

Delegated Report

Householder Planning Application

Planning Application No: 20260348

Location: 28 Sirdar Strand Gravesend Kent DA12 4LP

Description: Erection of two storey front and side extension, extension to existing single storey rear extension, conversion of existing garage into studio/storage erection of a rear summerhouse.

Applicant: Mr & Mrs Michael Burden

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: JMD-1215-E-01-02 Rev P2 (Existing and Proposed Garage Plans and Elevations)
- Drawing No: JMD-1215-B-350 Rev P1 (Proposed Summerhouse)
- Drawing No: JMD-1215-B-140 Rev P1 (Existing and Proposed Roof Plans)
- Drawing No: JMD-1215-B-130 Rev P1 (Proposed Floor Plans)
- Drawing No: JMD-1215-B-120 Rev P1 (Existing Plans)
- Drawing No: JMD-1215-B-110 Rev P1 (Proposed Elevations)
- Drawing No: JMD-1215-B-100 Rev P1 (Existing Elevations)
- Drawing No: JMD-1215-B-020 Rev P1 (Existing and Proposed Block Plan)
- Drawing No: JMD-1215-B-010 Rev P1 (Site Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19970305	Erection of a detached garage at the rear.	Permitted	28.08.1997
19880807	Erection of rear extension at first floor level to form a bathroom and single storey rear extension to form enlarged lounge.	Permitted	12.04.1989
19770400	Erection of single storey extension at rear to form enlarged kitchen	Permitted	12.07.1977

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19**

Local Plan. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 14.05.2026 and one comment was received which was neither supporting nor objecting to the application.

The main points raised in the comment were:

- Should the applicant wish to rebuild the wall it should be reconstructed in its current position
- There are external lights and an electrical socket fixed to the wall, all of which would need to be reinstated following any rebuilding works.
- Any replacement wall should be constructed using brickwork that matches the existing wall on the opposite side, in order to maintain a consistent appearance and finish.

The points raised above are not material planning considerations but should permission be forthcoming an informative regarding land owners consent will be added to highlight that planning permission does not override this requirement.

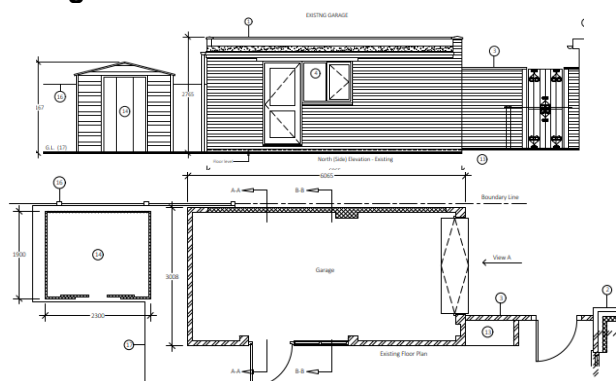
Analysis

Proposal

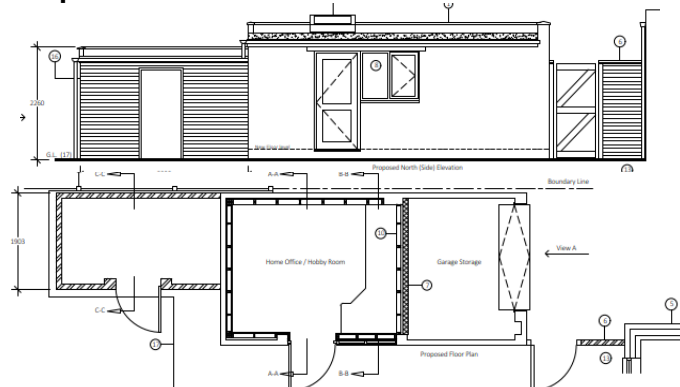
The proposal is for the erection of a two storey front and side extension, extension to existing single storey rear extension, conversion of existing garage into studio/storage and the erection of a rear summerhouse.

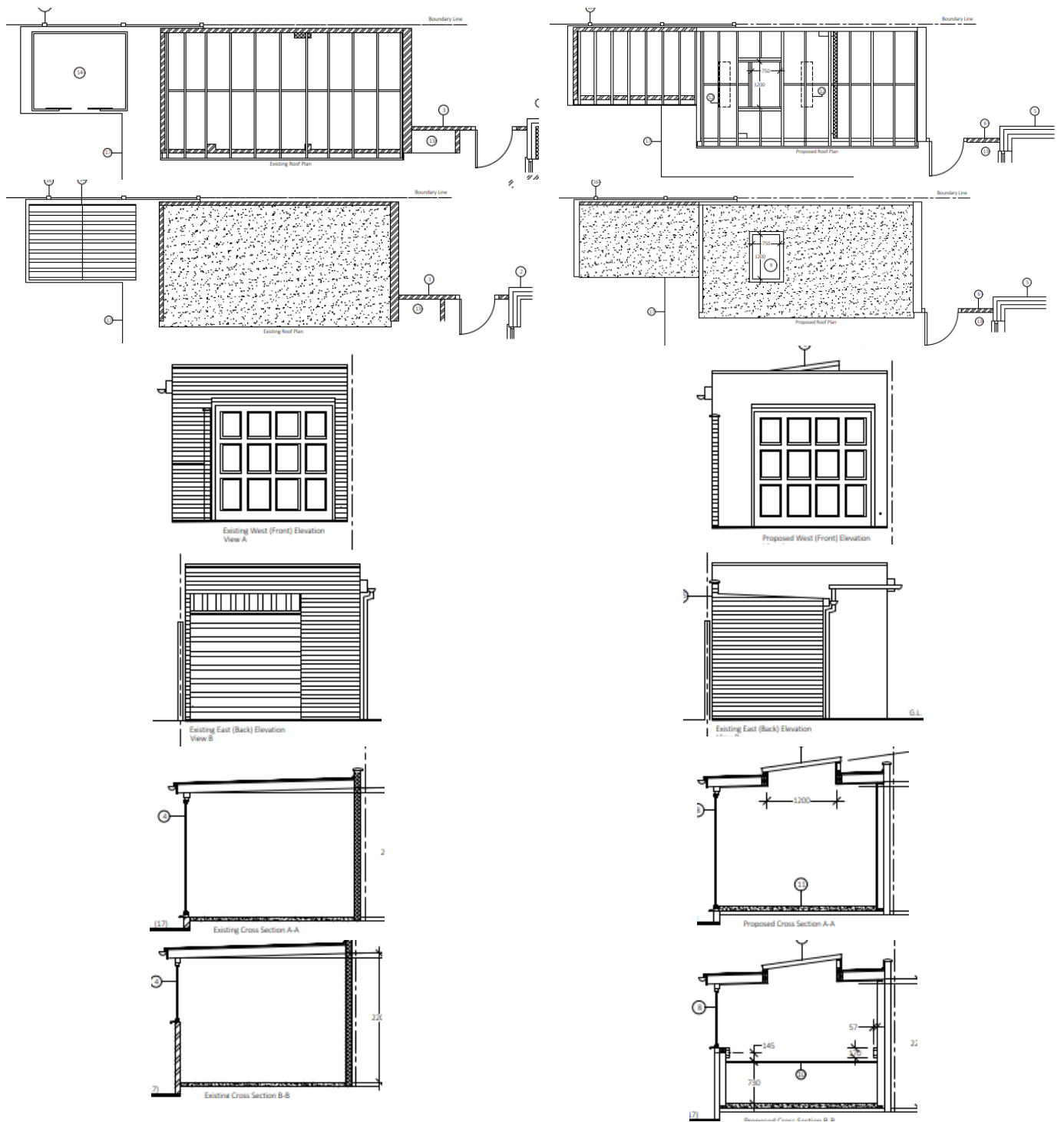
Outhouse Plans and Elevations

Existing

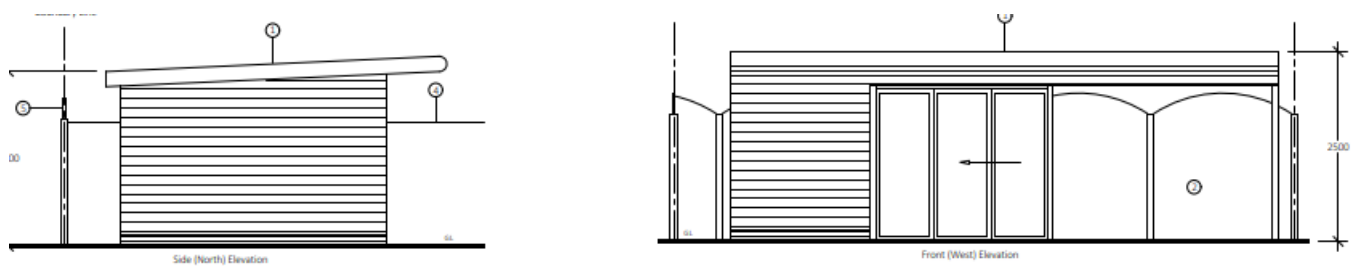


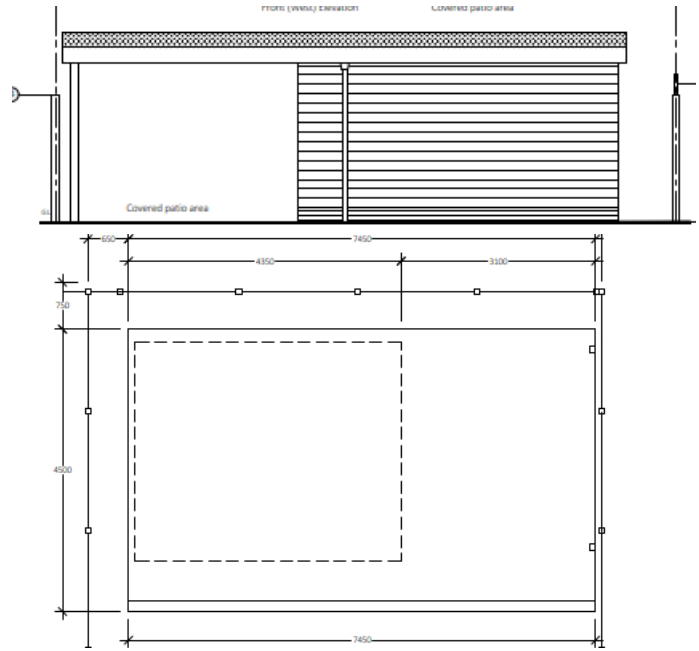
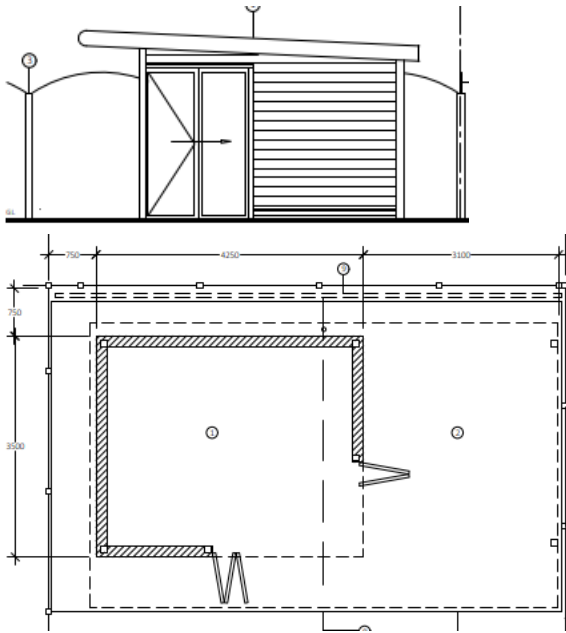
Proposed





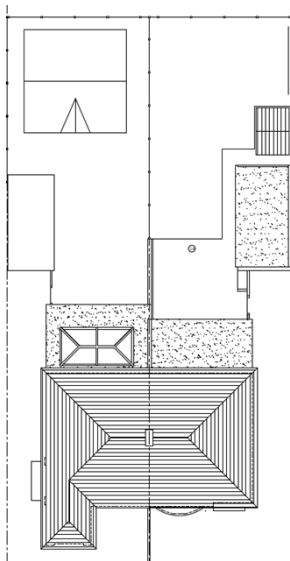
Proposed Summer House



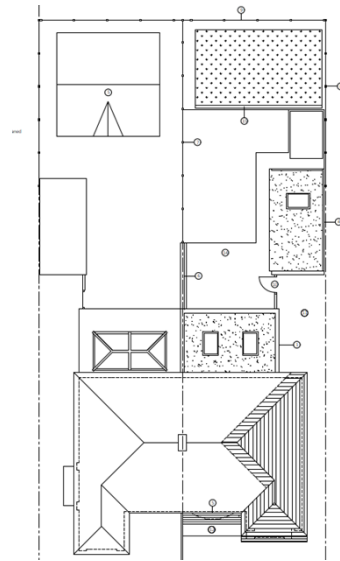


Main Dwelling

Existing



Proposed





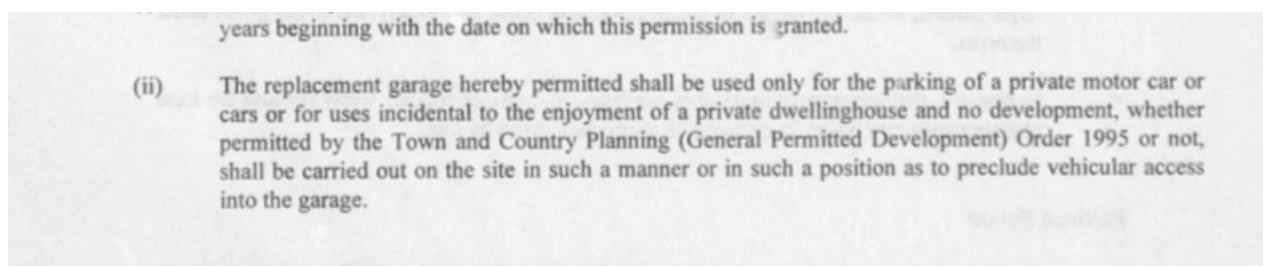


Background

The application site has been previously extended by way of a single storey rear extension under reference 19770400.

A further granted of planning permission was granted under reference 19880807 for a first floor rear extension and a further single storey rear extension to form an enlarged lounge. It would appear that this extension was not built and the planning permission has now elapsed.

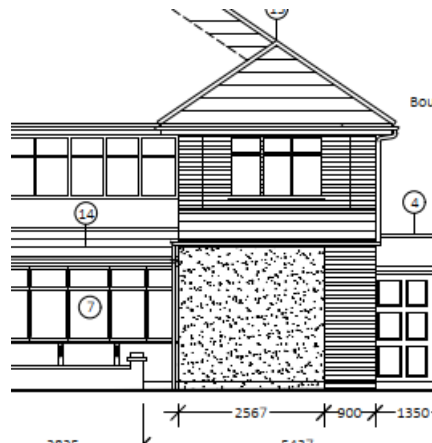
A further planning permission was granted for the erection of a garage under reference 19970305. The garage had the below condition imposed:



Character and Appearance

The application site is a two storey semi detached house situated within a large urban estate. The application property is a three bedroom house with the third bedroom being particularly small. The site currently has some soft landscaping to the property frontage and a shared drive to the side which leads to a garage.

The proposal will create a two storey front and side extension to the main dwelling. The extension will project slightly further forward at ground floor level and has a blank façade which will be finished with brick to match the existing – as stated in the application form. The two storey side element will continue the ridge of the main dwelling with no set down.



The Council's design guidance states:

Design: Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof.

Design: Front extensions must be designed to respond to and enhance the character of the existing dwelling and street

*Width: Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, **the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted.** A minimum gap of 1 metre should be retained between the extension and the flank boundary.*

Alignment of Windows: Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building

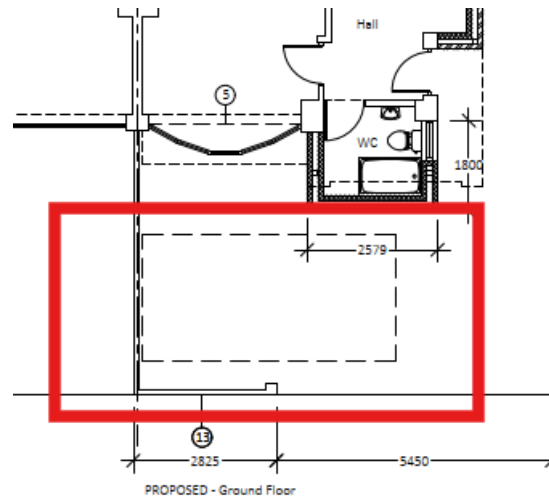
The blank façade is overbearing and out of character with the surrounding extensions within the streetscene, the proposed extension will not align with the existing fenestration and appears as an alien addition that appears as a large bulk of unbroken and uninviting development.

The increase to the width of the dwelling unbalances the symmetry of the semi, Sirdar Strand is strongly characterised by pairs of semis which are generally of the same width, there maybe some historical side extensions but these are not supported under current adopted policy. The visual gaps between the semis are generally uniform and play a strong role in the wider character, narrowing of the gap will appear at odds with the surrounding realm.

The proposed front and side extension is designed to not only to project forward but also to the side, this creates a wider front extension which unbalances the semi, the single storey front element will also appear odd in the street scene which has two storey front extensions which have a flush front elevation.

The lack of set down from the ridge lacks subservience which is a requirement of the council's adopted design guidance.

The proposal is not explicitly clear about the parking arrangements, however the plans appear to show what is a proposed parking space which is parked parallel to the highway which is not policy compliant.



The proposed plans also states that the drive will be made of “impervious block paving”. Given the way the parking it can safely be assumed that the soft landscaping to the frontage will be removed and will add to the harsh urbanised feel of the frontage. The impenetrable ground floor front extension will exacerbate this hard appearance.

The rear extension is generally acceptable in terms of its depth and design, a certificate b has been issued for the proposed encroachment. The proposed extension to the garage has not been shown on the proposed block plan, and it is also not clear as to what extent of the garden will be hard landscaping. The extension to the garage increases the proposed built form in the rear garden in addition to the proposed summerhouse. However some of the proposed development could be constructed without the benefit of planning permission so a refusal on these grounds is not appropriate.

The proposed front extension, by reason of its blank and featureless façade, would appear incongruous and result in a jarring contrast with the character of the existing dwelling. Furthermore, the proposed two-storey side extension, due to its elongated form and lack of subservience, would erode the balanced symmetry typically associated with semi-detached properties. In addition, the loss of the front soft landscaping would result in an excessive hardening of the site frontage, further detracting from the visual amenity of the street scene. As such, the development is considered to be contrary to the guidance set out in SPD4 Householder Alterations and Extensions Guidance (2021) and Policy CS19 of the Local Plan Core Strategy (2014).

Amenity of Future Occupiers

Post development there is adequate private amenity space to meet the requirements of the three bedroom dwelling. The extension to bedroom three will bring the floor area in line with current standards. The proposal is therefore considered to comply with the requirements of SPG2 Residential Layout Guidance 2021.

Neighbouring Amenity

The proposed side and front extensions to the main dwelling will not harm light outlook or privacy to adjoining occupiers due to the siting of the development. Any flank wall windows will not serve habitable rooms and are not a concern to privacy.

The rear extension will project to the same depth as the adjoining semi, it does not include any windows in the flank elevations and therefore safeguards neighbouring privacy.

The proposed extension to the garage and erection of a summerhouse would not impact neighbouring light or outlook due to the limited nature to the height of the garage extension and the summer house being set away from common boundaries.

The proposed addition of a 2m privacy fence to the patio area surrounding the outbuilding would not harm neighbouring properties as it is located away from the boundaries and again is of an acceptable height.

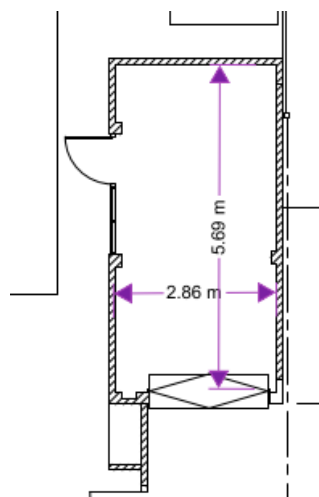
The proposal is therefore considered to comply with the requirements of SPG2 Residential Layout Guidance 2021.

Parking and Highways

The current frontage is served by a part width dropped kerb has a 5.5m depth and is used to accommodate off road parking, the below image shows the vehicle is parked very close to the front door and is not compliant with parking standards which requires a 6m depth where the vehicle is parked in front of a door.



Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.6m by 2.8m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



The driveway depth will be reduced to 3.6m which means it will only be possible to parallel park without significant overhanging onto the footway. The current side access will be narrowed to 3.2m which appears to currently be used for off road parking.



Whilst the proposal is considered to further constrain the already existing substandard parking a refusal on these grounds is not warranted as the frontage could be changed without the benefit of planning and the side access cannot necessarily qualify as parking due to it being a shared access.

Notwithstanding the concerns about loss of parking it is not considered that the loss of the garage and reduction of frontage would justify refusal on the grounds of parking.

Conclusion & Recommendation

The proposed development is recommended for refusal owing to the below ground:

The proposed front extension, by reason of its blank and featureless façade, would appear incongruous and result in a jarring contrast with the character of the existing dwelling. Furthermore, the proposed two-storey side extension, due to its elongated form and lack of subservience, would erode the balanced symmetry typically associated with semi-detached properties. In addition, the loss of the front soft landscaping would result in an excessive hardening of the site frontage, further detracting from the visual amenity of the street scene. As such, the development is considered to be contrary to the guidance set out in SPD4 Householder Alterations and Extensions Guidance (2021) and Policy CS19 of the Local Plan Core Strategy (2014).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	11.6.26	Dated:	16 th June 2026