

Delegated Report

Householder Planning Application

Planning Application No: 20250274

Location: 23 Mermaid Close Gravesend Kent DA11 9EF

Description: Erection of a single-storey rear/side extension.

Applicant: Mr J Bains

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 20/03/2025;
Drawing Number 001 (Site Location Plan and Block Plans – Existing and Proposed);
Drawing Number 002 (Ground Floor Plan – Existing and Proposed);
Drawing Number 003 (Elevations – Existing); and
Drawing Number 004 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20241027	Erection of a part single part two storey rear extension and two storey side extension.	Refused	20.01.2025
20150639	Erection of a front porch incorporating an enlarged w.c. and construction of a lean-to canopy across the remainder of the front elevation.	Permitted	16.10.2015
20000627	Erection of 15 no. pairs of semi-detached two storey 2 and 3 bedroom dwellings and 6 no. detached two storey 3 bedroom dwellings with associated garaging and car parking spaces and laying out of private access road in substitution of previous planning permission ref no. GR/99/840.	Permitted	14.12.2000
19990840	Erection of 7 no. pairs of semi-detached two storey 2 and 3 bedroom dwellings and 11 no. detached two storey 3 bedroom dwellings with associated garaging and car parking spaces and laying out of private access road.	Permitted	24.01.2000

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)

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)
- 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

6 surrounding properties were consulted and a site notice was displayed on 1st April 2025. No responses were received and the consultation period ended on 25th April 2025.

Preliminary Matters

Previous application 20241027 for 'Erection of a part single part two storey rear extension and two storey side extension, was refused for the following reasons:

1. *The proposed development lacks subservience and therefore constitutes poor design, it will also result in the creation of a cramped form of development contrary to the requirements of CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance and Para 135(b) of the National Planning Policy Framework (2024).*
2. *The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 25 Mermaid Close and would have an unacceptable and overbearing impact to the neighbouring garden at No 6 Capstan Mews the proposal would therefore be an unneighbourly form of development which fails to safeguard neighbour amenity, contrary to the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135(f) of the National Planning Policy Framework 2024*

The current application looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

23 Mermaid Close is a two storey link-detached dwellinghouse located on the south side of the highway. The property is block paved to the frontage for off road parking with garage. The proposal has previously been extended by a porch to the front entrance door.



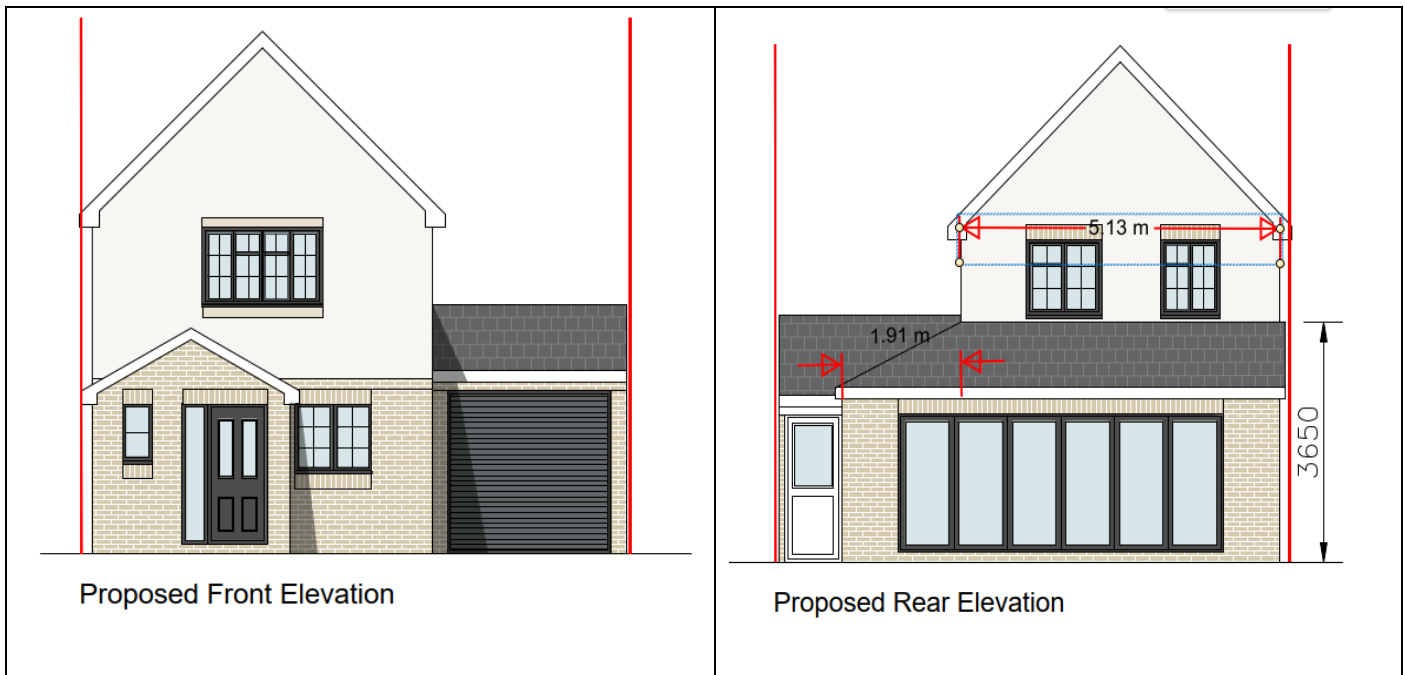
The application seeks permission for a single storey rear / side extension.

The proposal would have a false pitched roof at a maximum height of 3.7m and an eaves height of 2.48m. It would project 3m from the rear elevation and 1.92m from the flank elevation. The extension would create space for an extended kitchen / dining / living area and internal reconfiguration to include a study. The proposal would introduce bi-fold doors to the rear garden. The extension would be constructed with a brick finish and Upvc doors to match the existing.

The previous application was refused as the proposal was for a part two storey extension which was not set down from the host roof. The current application has removed the first floor and as such has overcome this issue.

Concerns were also raised as, contrary to Gravesham's Householder Design Guidelines which states that '*Extensions should not be of greater width than the original building*', the proposed extension would have exceeded the width of the original dwelling. This would have reduced the visual gap between the host dwelling and the neighbouring property and would have been detrimental to the street scene.

The current application has reduced the side extension to single storey and is longer visible from a public vantage point:



As such it is considered that the current application has overcome the first reason for refusal of 20241027.

Overall, the proposal is not deemed to be 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

Gravesham's Residential Layout Guidelines state that a three bedroom property should have a minimum useable amenity space of 60sqm and a minimum depth of 10m.

Post development the application site would have a remaining amenity area of approx. 96.35sqm and a minimum depth of 11.3m, both in accordance with current guidelines.

Furthermore, all proposed rooms are in accordance with those set out within the guidelines.

As such, the proposal will not detrimentally affect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling and 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).

Neighbouring Amenity

The previous application was refused as by way of the proposed second storey, the extension would result in an unacceptable loss of light and overshadowing to the existing property at No 25 Mermaid Close and would have an unacceptable and overbearing impact to the neighbouring garden at No 6 Capstan Mews.

As aforementioned, the current application has removed the first floor element of the extension. As such, due to the modest height of the extension, the proposal is not considered to impact neighbouring properties in terms of loss of light or overshadowing and has overcome the previous reason for refusal.

The extension does not include any windows to the flank elevations and therefore raises no concerns with

neighbouring privacy.

Therefore, by way of the removal of the first floor, the proposal has overcome the previous concerns with neighbouring loss of light and overshadowing. The extension has no detrimental impact on neighbouring properties in terms of loss of sunlight, daylight, outlook or privacy and 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).

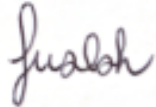
Conclusion

By way of the removal of the part first floor extension, the proposal has overcome the previous reasons for refusal in terms of design and impact on neighbouring properties. The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will 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 and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	12th May 2025	Dated:	13 May 2025