



Delegated Report

Householder Planning Application

Planning Application No: 20260121

Location: 5 The Yews Gravesend Kent DA12 1PA

Description: Erection of a single storey rear extension with two roof lanterns. Alterations with extensions to either side of the roof to form a jerkinhead roof. Loft conversion into habitable rooms with one dormer window to front and roof lights and one to rear elevations. Erection of front porch. Excavation of rear garden to create entrance to rear extension.

Applicant: Mr Dalbagh Singh Rajbans

Site Visit Date: 18th March 2026

Submitted Documents/Plans

Application Form
Location Plan
Block/Site Plan
2522-001 Rev 00 – Existing Ground Floor Plan
2522-002 Rev 00 – Existing Roof Plan
2522-003 Rev 00 – Existing Elevations
2522-004 Rev 00 – Proposed Ground Floor Plan
2522-005 Rev 01 – Proposed First Floor Plan
2522-006 Rev 01 – Proposed Roof Plan
2522-007 Rev 01 – Proposed Elevations
2522-018 Rev 01 – Proposed Rear Plan showing Proposed Excavation
Design and Access Statement (Rev 01)

Relevant Planning History

Reference	Description	Decision	Decision Date
20251091	Erection of a single storey rear extension with 2no. roof lanterns. Loft conversion into habitable rooms with hip to gable roof extension to both sides, 3no. dormers to front roof elevation, single dormer to rear roof elevation and 2no. Juliet balconies. Front porch extension. Excavation of rear garden to create entrance to rear extension.	Application Refused	05.01.2026

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 Councillors

No comments received.

GBC Environmental Protection

The site falls within the buffer zone of a former landfill site and as groundbreaking will be taking place, the following is recommended:

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical, and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

KCC Heritage

Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required.

I hope that the above is helpful and would be pleased to discuss further if required.

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Local Highway Authority in accordance with the current consultation protocol arrangements. However, if there are any material highway safety concerns that you consider should be brought to the attention of the Local Highway Authority, then please contact us again with your specific concerns for consideration.

Natural England

No comments received.

Neighbouring properties

4no. surrounding properties were consulted, and a site notice was placed near the site. 5no. comments were received from members of the public, all objecting to the scheme. The final date to submit comments ended on 10th April 2026.

Summary of objections:

- Overdevelopment of the site.
- It would alter the character and aesthetics of the area.
- Other properties have dormers to the rear maintaining overall appearance of the road, except for 2, which are accommodated within the original roof lines.
- Development is out of scale compared to other nearby properties.
- Impact on parking availability, which is already exacerbated due to nearby school.
- There is no significant change from the previous proposal.
- Lack of detail provided regarding engineering works to facilitate the development.
- No details regarding steps or hardstanding provided.
- Likely to result in a HMO
- Overbearing impact and loss of light to neighbouring property
- Increased noise and disturbance during and after construction.

Officer's Analysis

Proposal

This application follows a recent refusal under planning reference 20251091 for:

'Erection of a single storey rear extension with 2no. roof lanterns. Loft conversion into habitable rooms with hip to gable roof extension to both sides, 3no. dormers to front roof elevation, single dormer to rear roof elevation and 2no. Juliet balconies. Front porch extension. Excavation of rear garden to create entrance to rear extension.'

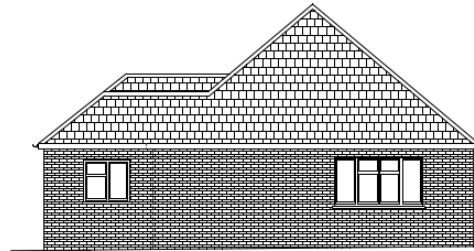
This was refused for the following reason:

The proposed development represents overdevelopment of the site by virtue of its significant cumulative increase in scale, poor and incongruent design, excessive bulk, disbalanced appearance of the dwellinghouse, cluttered roof form and interrupted pattern of roof forms within the streetscene which would result in significant harm to the character of this area. The development as a result fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and Section 12 of the National Planning Policy Framework (2024), in terms of design, character and appearance.

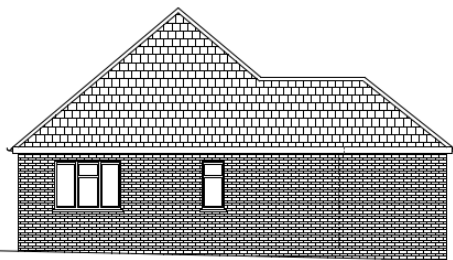
Given the similarity to the recent refused application, this application will focus on whether the changes proposed, would overcome that reason for refusal.



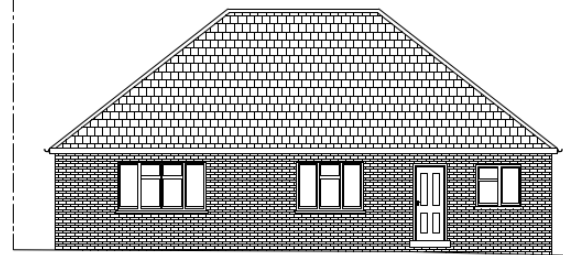
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

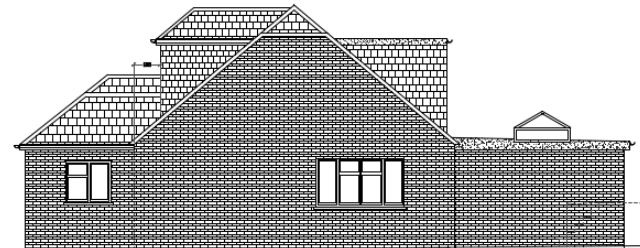


EXISTING REAR ELEVATION

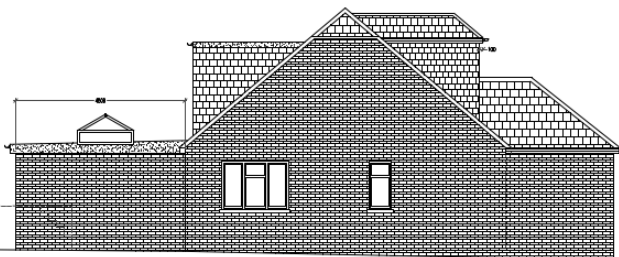
Existing Elevations (Not to scale)



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

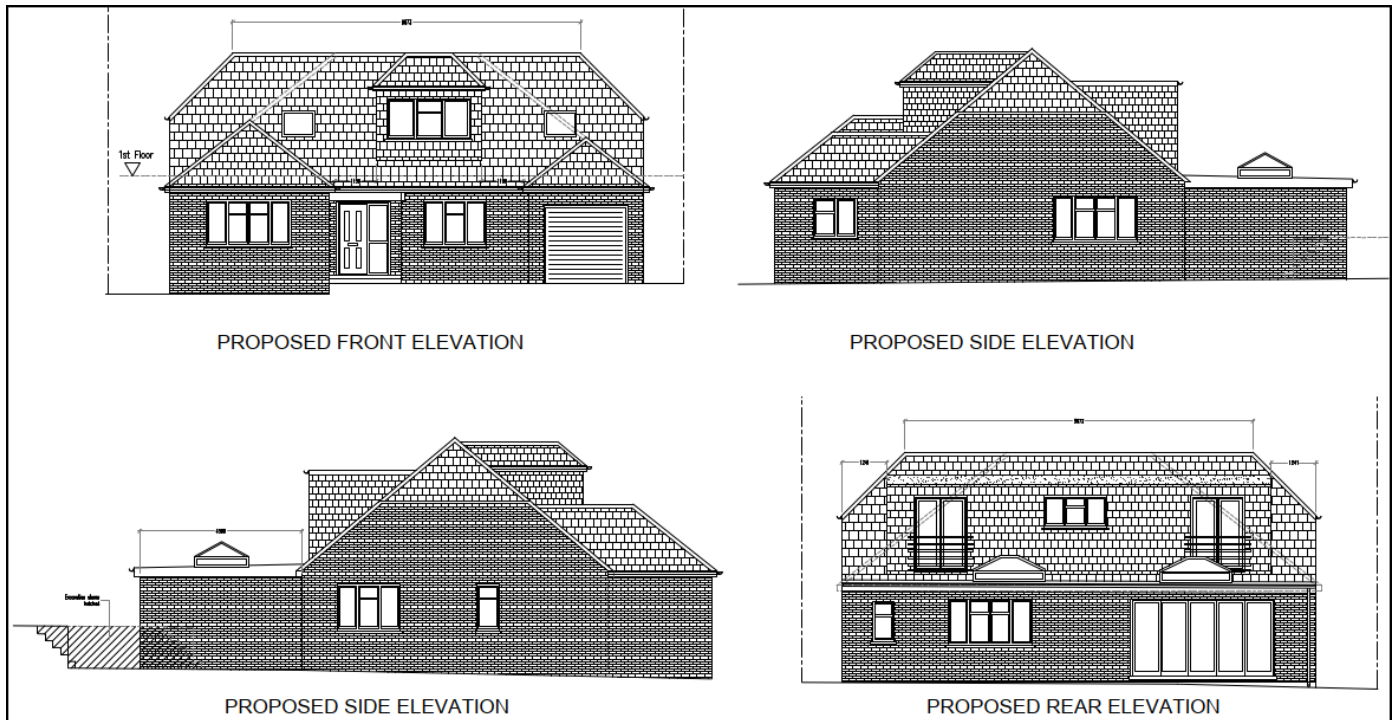


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Refused Elevations 202251091 (Not to scale)



Proposed Elevations (Not to Scale)

The changes proposed are as follows:

- One dormer proposed to front elevation, instead of 3
- 2no. rooflights now proposed to front elevation
- Altered roof form with more distinctive and enlarged hip ends to the sides
- Reduced width to rear dormer

Design, Character and Appearance

This dwellinghouse is located in an urban area. It is a bungalow amidst rows of other bungalows.

Single storey rear extension

The proposed single storey rear extension would be reasonable in size. It would not result in excessive scale and although flat roofs are not ideal, they are less visible to the rear and provide a lesser bulk option which reduces potential impacts on neighbours. In this case the single storey rear extension would be acceptable. The pyramid lights while minor additions do provide unnecessary bulk and flat rooflights would be preferred so as not to intercept the windows. It is noted that the rear garden is of a higher level than the house, requiring a stepped access. The application now includes excavation plan, which details the location of concrete steps, and a new retaining wall to the rear, and this is now indicated on the proposed side elevation. It does not however, detail the extent of increase hardstanding required on a detailed landscaping plan. This detail could however be provided via planning condition.

Porch Extension

The proposed porch extension is a small-scale addition and would be subservient to the main dwellinghouse. However, it would unfortunately propose a flat roof. There is one example of this at the end of the Cul-de-sac at no. 8 The Yews. However, it is the only example found in the immediate area of a flat roof porch and one occurrence does not form the overall character when all other porches have pitched roofs. Unfortunately, the amended scheme has not taken the opportunity to improve this aspect of the scheme by using a pitched roof on the porch, reflective of neighbouring properties.



Rear dormer

In terms of the flat roof rear extension, there are instances of flat roof extensions to neighbours either side of this property and so principally they are not objectionable. However, the neighbouring roof extensions are on a hipped roof which both limits the width of the extension and creates a visual spacing to either side. As this proposal now increases the hipped section to the sides and partially reduced the width of the proposed rear dormer, this is more appropriate than the previous scheme proposed and it would no longer extend along the full width of the wall of the bungalow with tokenistic set in from the sides ridge and eaves. Overall, this this dormer to the rear would still be larger than those on neighbouring properties. But its scale alone, separate from the rest of the development would now be more appropriate.

Front Dormer

There is one example in this street of front dormers at 6 The Yews. This is shown in the image below.



6 The Yews Located towards the end of the cul-de-sac

This neighbouring property has a similar footprint shape to the subject dwellinghouse but it is important to note that this property had a gabled roof to begin with;



6 The Yews in April 2012

It is noted that the proposed development has reduced the number of front dormers from 3 to 1. In place of the dormers removed it now proposes 2 rooflights. This is an improvement as the reduction in scale reduces the harmful impact the uncharacteristic dormers would have on the character of the area. However, reduction of harm does not equate to acceptable development. The proposal still contained a dormer, which has a flat roof, significant depth in the roof slope and meets the roof ridge. The dormer proposed unlike the few that are seen in the street, would be much too large for this roof, the necessity for a flat roof on it is in itself indicative of that. In addition to this, as stated in the previous report; the windows would be inappropriately large for a dormer window, which should be smaller than windows on the main dwellinghouse. The previous report also advised that it may be possible to have a single central dormer on this roof slope, if the size would be reduced similar to the neighbouring property and a fully pitched roof used instead of sections of flat roof. However, the amended application put forward does not follow that advice unfortunately.

Side roof extensions

The proposed gable roof additions would not increase the overall height of the building. However, it would create a greater level of bulk which would be viewed within the streetscene. This particular property is viewed alongside a series of bungalows with hipped roofs. Whilst 6 The Yews has gable sides; it is located towards the end of the cul-de-sac and so has a greater degree of visual separation from the row of houses than the subject dwellinghouse which is located centrally along the street and forms a central part of the streetscene. The proposed roof form would therefore deviate quite significantly from the hipped roofs of the other bungalows. Whilst the change to the roof form from the previous proposal, to enlarge the hipped part of the roof would be an improvement on the refused scheme, this would be a marginal change and the fact remains, that the roof form would not reflect the roof form of the houses it sits amidst. It would therefore result in significant increase in bulk and interrupt the pattern of roof form visible from the street.

On the previous application it was concluded that the roof additions both separately and cumulatively would be an incongruent, form of development with inappropriate features, which would result in excessive bulk, disbalancing of the appearance of the upper and lower floors, create a cluttered roof form and interrupt the pattern of roof forms within the streetscene. It was advised that for such a development to be made acceptable significant reductions in both the internal layout, external roof bulk proposed and altered design approach would be necessary. In this new application whilst there have been some tokenistic reductions in scale and marginal improvement in design aesthetic, when viewed as a total development, the original conclusions that the development would be incongruent with the character of the area, and representative of overdeveloped scale, remain. The reason for refusal on the previous application has therefore not been

addressed by this amended scheme.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Kitchen/Diner	45.3	12
Lounge/Living Room	18.6	13.2
WC/Shower	6	3.6
Double Bedrooms	11.7 12.2 13.5 13.5	11.2
Single Bedrooms	8.9	6.5
Bathroom	9	2.8

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	173m ²	100m ²
Depth	9.8	10m

All new rooms provided internally would meet the internal space standards required by the Residential Layout Guidelines (2020). The garden depth as proposed would fall short of the required 10m depth. However, given that it is in excess of the minimum area, and that it is only marginally below the required depth, in this case there is considered to be adequate external amenity space for the 5-bedroom property as proposed.

Neighbouring Amenity

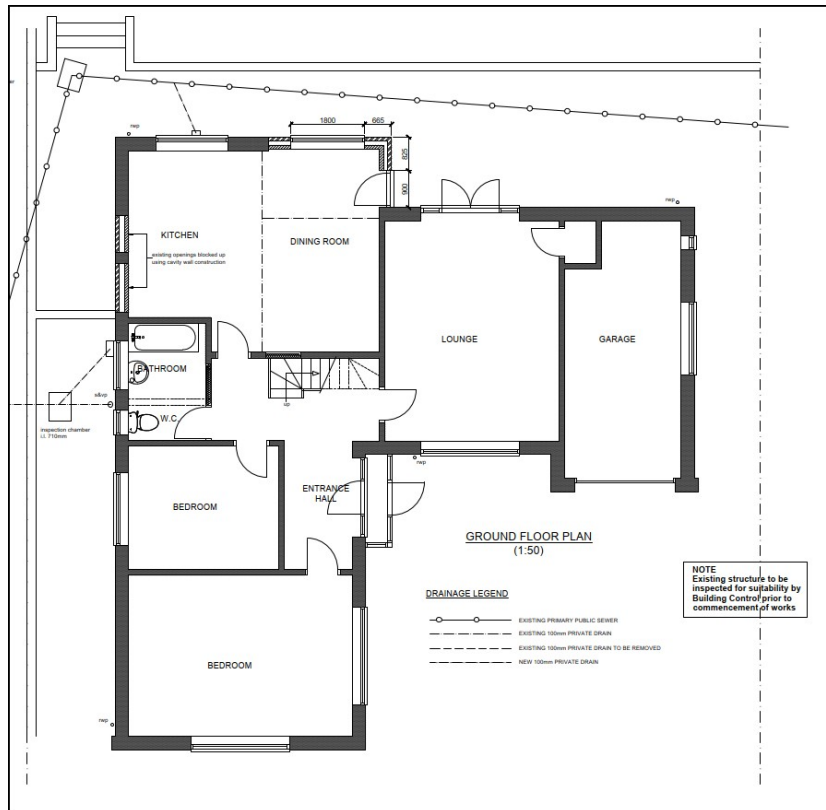
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, one objection to the proposal was received.

The neighbours most likely to be impacted by the development are no's 3 and 7 The Yews.

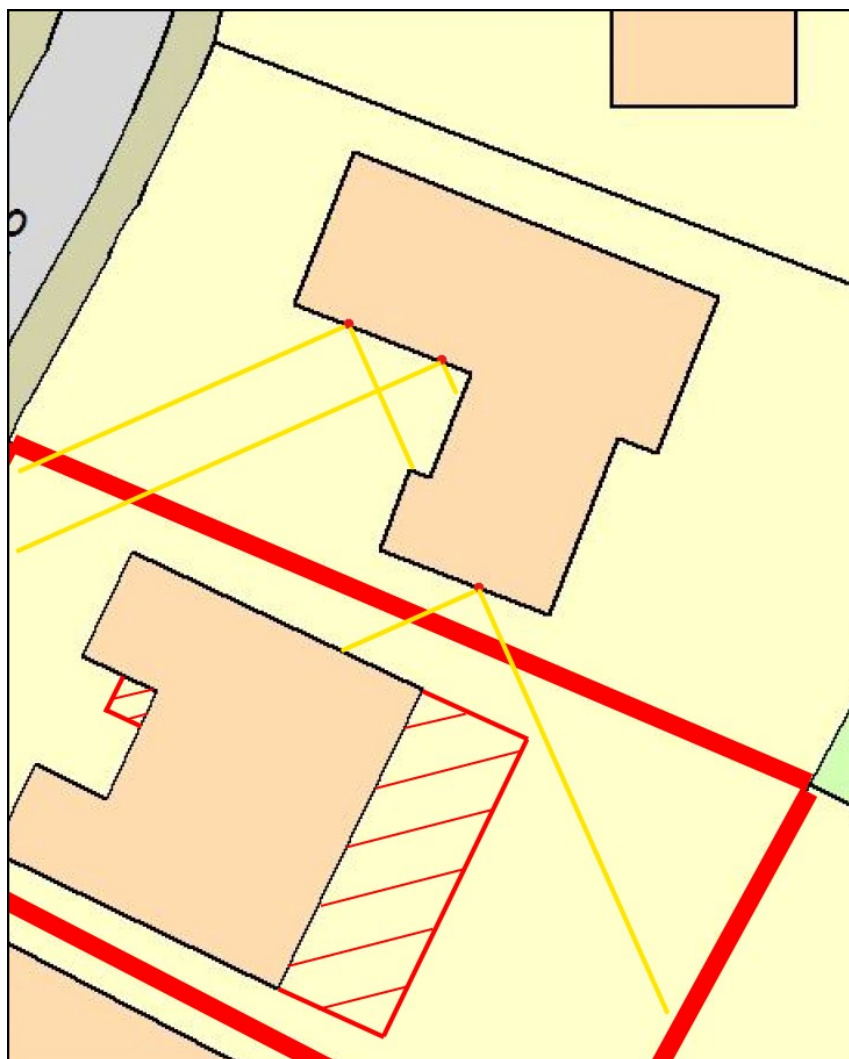
3 The Yews

This neighbour is located to the north of the site. There is a 4.2m distance between the buildings. This distance would be maintained. Given the position and scale of the front/side porch, it would not impact this neighbour. Likewise, the proposed single storey rear extension, given its low scale nature, distance from the boundary and limited depth in relation to this neighbour's rear elevation, it would not harm the amenity of this neighbour. The alterations to the roof design would be additional bulk closer to the shared boundary. Careful assessment of potential overshadowing would therefore be required.

In 2017 a Lawful Development Certificate was granted for 3 The Yews for a rear dormer and extension under planning reference 20170312. This appears to have been completed. The floor plans for that proposed scheme shows the window layout. As shown below there are windows facing the subject property which consists of a garage, entrance hall and bedroom.



Based on the below 45 degree test, the only window potential overshadowed by the subject dwellinghouse is the garage. As this is a non-habitable opening, the overshadowing would not be considered significantly harmful to the residential amenity of this neighbouring property.

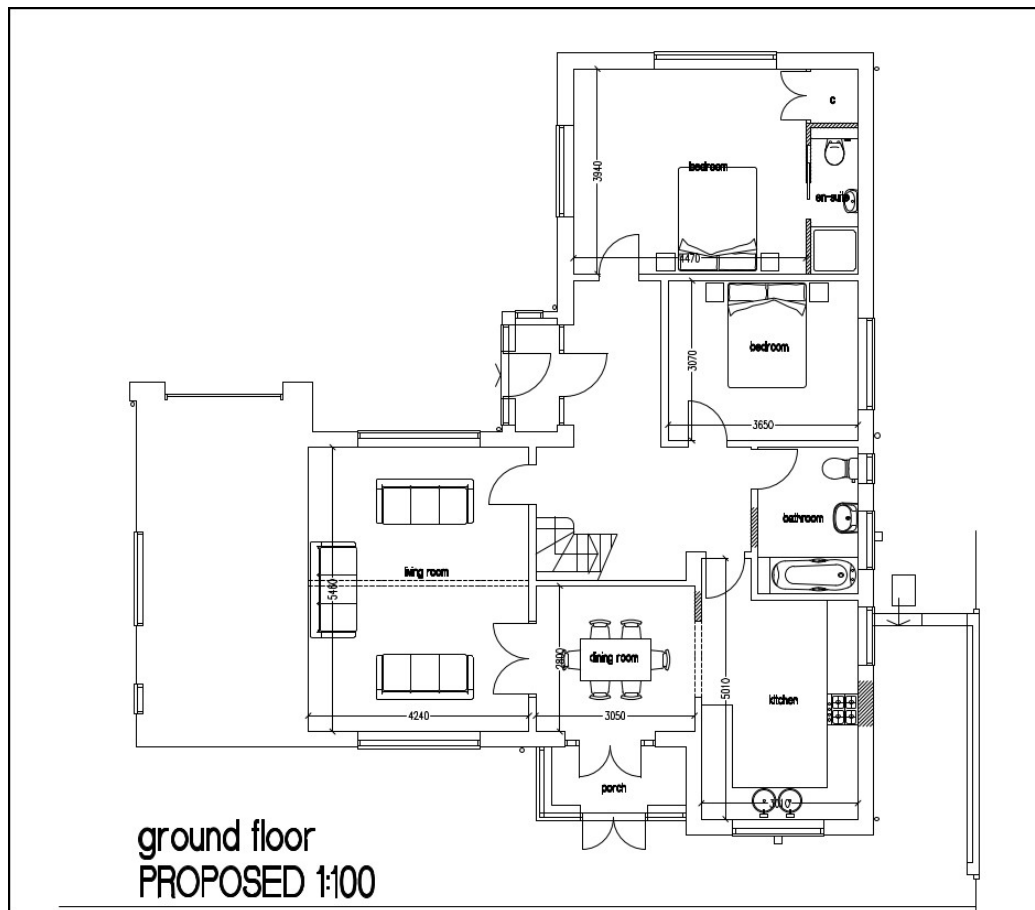


In terms of overlooking, the proposed development would not alter the arrangement of openings to the side elevation and so there would be no exacerbated overlooking as a result of the proposed development. There is a flat roof to the rear which would be adjacent to Juliet balconies. A condition would be applied ensuring the flat roof could not be used as a balcony should the development be approved.

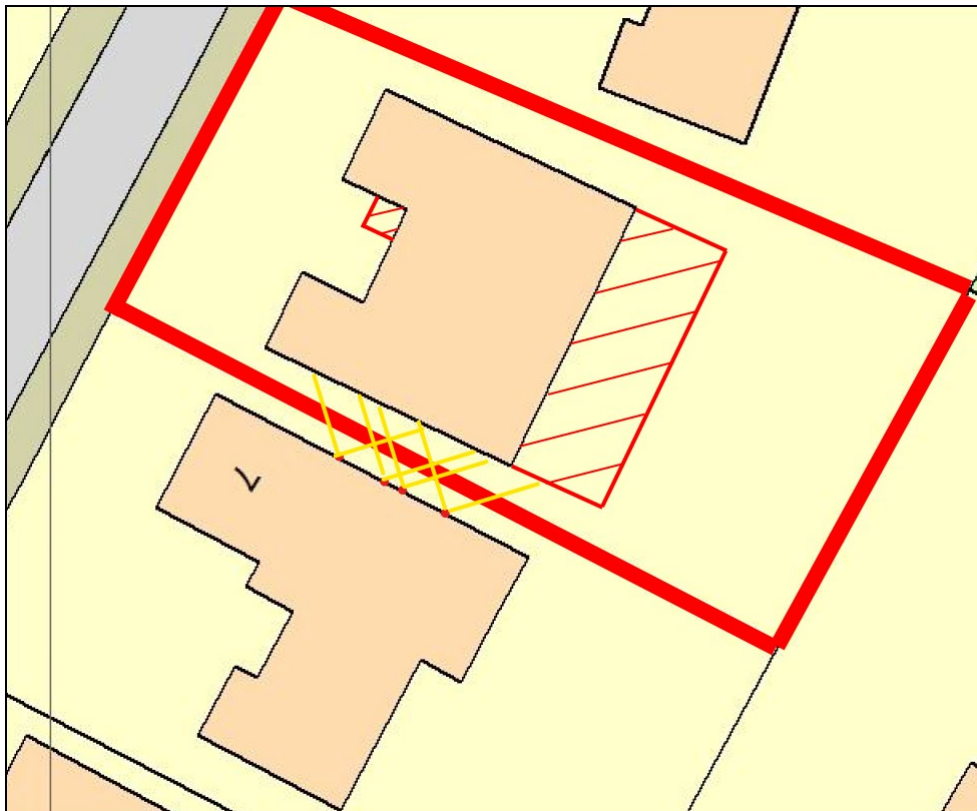
7 The Yews

This neighbour is located to the south of the site. The existing 3.2m distance between the buildings would not be changed as a result of the development. Given the position and scale of the front/side porch, it would not impact this neighbour. This neighbour rear elevation projects further to the rear than the subject site as existing. The proposed rear extension would therefore only extend by 2.2m further than this neighbour's rearmost elevation. At single storey height, with the retained distance, it would not result in harm to this neighbour's residential amenity. The proposed alteration to the roof would alter the extent of roof bulk. The alteration from hipped to gable sides to the roof form would create additional bulk to the end closest to this neighbour's boundary. Therefore, there is potential for overshadowing.

In 2016, this neighbour received consent for a lawful development certificate for the construction of a rear dormer extension and porch which based on the existing layout appears to have been completed. The proposed plans under that reference 20160091 show the layout and windows serving the property. There are 4 windows on the side elevation facing the subject dwellinghouse. 2 serve a bathroom, one serves a bedroom and one serves a kitchen.



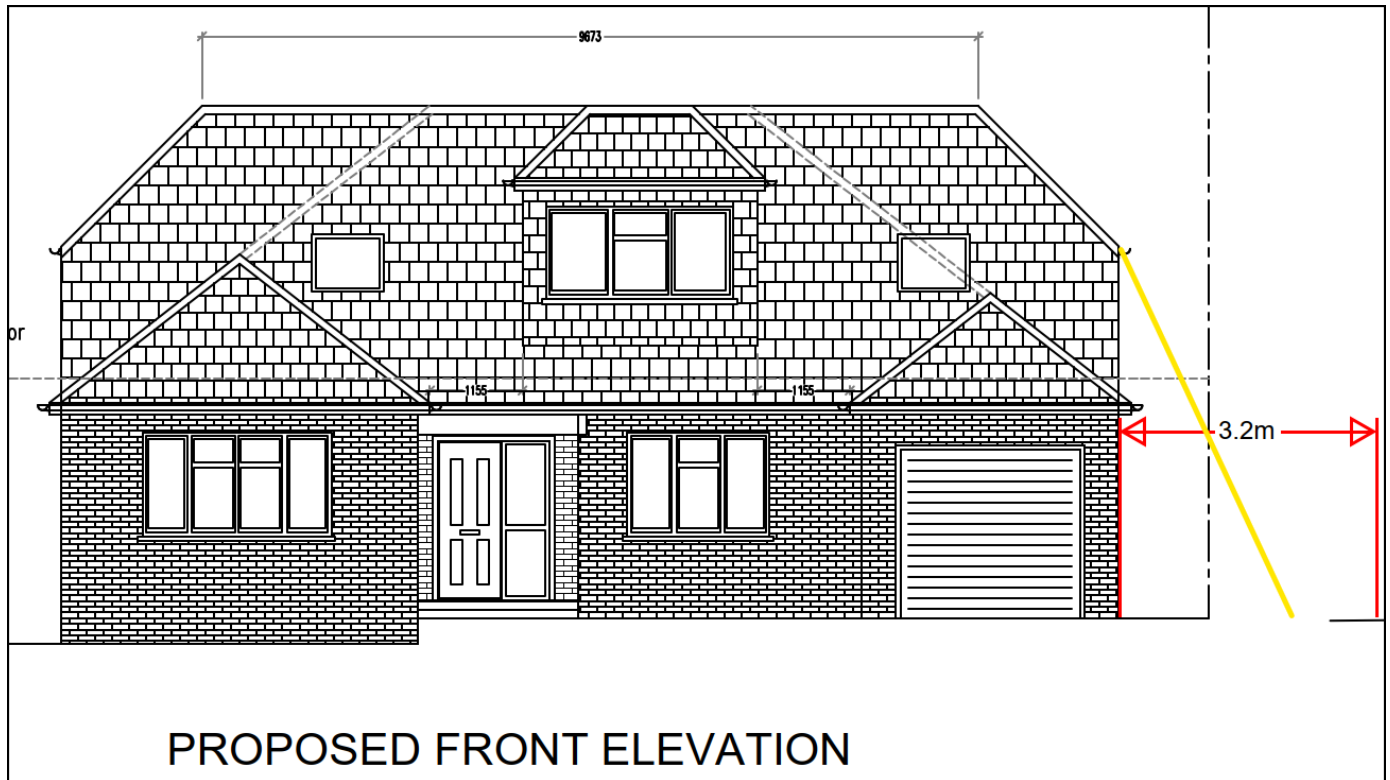
The below 45 degree test shows that based on the window position and relationship between the buildings there is potential for overshadowing.



45 degree test



Further 25 degree elevation tests are therefore required as below. It is noted this neighbour is on a slightly elevated position and so this has been factors in the approximate window position which is indicated by the red dot.



As can be seen due to the distance between the properties, the 25 degree test shows that there would not likely be any overshadowing of this neighbours openings. In terms of overlooking, the proposed development would not alter the arrangement of openings to the side elevation and so there would be no exacerbated overlooking as a result of the proposed development. There is a flat roof to the rear which would be adjacent to Juliet balconies. A condition would be applied ensuring the flat roof could not be used as a balcony should the development be approved.

2 The Yews

Although the proposed dormers would potentially create a sense of overlooking and dominance to the property located on the opposite side of the road, the dormers are in excess of 21 metres away, which is the minimum distance required.

Overall, the proposal is considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed development would increase the number of bedrooms from 2 to 5. The KCC Parking Standards require parking provision of 2 spaces for a 2-bedroom dwelling and 3 spaces for a 4 or more-bedroom dwelling. In addition, a cycle space is required for each additional bedroom.



Site Photo taken on 18.03.26

It was evident during the site visit that the existing drive is capable of accommodating 2 vehicles. There is also a garage. However, it is noted that garages over time have become less capable of accommodating modern cars. On garages the KCC Parking Standards (2006) states:

Garages

B2. Experience has shown that garages provided for individual residential dwellings are unlikely to be used for the parking of a vehicle unless sufficient space is also incorporated within the garage for storage. This may have less relevance for garages that are provided as a communal facility for residential accommodation. However, the needs of the mobility impaired, either as a driver or as a passenger, should also be considered in the design of garages and sufficient space should also be allowed to enable a garage to be used as a secure location for any cycle parking provision.

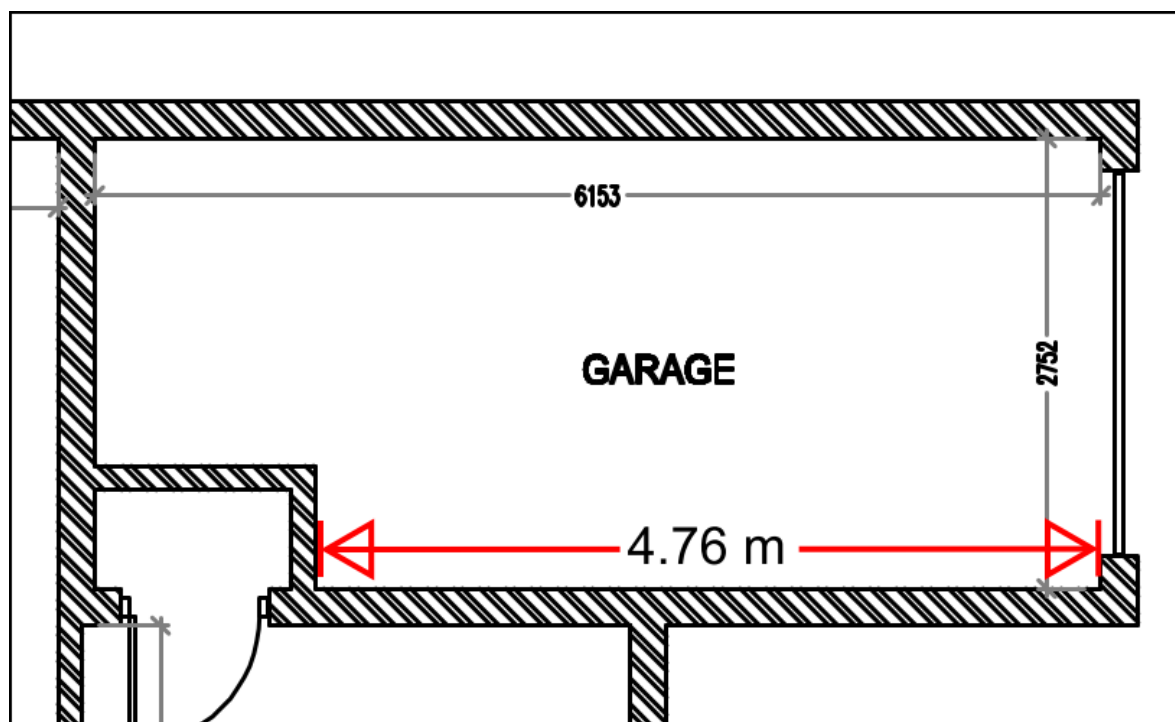
Taking these factors into account the preferred internal dimensions of a garage that should be considered for residential developments in Kent are:

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Where it can be demonstrated that cycle parking is provided elsewhere width of garage can be reduced.



The garage falls short of the required spacing for a garage as shown in the below image:



Adequate vehicle parking provision can be achieved with some further works to the garden, and any future submission should ensure that three spaces are provided, in order to accord with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion

The proposed development represents overdevelopment of the site by virtue of its significant cumulative increase in scale, poor and incongruent design, excessive bulk, disbalanced appearance of the dwellinghouse, cluttered roof form and interrupted pattern of roof forms within the streetscene which would result in significant harm to the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and Section 12 of the Nation Planning Policy Framework (2024), in terms of design, character and appearance.

Recommendation

The recommendation is to refuse this application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	22nd April 2026	Dated:	23 rd April 2026