

Delegated Report

Householder Planning Application

Planning Application No: 20250877

Location: 71 Imperial Drive Gravesend Kent DA12 4LR

Description: Erection of a first floor front and side extension, ground floor rear extension, and associated internal and external works.

Applicant: Mr and Mrs G. Laker

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/08/2025;
Supplementary Information – Existing Site Photos;
Supplementary Information – Cover Letter;
Drawing Number 1000 (OS Plan);
Drawing Number 1001 (Block Plan – Existing);
Drawing Number 1120 (Section AA – Proposed);
Drawing Number 1130 (North Elevation – Proposed);
Drawing Number 1010 (Ground Floor Plan – Existing);
Drawing Number 1131 (South Elevation – Proposed);
Drawing Number 1011 (First Floor Plan – Existing);
Drawing Number 1132 (East Elevation – Proposed);
Drawing Number 1013 (Roof Plan – Existing);
Drawing Number 1133 (West Elevation – Proposed);
Drawing Number 1020 (Section AA – Existing);
Drawing Number 1021 (Section BB – Existing);
Drawing Number 1121 (Section BB – Proposed);
Drawing Number 1113 (Roof Plan – Proposed);
Drawing Number 1031 (South Elevation – Existing);
Drawing Number 1032 (East Elevation – Existing);
Drawing Number 1033 (West Elevation – Existing);
Drawing Number 1030 (North Elevation – Existing);
Drawing Number 1111 (First Floor Plan – Proposed);
Drawing Number 1110 (Ground Floor Plan – Proposed); and
Drawing Number 1101 (Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19910451	Erection of single storey front and side extension to form porch, canopy and shower room/w.c.	Permitted	21.08.1991

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 Councillor – No comments received

Neighbouring properties

6 surrounding properties were consulted, and no responses were received. The consultation period ended on 29th September 2025.

Officer's Analysis

Design, Character and Appearance

71 Imperial Drive is a two storey semi detached dwellinghouse located on the south side of the highway. The property is block paved to the frontage for off road parking with vehicular side access to the garage at the rear. The application site has previously been extended to the front / side and with a conservatory to the rear which the application looks to demolish.



The application proposes the erection of a first-floor front and side extension, ground floor rear extension, and associated internal and external works.

The first-floor front / side extension would have a pitched roof at a maximum height of 6.35m and an eaves height of 4.35m. The extension will have a width of 4.16m and will project 1.14m from the flank elevation. The application will also infill the existing front extension which will project 1.33m from the principal elevation.

The extension will create space for an extended living area to the ground floor and a larger third bedroom to the first floor.

It is considered that the two-storey front side extension would only minimally expand the footprint of the existing dwelling. The extension has also been designed with a pitched roof which is in keeping with the existing dwelling. Moreover, this type of extension is very common within Riverview Park estate, there are several examples of similar alterations within the immediate area, as shown below:



As such the extension is not considered to have a detrimental impact on the character of the host dwelling, nor is it considered to be out of keeping with the immediate street scene.

The proposed rear extension would have a shallow pitch roof at a maximum height of 3.32m and an eaves height of 2.2m. The extension proposes an overall width of 6.05m and would project from the rear elevation by 3.48m.

The extension would create space for an open plan kitchen / dining / living area. To the rear elevation there would be bi-fold doors leading to the rear garden and 2 no roof lights.

The proposed extensions would be constructed with materials to match the existing dwelling.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene 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).

Amenity of Future Occupiers

Post development the site would retain an area of 73.2msq and a depth of circa 12.39m, in accordance with Gravesham's Recommended Layout guidelines, for a three-bedroom property.

Furthermore, all proposed rooms are on accordance with the minimum internal floor space requirements as also set out in the guidelines.

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

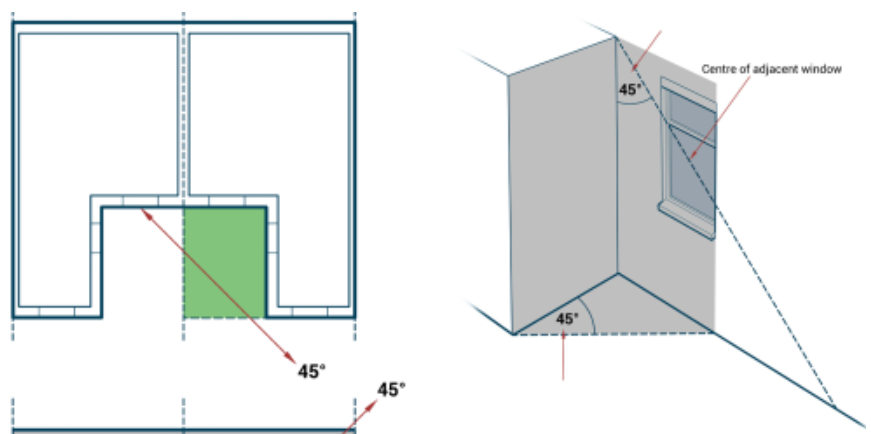
Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle as shown below:

45 degree rule

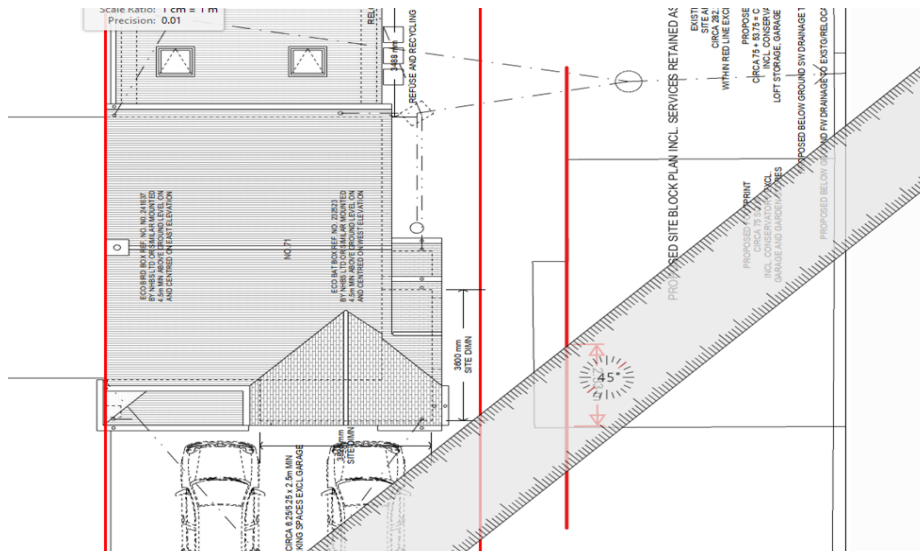
This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.



There appears to be a habitable window located to the flank elevation of neighbouring property known as 73 Imperial Drive. As shown from the block plan below, the proposal is in accordance with the recommended guidance:



Furthermore, to the proposed rear extension is considered to be of a modest height and as such, there are no concerns with neighbouring over shadowing or loss of light.

The application does not introduce any windows to the flank elevations and whilst the bedroom window to the first-floor front elevation would be moved marginally forwards, the window would remain a sufficient distance of 20.88m from facing neighbouring properties:



As such there are no concerns with neighbouring privacy.

Overall, the application is considered to safeguard the amenity of neighbouring properties 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).

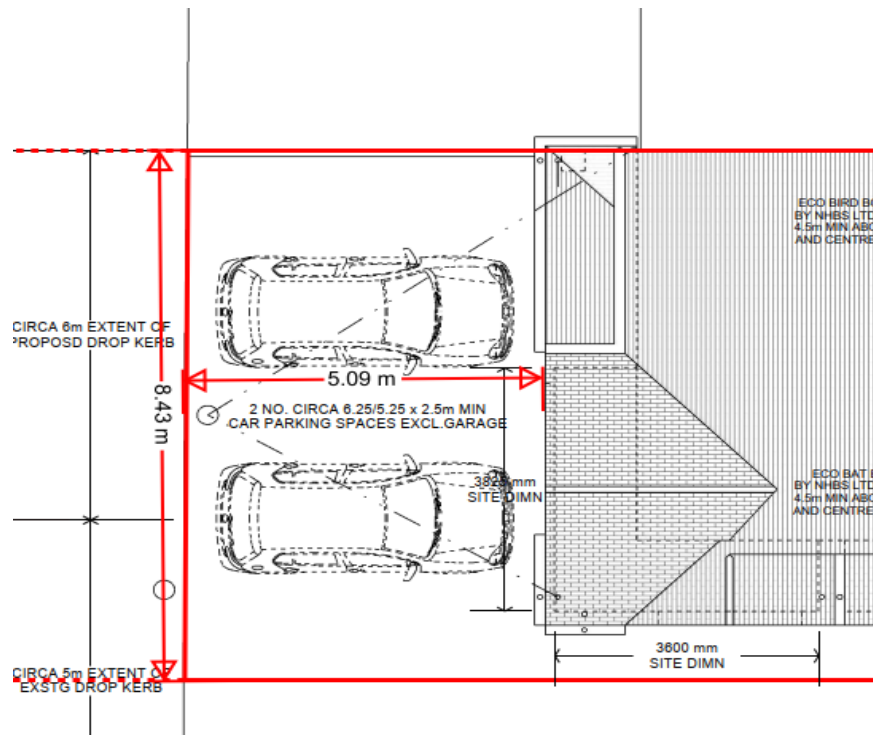
Parking and Highways

Gravesham Householder Extensions/Alterations Design Guide (2021) states the minimum requirement for front garden parking, as set out below:

- Front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.5m wide (2.7m where spaces adjoin an enclosed boundary) and 5m deep should be provided.

The existing hardstanding measures a width of 8.43m and a depth of 5.09m in accordance with requirements.

The application proposes the removal of the dwarf wall to the front boundary and to extend the dropped kerb to the width of the existing hardstanding to provide parking for 2no vehicles, as shown below:



The Local Authority require that the dropped kerb is extended prior to the additional parking space being brought into use and the application will be conditioned as such. An application for the proposed dropped kerb will need to be submitted to Kent County Council via the following link:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb>

Therefore, subject to conditions, it is considered that the application would not have a detrimental impact on the parking provision at the property.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	20 th October 2025	Dated:	22nd October 2025