplift in bedrooms, there is adequate off-street parking provision onsite to meet demand. Therefore, the proposal is in accordance with Gravesham's adopted parking standards (SPG4) as well as local and national highway policy.

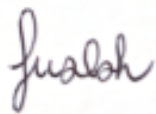
Conclusion

The application has been fully considered and is in accordance with local and national planning policy. As such, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21 st July 2025	Dated:	22 July 2025