

Delegated Report

Householder Planning Application

Planning Application No: 20250498

Location: 176 Livingstone Road Gravesend Kent DA12 5DP

Description: Erection of a single storey front extension.

Applicant: Mr & Mrs Addy

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 18/05/2025;
Drawing Number 01 (Ground Floor Plan and Elevations – Existing);
Drawing Number 02 (Ground Floor Plan and Elevations – Proposed);
Drawing Number 03 (Site Location Plans); and
Drawing Number 04 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20200720	Creation of a vehicular access over grass verge for existing hardstanding.	Refused	15.10.2020

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)
- 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

Four surrounding properties were consulted and no responses were received and the consultation period ended on 16th June 2025.

Officer's Analysis

Design, Character and Appearance

176 Livingstone Road is a two storey terraced house located on the north side of the highway. The property has been block paved to the frontage for which retrospective planning permission was refused.



The application proposes the erection of a single storey front extension. The extension will have a shallow pitched roof at a maximum height of 3.17m and an eaves height of 2.25m. It will have a proposed width of 4.55m and will project from the front elevation by 1.3m.

The extension will create space for internal alterations to provide a fourth bedroom to the ground floor. To the front elevation there will be an entrance door and a window which is aligned to match the existing windows of the host dwelling. It will be finished with materials to match existing.

As such, 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 application looks to increase the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

Post development, the garden now has an approx. area of 77.96m² and a minimum depth of 7.89m

Whilst the post development amenity area remains below the recommended guidelines, the application does not encroach on the existing amenity area and as such, whilst the number of bedrooms increases from three to four, it would be unreasonable to refuse the application on these grounds.

Therefore, the proposal 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.

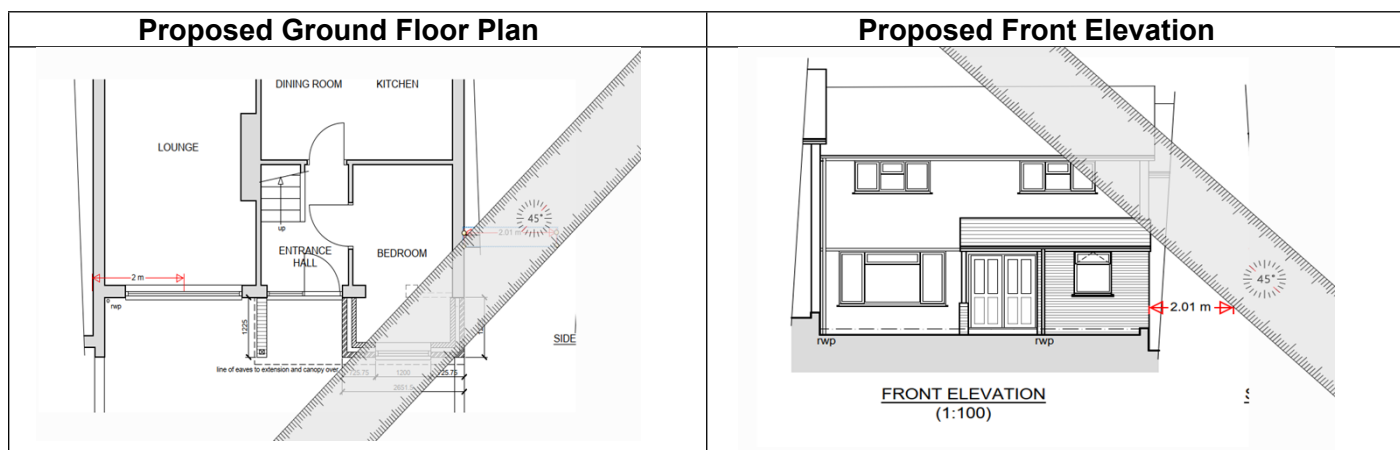
Neighbouring Amenity

The application looks to introduce a habitable window to the front elevation, serving the newly formed fourth bedroom. However, the property is set away from neighbouring properties opposite the application site by 28.67m, which exceeds the 21m privacy distances as set out in Gravesham's Residential Layout Guidelines.

Furthermore, the window is not considered to have more of a detrimental impact on neighbouring properties than the existing lounge window to the front elevation and as such there are no concerns with neighbouring privacy.

There is a habitable window to the front elevation of neighbouring property known as 174 Livingstone Road. Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle.

As shown below, the proposal is minimally below the recommended 45 degree angle and as such it would be unreasonable to refuse the application on these grounds:



Therefore, the development is not considered to have a detrimental impact on neighbouring amenity in terms of overshadowing or loss of light.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and 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).

Parking and Highways

The property looks to introduce a fourth bedroom to the dwelling, which would increase the parking requirements by half a parking space from 1.5 to 2 spaces.

Whilst there is currently no permitted off-road parking provision within the application site, due to the close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	21st July 2025	Dated:	21 st July 2025