

Delegated Report

Householder Planning Application

Planning Application No: 20260410

Location: 4 Evesham Road Gravesend Kent DA12 5PP

Description: Conversion of the garage with integrated front porch, fenestration changes with raised patio and steps down to garden.

Applicant: Joan Taiwo

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. BL_DRG_4078.2_01 – Location Plan;
Drawing No. BL_DRG_4078.2_02 – Site Plans – Existing and Proposed;
Drawing No. BL_DRG_4078.2_03 – Floor Plans – Existing;
Drawing No. BL_DRG_4078.2_04 – Elevations and Sections – Existing;
Drawing No. BL_DRG_4078.2_05 – Floor Plans – Proposed; and
Drawing No. BL_DRG_4078.2_06 – Elevations and 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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors



No comments received.

Neighbouring properties

Seven surrounding properties were consulted, no comments were received and the overall consultation period expired on 14.05.26.

Site Description

The application property is a two storey semi-detached property fronting the eastern side of Evesham Road. There is an existing adjoining garage located to the side of the property which projects forward of the existing traditional recessed entrance porch.

Google Image

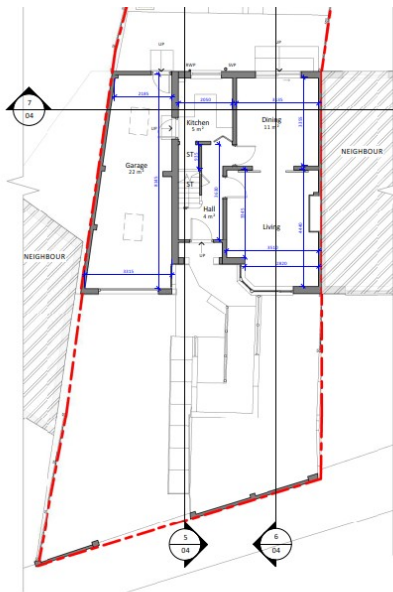


This application proposes the conversion of the garage to form an additional living room, incorporating a raise in roof height and the construction of an integrated front porch/extension. In addition, fenestration changes are proposed along with a raised patio area and steps down into the rear garden.

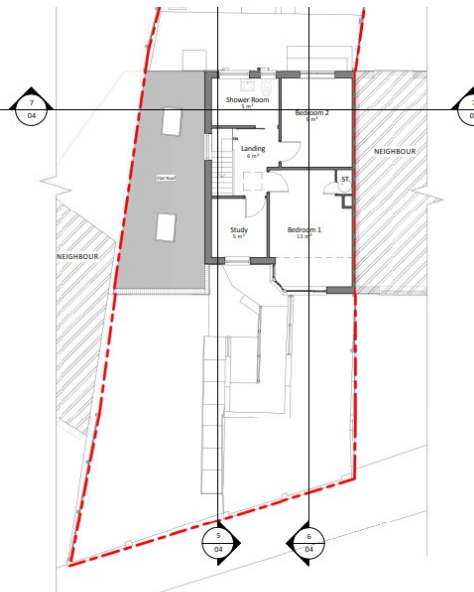
Proposed Development

The development would create space for an additional living room and open plan kitchen diner.

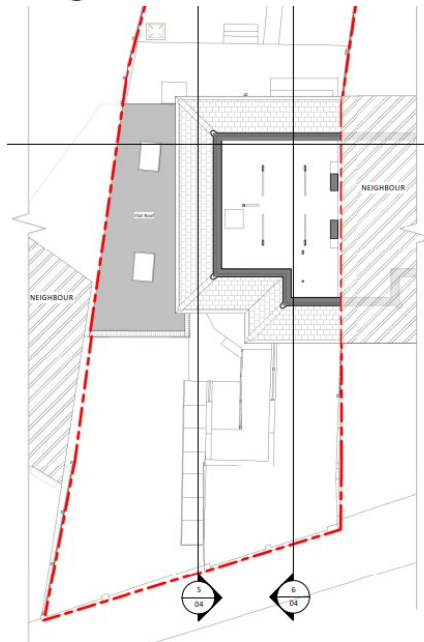
Existing Plans and Elevations



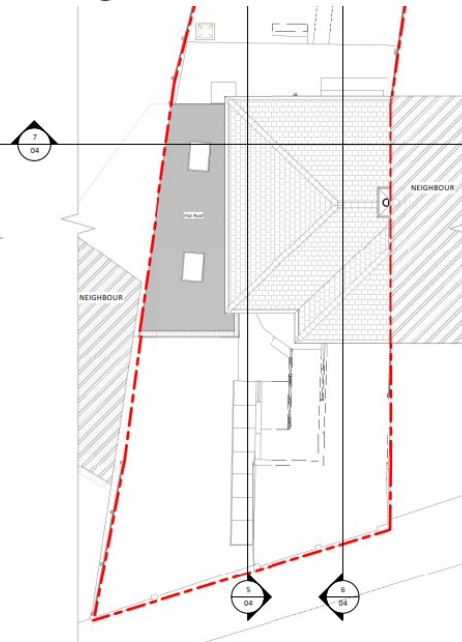
1 Existing Ground Floor
1 : 100



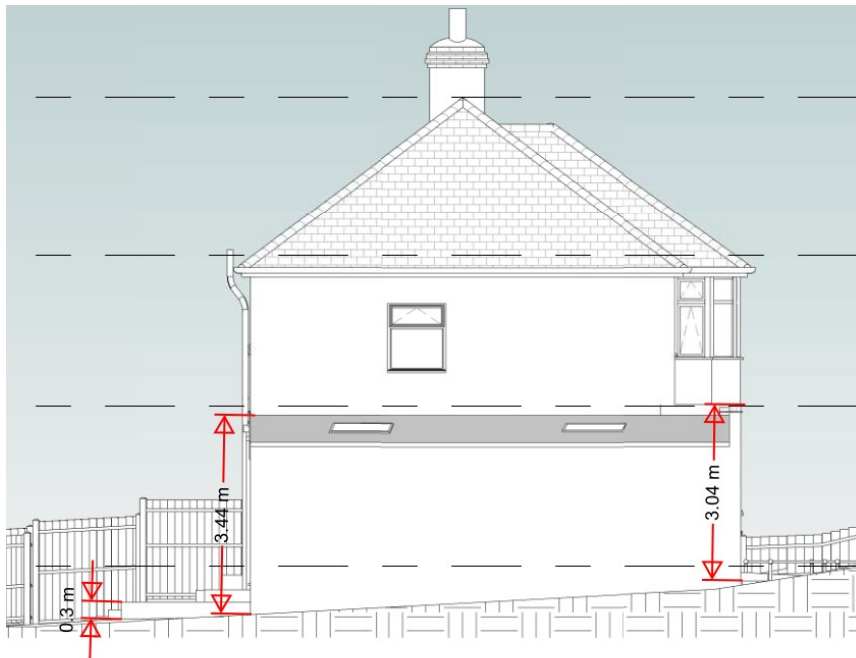
2 Existing First Floor
1 : 100



3 Existing Loft
1 : 100



4 Existing Roof
1 : 100



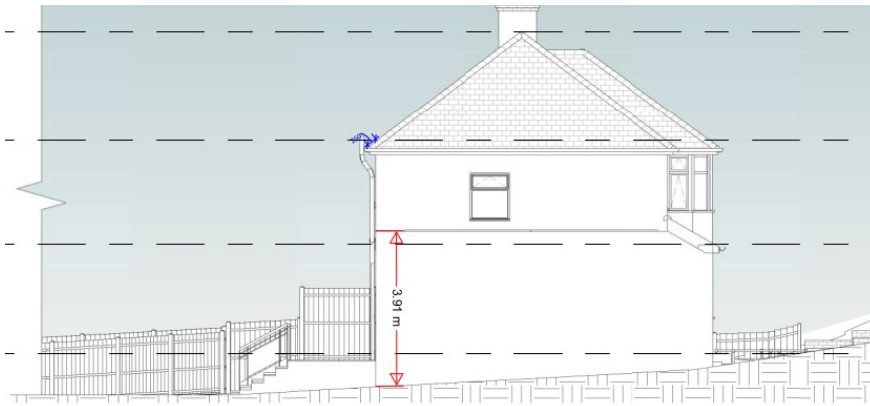
g Left Elevation



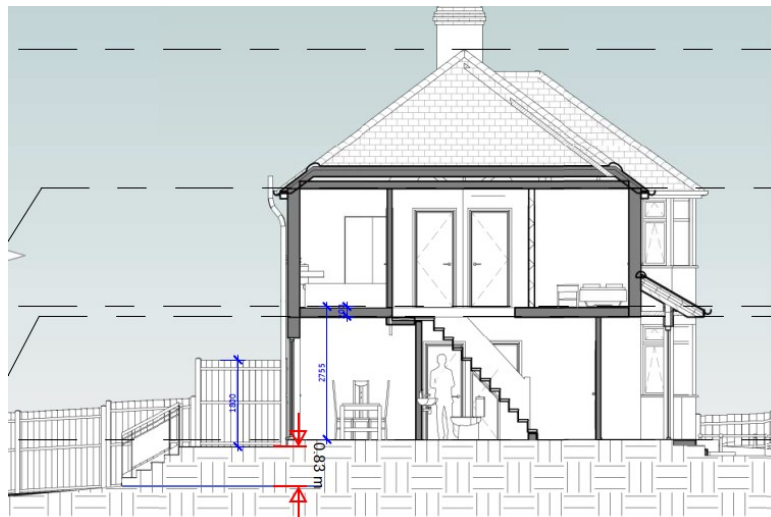
3 Existing Rear Elevation
1 : 100

Proposed Plans and Elevations

Ground Floor:



2 Proposed Left Elevation
1 : 100



5 Proposed Section 1
1 : 100



Proposed Section 2

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

In addition to the above, the Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Some of the key elements of the Householder Design Guide that are relevant to this proposal are included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.

Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.

The proposed external materials would largely match the existing, and acceptable external materials could be secured by condition, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development. However, the proposal would also need to meet other design

principles in terms of scale, design and character.

Conversion of the Garage

There is an existing garage already in situ. However, the altered and converted garage would be constructed with a false pitched roof, approximately 0.73m higher (using the front elevation as a point of measurement) than the existing garage and would be only just below the first floor window cill height. In this part of Evesham Road, the land slopes downwards to the North, meaning No.2 Evesham Road is on a significantly lower land level than the application site. As such, the resultant height increase and false pitched roof would be particularly prominent within the street scene, resulting in a discordant appearance and disrupting the existing rhythm. Overall, the development is considered to be detrimental to the character and appearance of the existing dwelling and street scene.

Porch/Front Extension

The existing garage projects forward from the dwelling and is already prominent. The increase and alterations incorporating the porch/front extension would extend further forward, resulting in a dominant addition that would erode the character and features of the dwelling, including partially subsuming the ground floor bay window and the loss of the recessed door feature. Overall, the proposed porch/front extension is considered to be detrimental to the character and appearance of the host dwelling and street scene.

Raised Deck/Patio Area

The extension to the raised patio area would be at a height of approx. 0.83m, right up to the shared boundaries and would include 1.80m boundary treatments from the raised platform floor level. This would result in overbearing and dominating boundary treatments (combined with the additional deck height) along both shared boundaries, and would be particularly impactful along the shared boundary with 2 Evesham Road, which is on a lower ground level than the application property. This shall be explored further in the amenity section of his report.

Overall Design Conclusion

Overall, the design of the proposed development is not considered to integrate well with the existing character of the dwelling, resulting in an unsympathetic prominent addition to the property that would be highly visible, to the detriment of the appearance of the host dwelling and street scene. This is further exacerbated by the slope of the land, and the orientation of the dwelling.

Therefore, the development is considered result in an incongruous and dominant development and the erosion of the dwellings character and features; to the detriment of the character and appearance of the host dwelling and surrounding area. The proposed extensions and alterations are considered to be unsympathetic additions excessive in scale which would negatively impact the appearance of the dwelling from the street scene and disrupt its rhythm. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024)

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. There are no increase in bedrooms proposed and the rear garden size would remain the same, post development. In terms of room sizes, the proposal would also accord with the guidance, albeit the WC would be undersized. Overall, the proposal is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).



Neighbouring Amenity

No neighbour representations were received as a result of the consultation carried out for this application.

Neighbouring amenity is generally considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook. The proposed raised patio area would be at a height of approx. 0.83m, right up to the shared boundaries with the adjoining neighbouring properties and would include 1.80m boundary treatments from the raised platform floor level. This would result in overbearing and dominating boundary treatments (combined with the additional deck height) along both shared boundaries, which would be particularly impactful along the shared boundary with 2 Evesham Road, which is on a lower ground level than the application property. In addition, due to the difference in garden land levels, and the orientation of the property, the raised platform would afford views into the dwellings and garden areas of surrounding neighbouring properties. As aforementioned previously in this report, the proposed alterations to the existing garage would result in a height increase along the shared boundary with No.2.

Google Images







Right Move Image of 2 Evesham Road, with application property shown on the left



For the reasons outlined above, overall, the proposal is considered to be an overbearing and visually intrusive development that would also impact the privacy of neighbouring properties. This impact is considered to be detrimental to neighbouring amenity, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) which safeguards neighbouring amenity.

Parking and Highways

As per Gravesham's Householder Design Guidance (2021), in order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car. The plans show that the garage is undersized as a parking space and there is no increase in bedrooms. As such, there is no change to the existing situation and therefore no concerns in terms of highways and parking 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 Groundwater Protection Zone 2, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed design of the development is not considered to integrate well with the existing character of the dwelling, resulting in an incongruous and dominant development and the erosion of character and

features. The proposed extensions and alterations are considered to be unsympathetic additions, excessive in scale which would negatively impact the appearance of the dwelling from the street scene and disrupt its rhythm. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024)

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Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	25th June 2026	Dated:	30th June 2026