

Delegated Report

Householder Planning Application

Planning Application No: 20251163

Location: 249 Valley Drive Gravesend Kent DA12 5SQ

Description: Erection of a single storey rear/side extension with roof lantern. Erection of a double storey side extension with sun tunnel and erection of a single storey front porch extension.

Applicant: Mrs Tracy Dixon

Site Visit Date: Desktop Assessment

Preliminary Matters

The application as originally submitted was identified as not being policy compliant and in order to achieve a positive outcome negotiation took place to alter the design and achieve a positive outcome.

The original plans showed the part of the extension visible from the highway to be finished with materials which differed from the host dwelling and surrounding area. Subsequently, updated plans were provided to show any materials visible from a public vantage would match that of the existing dwelling, excluding that of the proposed porch which was deemed as acceptable.

Submitted Documents/Plans

Application Form Dated 16/11/2025;
Site Location Plan;
Drawing Number 01 (Block Plans – Existing and Proposed);
Drawing Number 02 (Floor Plans – Existing);
Drawing Number 03 REV A (Elevations and Sections – Existing);
Drawing Number 04 REV A (Floor Plans – Proposed);
Drawing Number 05 REV A (Elevations and roof layout – Proposed); and
Drawing Number 06 REV A (Sections – Proposed).

~~Drawing Number 03 (SUPERSEDED Elevations and Sections – Existing);~~
~~Drawing Number 04 (SUPERSEDED Floor Plans – Proposed);~~
~~Drawing Number 05 (SUPERSEDED Elevations – Proposed); and~~
~~Drawing Number 06 (SUPERSEDED Sections – Proposed).~~

Relevant Planning History

No relevant history

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

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 24th November 2025. No responses were received and the consultation period ended on 19th December 2025.

Officer's Analysis

Design, Character and Appearance

249 Valley Drive is a two-storey semi-detached dwellinghouse located on the eastern side of the highway. The application site is part soft landscaped and part hardstanding for off road parking, although there is no dropped kerb in situ.



The application proposes the erection of a single storey rear/side extension, a two-storey side extension and a single storey front porch extension.

The two-storey side extension would have a pitched roof at a maximum height of 9.3m, an eaves height of 5.3m and would measure 7.8m in length. It would project 2.5m from the flank elevation and be set back from the principal elevation by 0.5m.

The extension would create space for a fourth bedroom with ensuite to the ground floor and an extended bedroom with ensuite to the first floor. The extension would introduce 2no windows to the front elevation, both serving bedrooms and 2no windows to the flank elevation at ground floor and first floor level serving the ensuites and will be conditioned to be Pilkington Level 3 or above.

The extension would be constructed with a brick finish to match the host dwelling.

As submitted, there are no concerns with the two-storey side extension.

The single storey rear/side extension would have a flat roof at a maximum height of 3.81m, a width of 8.5m and a depth of 1.9m. The development would create space for a larger open plan kitchen/dining area with utility room. The development will introduce bi fold doors from the dining area and a door and window from the utility area to the rear elevation and a window to the flank elevation, also serving the utility area.

The section of the extension projecting from the rear elevation would be constructed with a grey rendered finish. While the proposed finish does not match of the host dwelling, the single storey rear extension is not visible from a public vantage point and as such would have no impact on the existing street scene.

As submitted, there are no concerns with the single storey rear/side extension.

The application also proposes a porch to the front elevation. The porch would have a flat roof at a maximum height of 3.18m, a width of 2.65m, would project from the principal elevation by 0.9m and would create space for a larger entrance hall.

The proposed porch would be constructed with a rendered finish. The host dwelling is constructed with a brick finish, the proposed rendered porch is of a modest size which is not considered to impact the character of the dwelling or that of the wider street scene.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to four.

Post development the application site would retain a private amenity area of circa 152.47m² and a minimum depth of 17.99m.

Furthermore, all proposed rooms are in accordance with the recommended guidelines.

Therefore, the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The application introduces 2no windows to the ground floor and a window to the first floor of the flank elevation facing neighbouring property known as 247 Valley Drive. However, the proposed windows will serve 2 en-suites which will be obscure glazed and a utility room which is not considered to be a habitable room.

The application also introduces a habitable window to the first-floor principal elevation, serving a bedroom. However, the application site does not front any dwellings and as such there are no concerns with neighbouring privacy.

There is a window to the first floor of the flank elevation of neighbouring property 247 Valley Drive, however, this does not serve a habitable room and therefore raises no concerns with the impact on privacy or overshadowing.

Furthermore, the single storey extension is of a modest height and overall there no concerns with neighbouring privacy, outlook of overlooking.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The application proposes to increase the number of bedrooms at the property from three to five. However, it is considered that due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

As such, there are no concerns with parking and highways.

Conclusion

The proposal is not excessive in size or bulk, has been constructed using appropriate materials and has no detrimental impact on the street scene. The development is considered to safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed **conditions / reasons for refusal** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	20th January 2026	Dated:	22nd January 2026