



Delegated Report

Planning Application

Application No:	20250939
Location:	Harmeet Beauty Salon, 48 Arthur Street, Gravesend, Kent, DA11 0PR
Description:	Conversion of basement with new light well to provide storage for hair salon with Infill extension to front of building.
Applicant:	Mrs H Kaur
Site Visit:	12 November 2025

Submitted Documents/Plans

Application Form – dated 17 September 2025;
Un-numbered Location Plan – Ordnance Survey Site Location Plan (scale – 1:1250);
Drawing no. 25063TS-PP-01-EP-A1 – Existing Floor Plans;
Drawing no. 25063TS-PP-02-EE-A1 – Existing Elevations;
Drawing no. 25063TS-PP-03-PP-A1 – Proposed Floor Plans;
Drawing no. 25063TS-PP-04-PE-A1 – Proposed Elevations;
Drawing no. 25063TS-PP-05 – Existing Block Plan;
Drawing no. 25063TS-PP-06 – Proposed Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230065	Erection of a two storey rear extensions and change of use of the basement to create new commercial unit including new front access and small rear lightwell.	Application Refused	08.06.2023
20211557	Erection of a two storey rear extension to form 1no. bedsit and a two bedroom self-contained flat.	Application Refused	13.07.2022
20061113	Conversion of part of ground floor from residential to provide additional retail area involving alterations to existing first floor flat.	Permitted	21.02.2007

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy of Centres

- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- 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 4 – Decision Making
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 6 – Building a Strong, Competitive Economy
- Section 7 – Ensuring the Viability of Town Centres
- Section 8 – Promoting Healthy and Safe Communities
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-Designed Places
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors – No comment.

Neighbouring properties

Eight surrounding properties were consulted and no representations were received. The consultation period expired 17 October 2025.

Preliminary Matters

This application follows two refused developments, which sought to erect infill extensions to the rear of the property. The latest proposed the “Erection of a two storey rear extensions and change of use of the basement to create new commercial unit including new front access and small rear lightwell” (ref. 20230065) and was refused by the Local Planning Authority on the following grounds:

- 1. The proposed extensions dominates the original properties, are disproportionate additions that extends existing extensions and results in an overdeveloped appearance. Moreover, the extensions will have a terracing effect by connecting to the neighbouring property at the rear, which closes an established gap within the street scene and is poor design that is harmful to the character of the street scene. The development is therefore contrary to Gravesham's Design Guidance SPD (2021), as well as Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).*
- 2. The proposed development fails to safeguard the amenity of future occupiers, by virtue of providing a cramped, undersized flat with substandard rooms and significant overshadowing, sense of enclosure and reduced outlook from a habitable bedroom window. As such, the proposal is considered overdevelopment of the site, which provides a poor quality living environment to the detriment of amenity of future occupiers, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).*
- 3. The proposed development would create a poor-quality, dark and gloomy retail unit in the basement, which is detrimental to its viability and function, and is contrary to Policy CS08 (Retail, Leisure and the Hierarchy of Centres) and Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014).*
- 4. The proposal fails to provide sufficient cycle storage to accord with Kent County Council's Vehicle Parking Standards (SPG4) (2006). Therefore the development is contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan First Review (1994) and the Kent County Council's adopted Vehicle Parking Standards (SPG4) (2006) which seek to ensure that adequate cycle parking is available on site.*

It is noted that this proposal seeks a single storey infill extensions, which is materially different to the two storey refusals.

Officer's Analysis

Site Description

48 Arthur St is a two storey terraced properties located on the corner of Arthur St and Cutmore St. No. 48 Arthur St is in mixed use, with a commercial unit on ground floor and residential accommodation above, with the basement level used for storage.



The properties both have part width single storey extensions to the rear.

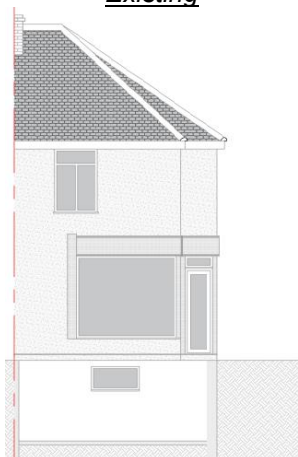
Development Proposal

This application proposed the erection of a single storey rear infill extension and the conversion of the basement into storage for the hair salon, with a new stairwell formed on the front of the property on Cutmore Street.

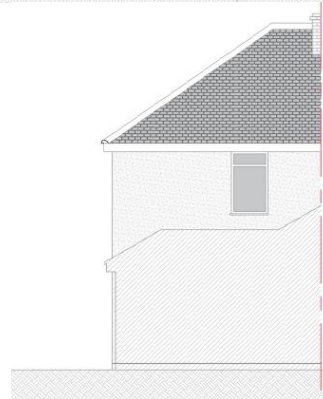
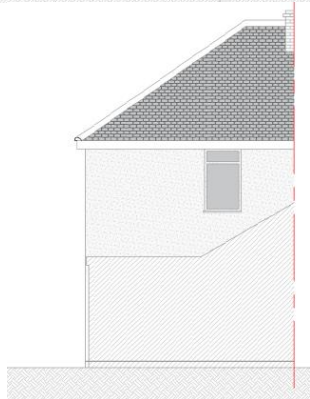
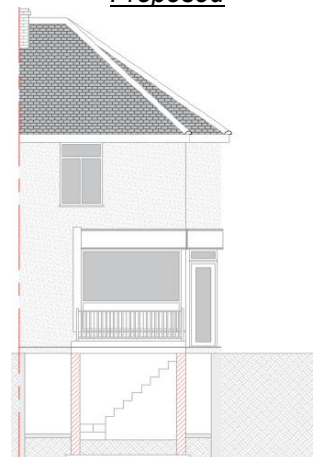
The dimensions of the extension are as follows;

- Depth – 3.02m
- Width – 2.7m
- Height (max) – 3.3m
- Height (eave) – 2.72m

Existing



Proposed





Principle of Development

The site is defined on the Policies Map of the Gravesham Local Plan Core Strategy (the Core Strategy) as lying within the urban boundary of Gravesend, Northfleet and Ebbsfleet. Therefore, the site is within the urban area of Gravesend and Policy CS02 (LPCS) prioritises development in the urban area as a sustainable location for development. As such, there is no objection to the broad principle of residential development within this location subject to it meeting the detailed requirements of government and development plan policy, which will be assessed in later sections of this report.

The principle considerations in the assessment of this application are:

- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways
- Any Other Material Planning Considerations

Design, Character and Appearance

Policy CS19 (LPCS) requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular, the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

The proposed development consists of a small single storey infill extension to the rear courtyard and the excavation of the new stairwell/lightwell to the front of the building on Cutmore St. The rear extension is not excessive in size and has a pitched front with a flat roof and would be finished in matching materials. As such, the extension is considered to be acceptable in design terms.

The new stairwell/lightwell to the front would not have any detrimental impact on the street scene subject to suitable enclosure or railings securing the drop.

Overall, the proposal is considered to be appropriate design in accordance with Policy CS19 (LPCS) and

Section 12 of the NPPF (2024).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be ‘fit for purpose’ and be ‘adaptable to allow changes to meet the need of users’ and that ‘the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines’ (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy. These standards came into effect on 1 October 2015.

The Nationally Described Space Standards (2016) sets out minimum floor area requirements for new dwellings. These set different requirements for residential dwellings, depending on factors such as bedrooms, occupants and floors. The proposed dwelling has been assessed against the National Space Standard in Table 1 below:

Flat no.	Bedroom(s) /Person(s)	National Housing Standard Guidance	Unit Floor space
First Floor	2 (4 person)	70m ²	56m ²

Table 1 - Unit Floor Area Breakdown (no.48 Arthur St)

As shown in Table 1, if the flats are assessed at maximum capacity, the flat would fail to comply with the recommendations within the National Space Standards. Therefore, the unit would provide poor quality accommodation and represents overdevelopment of the site failing to safeguard the amenity of future occupiers. However, Gravesham’s RLG breaks down the Council’s individual requirements for certain rooms, these have been formulated into a table to compare with the floor area of rooms within the three proposed flats.

	Gravesham RLG (2020)	First Floor Flat
Kitchen/Living/Diner	20.4m ²	19.6m ²
Bedroom (double)	11.5m ²	15m ²
Bathroom & w.c.	3.5m ²	12.3m ²
		4.3m ²

Table 2 - Flat Floor Area Breakdown (no.48 Arthur St)

Table 2 has been colour coded (green complies, red fails) to show which rooms meet the guidance within the RLG. The table demonstrates that the majority of rooms comply with recommendations, with the exception of the main kitchen/living/dining room, which would fall below the minimum standard and provide poor quality living conditions for future occupiers. Therefore, the proposed development is considered to provide cramped and poor-quality living environment for future occupiers by virtue of substandard unit and rooms sizes.

In summary, the proposal fails to safeguard the amenity of future occupiers by virtue of providing a cramped flat unit at no.48 Arthur St. Therefore, the development fails to provide a good quality living environment for future occupiers and would cause material harm to their amenity. As such, the proposal is contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed development is not considered to have any detrimental impact on neighbouring amenity, due to the extension being single storey and there being no loss of light, privacy, outlook or sense of enclosure impacts.

Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

The site is in a central location in the town where public transport links are good and there are sufficient parking restrictions in the locality and public car parks available nearby. Therefore, the provision of no off-street parking is not considered to be a reason to refuse the application.

However, the development will not provide any cycle storage spaces. Gravesham's adopted parking standards (SPG 4) (2006) require 1 cycle space to be provided per unit of accommodation, which in this case would increase with the new proposed retail use at the property. As such it would be expected that a minimum of three cycle spaces are provided, and therefore there is an under provision of cycle spaces contrary to the guidance in SPG4 (2006).

Any Other Material Planning Considerations

Refuse

Policy CS19 (LPCS) requires new development to incorporate facilities for the storage and recycling of waste.

The proposed infill extension would develop the existing courtyard area to the rear of the property, which is currently used for bin storage. As a result there would be no clear off-street waste provision for the flat or the commercial unit. The frontage would be reduced with the new stairwell and therefore, there is not adequate space within the curtilage to incorporate facilities for the storage and recycling of waste, contrary to Policy CS19 (LPCS).

Ecology and Biodiversity (Bird Mitigation)

The proposed development does not create any additional residential units. Therefore, the SAMMS mitigation payment is not required.

Conclusion

The application has been fully considered and is contrary to local and national planning policy, and would be refused on the following grounds:

- 1. The proposed development fails to safeguard the amenity of future occupiers, by virtue of providing a cramped, undersized flat with substandard rooms and no facilities for the storage or recycling of waste. As such, the proposal is considered overdevelopment of the site, which provides a poor quality living environment to the detriment of amenity of future occupiers, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2024).*
- 2. The proposal fails to provide sufficient cycle storage to accord with Kent County Council's Vehicle Parking Standards (SPG4) (2006). Therefore the development is contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan First Review (1994) and the Kent County Council's adopted Vehicle Parking Standards (SPG4) (2006) which seek to ensure that adequate cycle parking is available on site.*

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	12 November 2025	Dated:	13th November 2025