



Delegated Report

Householder Planning Application

Planning Application No: 20251128

Location: 93 Hever Court Road Gravesend Kent DA12 5EQ

Description: Demolition of conservatory, erection of a first floor side extension, erection of a single storey front, side and rear extensions and erection of a front porch. Re-positioning of the boundary fence to a height of 1.8m along the side of the property.

Applicant: Mr Gurdeep Natt

Site Visit Date: 25/11/2025

Submitted Documents/Plans

- Application Form
- Drawing No: 93HCR/A3/03 (Existing/Proposed Block Plans)
- Drawing No: 93HCR/A3/02 (Proposed Plans and Elevations)
- Drawing No: 93HCR/A3/01 (Existing Plans/Elevations and Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19790366	Erection of a single storey extension to form enlarged kitchen and dining room at the side	Permitted	05.07.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

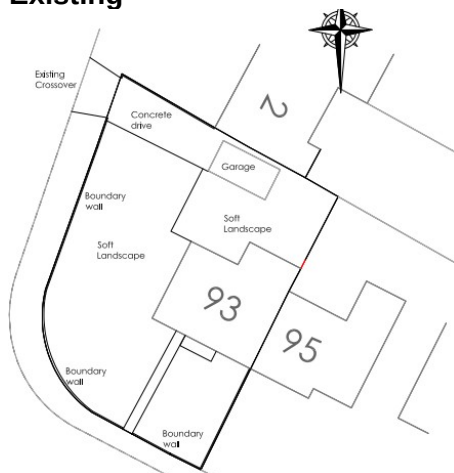
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 19.12.2025 and no comments were received.

Analysis

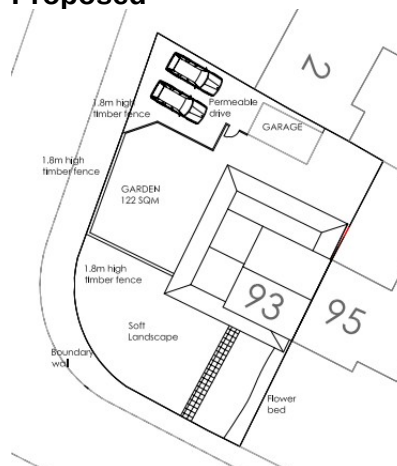
Proposal

The proposal seeks to demolish the existing conservatory and side extension and erect a part two storey and single storey side extension, a single storey rear extension and a front canopy. The proposal also seeks to relocate the existing boundary fence.

Existing



Proposed





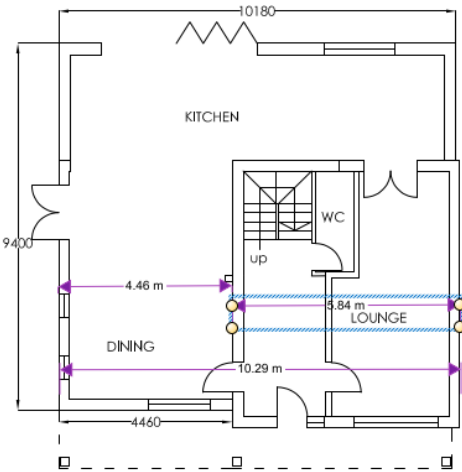
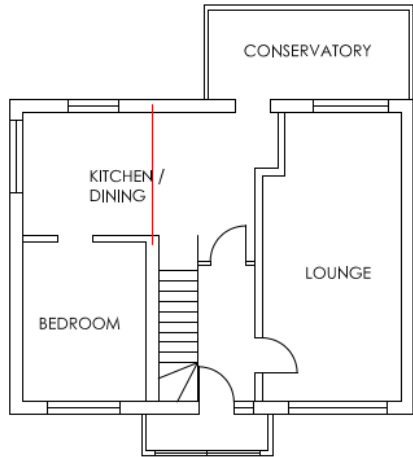
Front Elevation

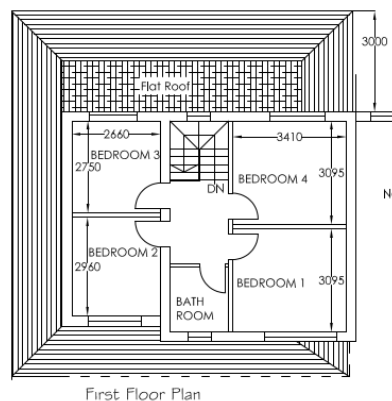
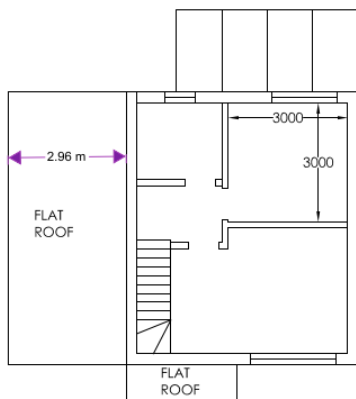


Rear Elevation



Side Elevation





Background

The application site has been previously extended by way of a single storey side extension under permission 19790366. There is also a rear conservatory in situ which has likely been erected under permitted development rules.

Character and Appearance

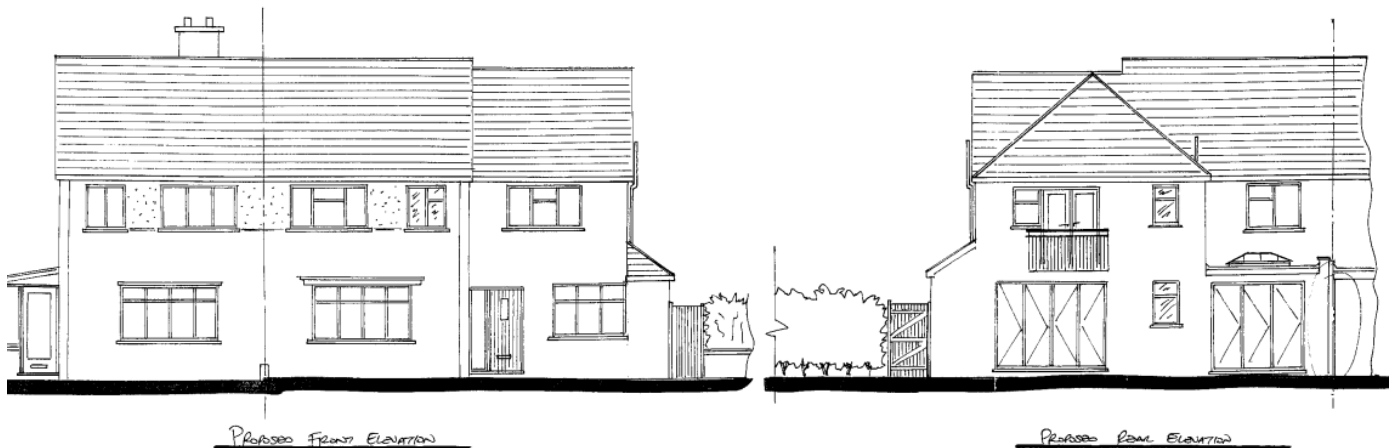
The application site is a two storey semi detached house situated on a prominent corner plot on Hever Court Road. The application site has a generous amount of land on the side with a modest rear garden area. It currently benefits from a garage and off road parking area which can be accessed via Sandown Road.

The proposal seeks to erect a two storey side extension which will have a width of 3m, the proposed ground floor extension will have a width of width 4.5m which will be 1.5m wider than the current extension. The ground floor extension will be set back and finished with a monopitch roof which will follow around the front side and rear extensions.

To the property frontage the extension will be a mono pitch canopy supported by three brick columns, this will not increase the footprint of the main dwelling. It is noted that the front porch will be demolished to make way for the canopy.

To the rear a single storey extension will be erected which will have a depth of 3m, the extension will project past the original flank wall of the host dwelling and extend to the flank elevation of the ground floor side extension.

It is important to note that the dwelling located across the highway known as 91 Hever Court Road has a two storey side and rear extension in situ which has elements which are similar to the proposed.





The proposed extension is located on a similar corner plot in a highly visible setting, however the scale of the proposal at No.93 is lesser than that at No.91. It is also noted that since the extension at No.91 was approved, the Council has adopted a design guidance.

However each planning application is assessed on a case by case basis. The proposed two storey side extension is acceptably built and demonstrates subservience in line with the requirements of the Council's adopted SPD.

The extension to the ground floor extension will increase the side projection however this will be similar in appearance to the extension at No.91 which is larger at two storey level.

The rear extension is acceptable in terms of its depth, however its width is noted as being above a preferable level, however on balance this is not considered to be harmful to a point to which a refusal would be balanced.

The front canopy does not increase the footprint of the development and has been designed to tie in to the mono pitch roof which will follow around the front side and rear of the development. On balance this element of the proposal is not considered to warrant a refusal.

The relocation of the boundary fence will see a 1.8m high timber fence erected to the side of the dwelling, this will contain the side garden area and offer privacy to the occupants. At present the garden area is not useable and is situated in a highly visible position rendering it unusable for personal use.

A similar fence has been erected at No.91 therefore the proposed would not be out of character or harmful to the area.



The proposal will also not disrupt the existing building line as can be seen from the below, the green line represents the building line which runs along Sandown Road.



On balance the proposed development is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed bedrooms are 7.2sqm and 7.8sqm respectively and therefore compliant with the nationally described space standard. The proposed bedrooms will be served by windows which will provide adequate light and outlook, there are no windows in the flank elevations and no concerns relating to a loss of privacy.

The development will increase from to 4 bedrooms resulting in a need for a larger garden area. The resultant garden area post development will be above 100sqm which is the minimum requirement for a 4 bedroom property.

The proposal adequately safeguards the amenity of future occupiers In line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development is not liable to cause a loss of light or outlook to any of the neighbouring properties due to the siting of the proposed development. There will not be any increased loss of privacy to the neighbouring property known as No.2 Sandown Road as the proposed bedroom window will face towards the flank elevation of this property which does not have any windows in the flank elevation.

In order to further safeguard privacy a condition will be imposed to ensure all bathroom windows are obscure glazed and top hung.

The proposed development safeguards the amenity of neighbouring occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will increase the onsite parking requirement.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.0m by 2.7m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

The proposed parking area is adequate in size to meet the requirements for the proposed development. The proposal is therefore compliant with the requirements of SPG4 KCC Parking Standards 2006.

Conclusion & Recommendation

On balance the proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)



Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10.12.2025	Dated:	23rd December 2025