

Delegated Report

Householder Planning Application

Planning Application No: 20250888

Location: 31 The Rise Gravesend Kent DA12 4BX

Description: Erection of a front porch with landscaping to create access ramp.

Applicant: Naomi Stroud

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 23/09/2025;
Drawing Number JMD-1241-010-P1 (OS Plan);
Drawing Number JMD-1241-020-P1 (Block Plan – Existing);
Drawing Number JMD-1241-030-P1 (Block Plan – Proposed);
Drawing Number JMD-1241-210-P1 (Floor Plan – Proposed);
Drawing Number JMD-1241-200-P1 (Floor Plan – Existing); and
Drawing Number JMD-1241-100-P1 (Elevations – Existing and 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

6 surrounding properties were consulted and no responses were received. The consultation period ended on 15th October 2025.

Officer's Analysis

Design, Character and Appearance

31 The Rise is a link detached bungalow, located on the south side of the highway. The property is soft landscaped to the frontage with a dwarf wall boundary with off road parking to the side and garage.

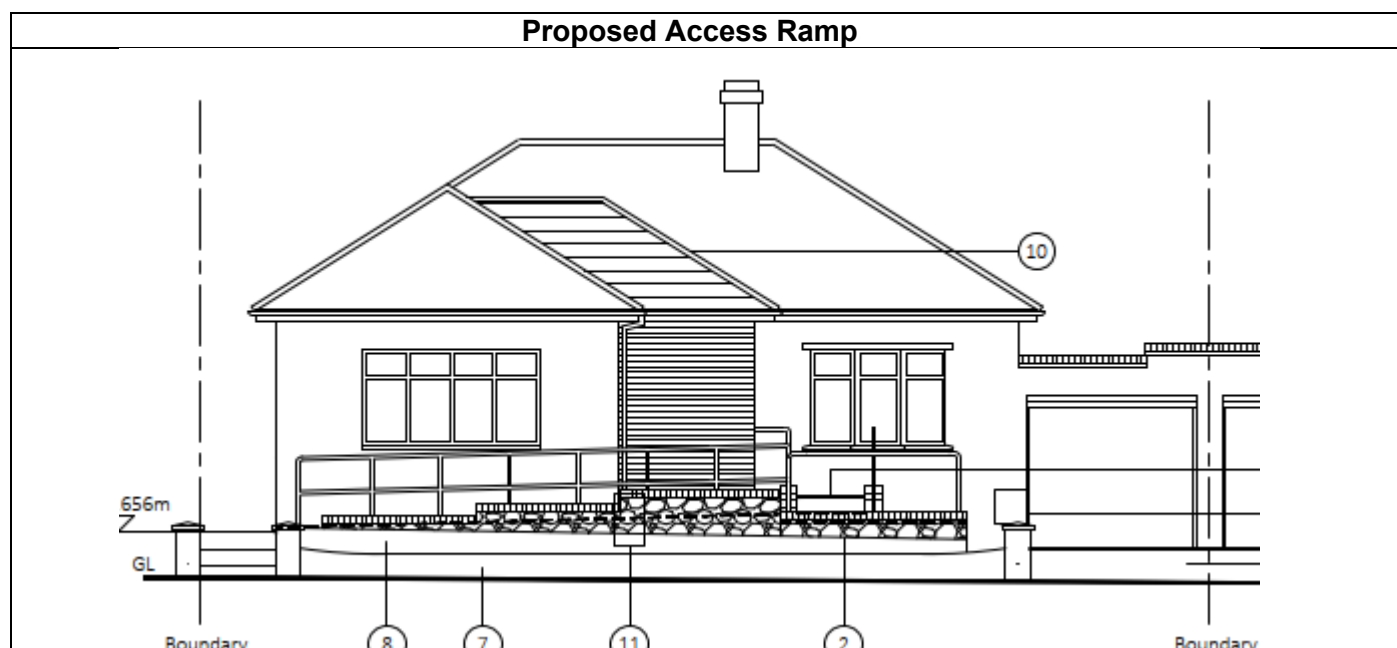


The application proposes the erection of a front porch and works to the frontage to create an access ramp to the main entranceway.

The front porch will have a false pitch roof with a maximum height of 4.66m, an eaves height of 3.2m, a width of 3.2m and depth of 2.65m. The porch will mirror that of the existing extension to adjoining neighbour known as 33 The Rise. The porch will relocate the entrance door to the flank elevation and will create space for an entrance hall and walk in wardrobe to the master bedroom. The porch will be constructed with a brick finish to match that of the existing dwelling.

As such the proposed porch is not excessive in size or bulk, will be constructed using appropriate materials and will not have a detrimental impact on the existing street scene.

The application also proposes landscaping to the frontage to facilitate the instillation of an access ramp to the front entrance as shown below:



The access ramp will measure a maximum of 0.6m from ground level with a grab rail at a height of 0.9m and will include a rubble wall to match that of the front boundary of the application site. The instillation of the ramp will retain a substantial amount of the existing soft landscaping to the frontage.

As such the proposed access ramp is not considered to be excessive in size or bulk, will be constructed using appropriate materials and will not have a detrimental impact on the existing street scene.

Overall, the proposal is considered to have overcome the previous reasons for refusal, 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 proposal does not impact the private amenity space at the application site or propose an increase in the number of bedrooms.

As such 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 proposal is considered to be of a modest height and is set away from neighbouring properties. As such it is not considered to have a detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light.

Furthermore, the proposal does not introduce any habitable windows to the dwelling and as such there are no concerns with neighbouring privacy.

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).

Conclusion

The application has been fully considered, and it is in accordance with local and national planning policy. The proposal 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 have 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	12 th November 2025	Dated:	13th November 2025