

Delegated Report

Householder Planning Application

Planning Application No: 20250601

Location: 7 Burghfield Road Istead Rise Gravesend Kent

Description: Demolition of conservatory and front porch; erection of single storey side/rear extension incorporating raised walls and new roof to existing garage; erection of retaining walls and new patio at rear; and installation of roof lights in front and rear roof slopes.

Applicant: Mr Oakley

Site Visit Date: 01 July 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. SM531.1 Rev. A Existing layout, elevation, section, block and site location plans; and
Drawing no. SM531.2 Rev. A Proposed layout, elevation, section and block plans.

Relevant Planning History

None.

Procedural Issues

At the site visit, the applicant confirmed that an area of land at the rear of the application site has been excluded from the red line boundary because he is unsure about its ownership.

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

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)

Consultations, Publicity and Representations

Southern Water

Insufficient Information provided:

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Existing Southern Water Assets:

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>



Proposed works involve demolition:

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at:

SouthernWaterPlanning@southernwater.co.uk

National Grid UK

No response received.

Southern Gas Networks

No response received

Health And Safety Executive - Planning Advice

No response received.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

The proposed development would involve a single storey rear extension of 5.5 metres depth, across the full width of the dwelling and a 2.2 metre depth patio, with 0.6 metre tall, retaining walls, across the full width of the garden. The flank wall of the existing side extension (garage/study area) would be raised and new flat roof incorporated, a small pitched roof would be added to the front elevation and the existing front porch would be removed.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. The proposed flat roof would not be widely visible and it is noted that although large, the proposal would be subservient to the existing building in terms of size.

The application site is located in the Instead Arable Farmlands 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 Gravesham Landscape Character Assessment will be taken into account in determining applications.

The Instead Arable Farmlands LCA is characterised by gently undulating topography with open arable fields, orchards to the east, some native woodland, clusters of properties and farmsteads, large pylons and the modern Instead Rise housing development. The overall condition of the landscape is poor and it has moderate sensitivity. The document recommends the restoration of distinctive landscape features and patterns.

The application site is located in Instead Rise 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 (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers, sufficient floor area would be available in the proposed bedroom and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG).

Neighbouring Amenity

The closest residential properties to the application site are nos. 6 and 8 Burghfield Road (located to the east and west respectively).

No windows are proposed in the side elevations of the extension and due to the screening provided by existing boundary treatments, there would be adverse overlooking impacts from the proposed patio to either of the adjacent dwellings.

The application site is north facing and as such, there would be no loss of sunlight to the windows or gardens of the adjacent dwellings.

No. 6 Burghfield Road has a rear extension of some 3.5 metres depth and two windows in the side elevation that face the application site. Due to the proposed increase in the height of the side wall of the garage/study at the application site, the side windows of no. 6 would have slightly reduced outlook and daylight. However, this loss would not be so significant as to warrant the refusal of planning permission on adverse overshadowing or overbearing impacts grounds.

No. 8 Burghfield Road is located on higher ground and has a rear extension of some 3.5 metres depth and a window in the side elevation that faces the application site. Due to the separation between, and the orientation of, this property and the application site, there would be no adverse overshadowing or overbearing impacts.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

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

According to the Borough Council's adopted Vehicle Parking Standards, a three bedroom dwelling should have two vehicle parking spaces. According to the Householder Extensions/Alterations Design Guide (2021), vehicle parking spaces should be a minimum of 2.5 metres in width (2.7 metres where they adjoin an enclosed boundary) and 5 metres depth.

It is noted that an existing bedroom would not be altered in terms of size/layout but is shown as a snug on the proposed drawing. As this room would still be capable of being used as a double bedroom, it should be included in the total number of proposed bedrooms at the property.

The proposed development would result in the dwelling increasing from two bedrooms to three and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area could accommodate two vehicles and there is a single garage (with dimensions that do not meet minimum garage size standards). A condition can be attached to any planning permission granted to ensure that the existing frontage parking is retained permanently.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards 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.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. 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 groundwater or archaeology. As such, the proposal would be in line

with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in close proximity to a gas pipeline (along the site frontage) and within the consultation zone for two gas feeders. The Health and Safety Executive, National Grid UK and Southern Gas Networks have not responded to consultations seeking their comments. However, as the proposed works would be relatively minor and would be located within the confines of an existing residential garden, it is considered that there would be no adverse impacts to gas infrastructure. The applicant should be made aware of the existence of the gas infrastructure, via an informative attached to any planning permission granted.

The application site contains Southern Water apparatus in close proximity to the proposed rear extension. Southern Water seek the imposition of a pre-commencement condition relating to the submission of details of the proposed means of foul/surface water drainage disposal; to be notified prior to any demolition works; and to be consulted regarding the location of public assets prior to the layout of the proposal being finalised.

Foul/surface water drainage issues would be considered as part of the Building Regulations process and as such, it would not be appropriate to condition these details to be provided as part of this planning application. This issue and the others raised by Southern Water can be brought to the attention of the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further openings in flank elevations

Retention of existing parking area

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:	Richard Hart
Signed:		Signed:	
Dated:	13th August 2025	Dated:	13 th August 2025