

Delegated Report

Householder Planning Application

Planning Application No: 20250260

Location: 35A Watling Street Gravesend Kent DA11 7NU

Description: Erection of a first floor side extension, installation of rear dormer and insertion of roof light in the front elevation.

Applicant: Mr Peter Chopra

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. WS/25/01 – Planning Drawing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210363	Erection of a first floor side extension, installation of rear dormer and insertion of roof light in the front elevation.	Permitted	24.05.2021
20141001	Erection of a pair of four bedroom semi-detached two storey dwellings each with dormer windows in rear roof slope and attached garage.	Permitted	06.02.2015
20121055	Application for renewal of planning permission reference number 20100191 for demolition of existing bungalow and erection of two, two storey four bedroom dwellings each with rear dormer windows and attached garage.	Permitted	07.02.2013
20100191	Demolition of exiting bungalow and erection of two, two storey four bedroom dwellings each with rear dormer windows and attached garage.	Permitted	03.06.2010

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
- Section 15 – Conserving and Enhancing the Natural Environment

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

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

7 surrounding properties were consulted plus site notice – overall consultation expiry date was 15.04.2025 – no responses received.

Officer's Analysis

No. 35A Watling Street is a two storey semi-detached dwelling situated on the northern side of Watling Street.



The property benefits from an attached garage and the front garden is hard paved for parking.

The proposal is for erection of a first floor side extension, installation of rear dormer and insertion of rooflight in the front elevation. The proposal along with re-ordering of the property internally would comprise an extended bathroom in a new location, extended rear bedroom, extended bedroom 1 with en-suite and extended bedroom at first floor level and a study at second floor level.

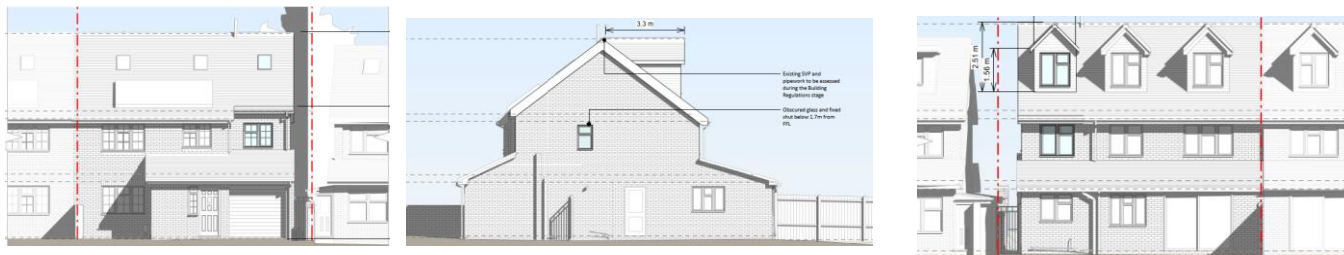
The proposal is the same as that permitted under previous application ref. 20210363.

For ease of reference the existing, approved and proposed elevations are as follows:

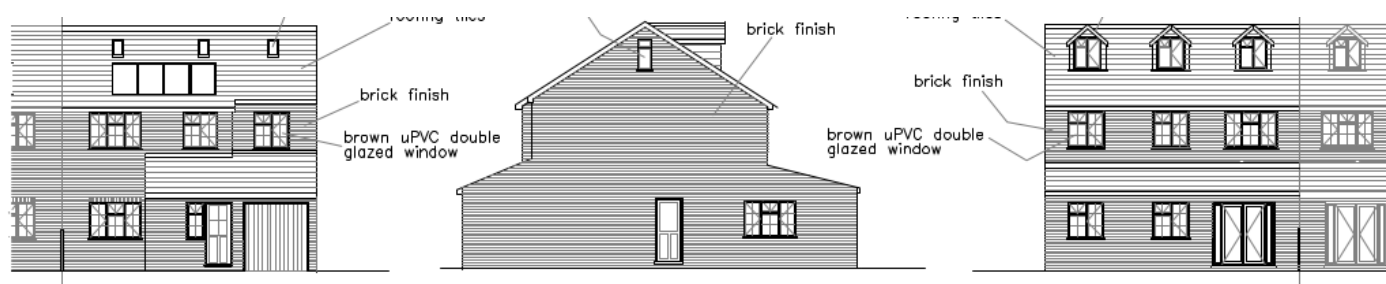
Existing



Previously Approved



Proposed



As can be seen above, the proposal – the first floor side extension, rear dormer and front roof slope - are the same as approved under application ref. 20210363; this permission expired on 24 May 2024.

The principle issues in the consideration of the application are as follows:

- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways

Design, Character and Appearance

In the delegated report for previous application ref. 20210363 it was noted how the proposed extension will mirror the design and detailing of the existing dwelling, would be set back from the front thus reducing its visual impact and retaining balance to the frontage. It was noted how there is a similar addition at the side of no. 31 Watling Street as can be seen in the 3D Google Earth image below:



It was noted how the materials would match the main dwelling and the roof pitch and rear dormer were harmonious with the existing dwelling. It was considered that the design of the development would fit into

the general streetscene and would not create a terracing effect. It was therefore concluded that the proposals were acceptable in design terms and conformed with Policy CS19 (LPCS).

With this current application that conclusion is again made. The extension would be the same as that approved under application ref. 20210363 and there have been no changes in policy which would result in any change to the previous assessment in design terms. Whilst ordinarily a set down of the ridgeline would be expected to ensure subserviency, the extension would be set back on the main front wall and the lack of set down of the ridgeline was accepted under application ref. 20210363; the extension at no. 31 with no set back or set down was also noted in that application.

The extension would be of modest width, would be set back from the main front wall and the roof pitch would match the main roof. The dormer extension would match the size and appearance of the other dormers in the rear roof slope and the rooflight would match the other rooflights in the front roof slope.

Overall in respect of design, character and appearance the proposal is considered acceptable in and compliant with Policy CS19 (LPCS).

Amenity of Occupiers

In the delegated report for previous application ref. 20210363 it was noted how internally the rooms were acceptable and met the SPG2 standards and the Technical Housing Standards (2015) and that the garden size was not reduced as a result of the development.

With this current application that conclusion is again made. The extension would be the same as that approved under application ref. 20210363 and there have been no changes in policy which would result in any change to the previous assessment in terms of the amenity of future occupiers. The bedrooms which are to be new/altered are bedrooms 1 & 3 at first floor level and these will be 14.6 sq. m and 9.7 sq. m respectively; both rooms will therefore meet the minimum standards for double and single bedrooms as set out in the Technical Housing Standards (2015).

In terms of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

In the delegated report for previous application ref. 20210363 it was noted how the property that could be most affected by the development was to the east being no 33 Watling Street and to a much lesser extent those dwellings that adjoin at the rear in Orchard Avenue.

It was stated that no. 33 Watling Street is set back from the rear main wall of the applicants dwelling by some 5m and 2m beyond the existing lean to single storey rear addition and although that dwelling is built up to the common side boundary, the application dwelling is set in by 0.5m to 1.0m from the boundary. It was noted that the extension would not come any nearer to the boundary and the only side window proposed at first floor level was an obscure glazed en-suite bathroom window. It was noted that there are no windows in the flank of no. 33 Watling Street.

With this current application that conclusion is again made. The extension would be the same as that approved under application ref. 20210363, the neighbour situation is the same and there have been no changes in policy which would result in any change to the previous assessment in terms of the amenity of future occupiers.

No neighbour representations have been received.

In terms of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

As per previous application ref. 20210363 the property is and would remain a four bedroom dwelling and there is sufficient off-street parking for a number of vehicles on the front drive which would be in SPG4 (2006) and in accordance with saved Policy P3 (LPFR).

Archaeology

The site is in an Area of Archaeological Potential but the proposal would not constitute any groundworks therefore no impact on archaeology and in this respect the proposal is compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

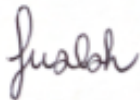
Conclusion

The proposal is the same as approved under previous application ref. 20210363 and there are no changes in circumstance or policy to warrant a different decision. The proposal is satisfactory in respect of design, character and appearance, amenity of occupiers, amenity of neighbouring properties, parking and highways and archaeology.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th May 2025	Dated:	13 May 2025