



Delegated Report

Householder Planning Application

Planning Application No: 20250182

Location: 8 Farmcroft Gravesend Kent DA11 7LT

Description: Demolition of existing conservatory and erection of single story rear extension with roof lanterns.

Applicant: Mr M Powar

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 27/02/2025;
Drawing Number S05 Rev P1 (Ground Floor Plan and Roof Plans – Proposed);
Drawing Number S06 Rev P1 (Elevations – Proposed);
Drawing Number S02 Rev P1 (Block Plans – Proposed);
Drawing Number S01 Rev P1 (Site Location Plan and Block Plan – Existing);
Drawing Number S04 Rev P1 (Elevations – Existing); and
Drawing Number S03 Rev P1 (Ground Floor and Roof Plan – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
19760521	Details pursuant to conditions (i) and (vi) in respect of substitution of 9 terraced dwellings for block of 4 and block of 5 terraced dwellings with garages on plots 25 33 inclusive.	ADET	25.08.1976
19591158	Residential development	Permitted	17.02.1960

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

Ward Councillors – No comments received

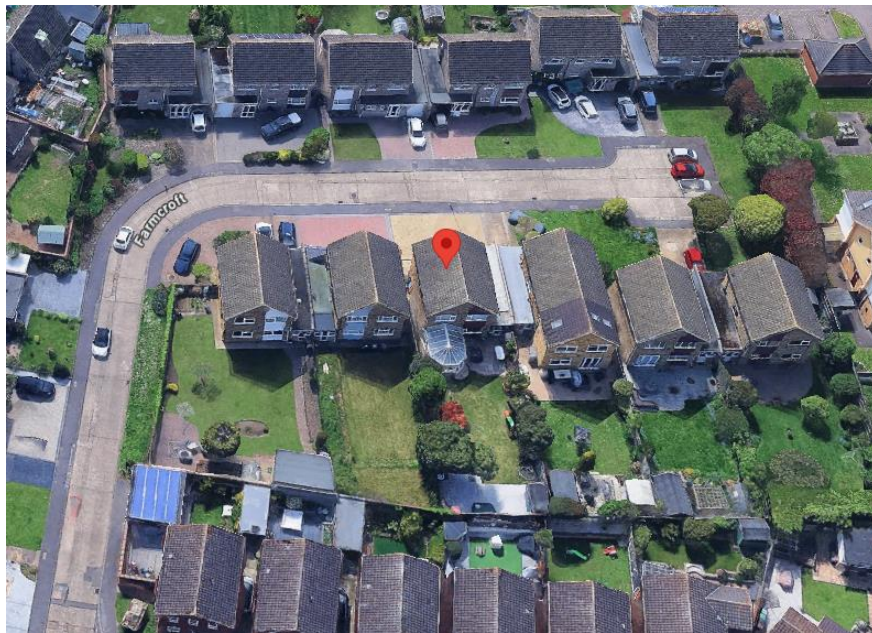
Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 1st April 2025.

Officer's Analysis

Design, Character and Appearance

8 Farmcroft is a detached dwellinghouse located on the northern side of the highway. The property is part soft landscaped with hardstanding and attached garage to the frontage for off road parking. There is an existing conservatory to the rear which the application looks to demolish.



The application proposes a single storey rear extension.

The extension will have a flat roof at a height of 3.2m, a width of 8.5m and would project from the rear elevation by 4.5m.

The extension would create space for an open plan kitchen / dining area. There would be bi-fold doors and a window to the rear elevation and 2 no roof lanterns. The development would be constructed with a brick finish and UPVC windows and doors to match the existing.

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

Gravesham's Residential Guidelines state that a property with three bedrooms should have a minimum amenity area of 60sq m and a minimum depth of 10m from the rear elevation.

Post development the site would retain an area of approx. 232.msq and a depth of 18.5m.

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

The application does not look to introduce any windows to the fank elevations and as such will not detrimentally impact the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

No neighbour representations have been received.

Therefore the application is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

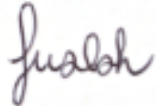
Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have 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:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	22nd April 2025	Dated:	22 April 2025