

Delegated Report

Householder Planning Application

Planning Application No: 20250796

Location: 77 Whitehill Lane Gravesend Kent DA12 5LU

Description: Erection of a single storey rear extension and associated raised platform area.

Applicant: I Panesar

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Drawing No. SD77/PL01 – Floor Plans and Rear Elevation – Existing and Proposed;
Drawing No. SD77/PL02 – Side Elevations – Existing and Proposed;
Drawing No. SD077/PL03 – Block Plan – Existing and Proposed; and
OS Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20050762	Construction of dormer extension in rear roof slope and conversion of roof space into a bedroom with en-suite shower room/wc.	Permitted	21.10.2005
20040566	Construction of a vehicular access onto a classified road.	Permitted	11.08.2004

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 20.08.25 and no responses were received. The overall consultation period expired on 12.09.25.

Site Description

77 Whitehill Lane is a two storey terraced property.

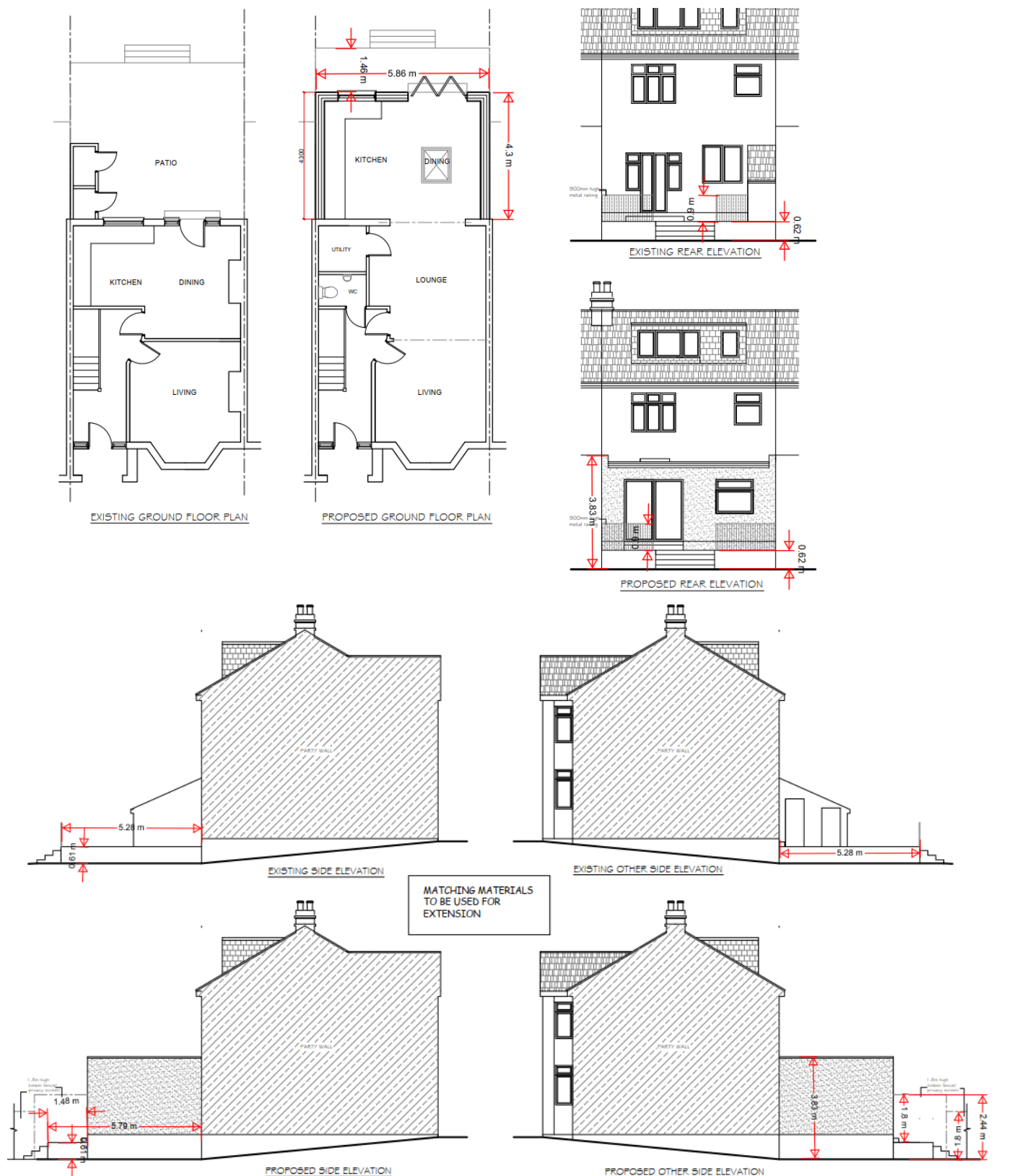
Google Images



This application proposes the erection of a single storey rear extension and associated raised platform area.

Proposed Development

The development would create space for internal layout alterations, and would facilitate a new lounge area, WC and utility room. Case Officer measurements are indicated in red and black below:



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The proposed external materials would complement the existing dwelling, which is desirable. If planning permission were to be forthcoming, a condition could be added to the decision notice in order to ensure the external materials would match those used in the existing dwelling.

It is evident, using aerial views, that many properties within the immediate vicinity have single storey rear extensions and platform areas. Although it is noted that the depth of the proposed extension and platform is larger than the adjoining neighbouring properties, the overall scale of the proposal is not considered to be excessive, given the existing situation, and is acceptable.

Overall, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

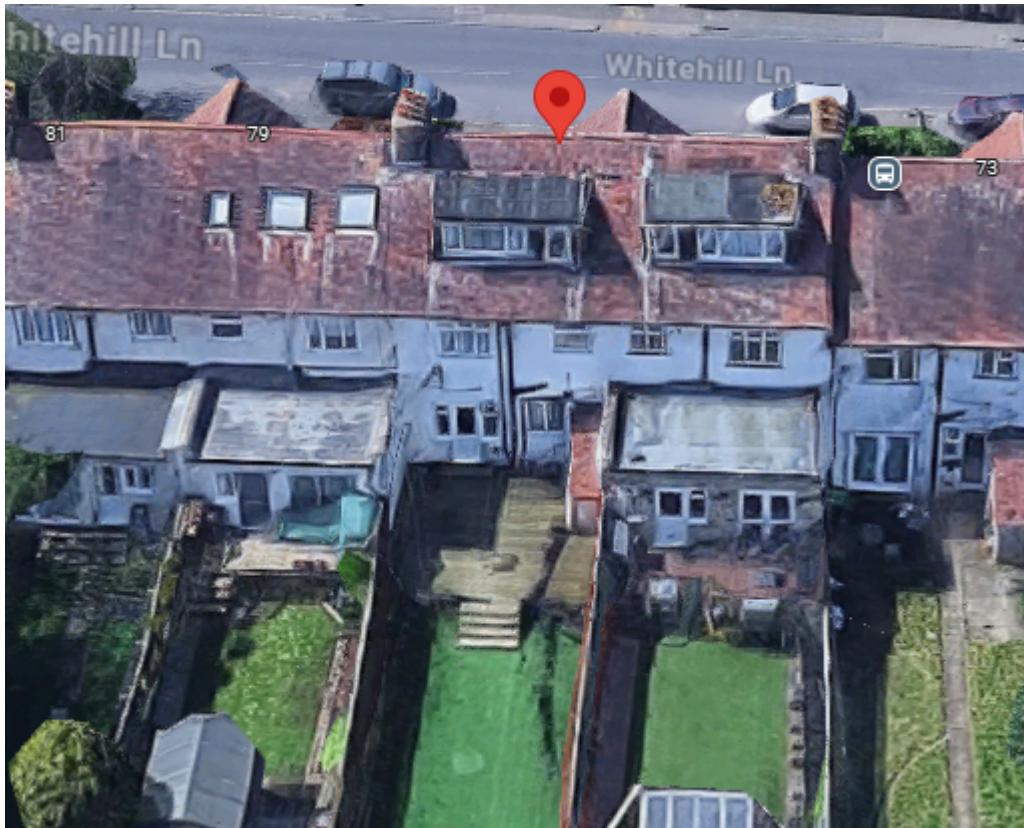
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The proposed development would provide acceptable room area in accordance with the guidance. In terms of garden size, sufficient depth would be retained, post development, although it is noted the garden area would fall below the requirements for a 4 bedroomed property. On balance, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

As evidenced by aerial images, both directly adjacent neighbours have single storey extensions and raised decking in situ.



Although the decking area would be increased in depth from the existing, the usable space has actually been reduced. It is also noted that privacy fences 1.80m high, on both sides of the shared boundaries would be installed from the decking area, with this then being staggered down to match the garden level. With consideration to the existing situation, and the development in situ at the adjacent neighbouring properties, the proposal- at single storey level- is not considered to detrimentally impact neighbouring amenity in terms of loss of privacy, loss of light, loss of outlook or cause a sense of enclosure.

On balance, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of highways and parking, that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and accords with local and national planning policy.

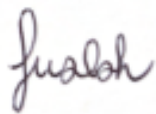
On balance, the proposed development is acceptable in terms of design, character and appearance. There

is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	24th September 2025	Dated:	29 September 2025