



Delegated Report

Householder Planning Application

Planning Application No: 20250195

Location: 62 Kings Drive Gravesend Kent DA12 5BJ

Description: Erection of a second floor with roof lantern and solar panels. Erection of a single storey front extension and single storey rear extension with 3 rooflights. Internal alterations and changes to fenestration.

Applicant: Natalia Photay

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/02/2025;
Supplementary Information – Planning Statement;
Drawing Number BL/DRG/3613.1/01 (Site Location Plan);
Drawing Number BL/DRG/3613.1/02 (Block Plans – Existing and Proposed);
Drawing Number BL/DRG/3613.1/03 (Ground Floor and Loft Plan – Existing);
Drawing Number BL/DRG/3613.1/04 (Roof Plan – Existing);
Drawing Number BL/DRG/3613.1/05 (Elevations and Sections – Existing);
Drawing Number BL/DRG/3613.1/06 (3D Images – Existing);
Drawing Number BL/DRG/3613.1/07 (Ground Floor and First Floor Plan – Proposed);
Drawing Number BL/DRG/3613.1/08 (Roof Plan – Proposed);
Drawing Number BL/DRG/3613.1/09 (Elevations and Sections – Proposed); and
Drawing Number BL/DRG/3613.1/10 (3D Images – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240911	Erection of a second floor and habitable loft space with 7 rooflights and roof lantern. Erection of a single storey rear extension with 3 rooflights and a single storey side extension. Internal alterations and changes to fenestration	Refused	02.12.2024
19781042	Retention of a timber built garden shed	Permitted	01.03.1979
19750268	Erection of a single storey extension at side for kitchen dining room	Permitted	20.05.1975

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

9 surrounding properties were consulted and no responses were received. The consultation period ended on 1st April 2024.

Preliminary Matters

Previous application 20240911 for the 'Erection of a second floor and habitable loft space with 7 rooflights and roof lantern. Erection of a single storey rear extension with 3 rooflights and a single storey side extension. Internal alterations and changes to fenestration' was refused on the following grounds:

1. *By virtue of the design and the excessive scale, bulk and massing of the proposed second floor, single storey rear extension and single storey side extension, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to 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) (2023).*
2. *By virtue of the distance between habitable window and neighbouring private garden area, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to 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) (2023).

The current application looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

62 King's Drive is a detached dwellinghouse located on the Southern side of the highway. The application site is situated on a prominent corner location on the junction of King's Drive and Windsor Road. The property is largely soft landscaped to the frontage with dwarf brick wall and hedging, with additional hardstanding and a garage for off road parking. The application site is located in an area which consists of a mixture of detached and semi-detached bungalows and two storey houses.



The application proposes the erection of a second floor with roof lantern and solar panels, a single storey front extension and a single storey rear extension with 3 rooflights.

The single storey rear extension would have a false pitched roof with a maximum height of 3.81m and an eaves height of 2.37m. It will have width of 5.10m and project 6.8m from the rear elevation. The proposal will create space of an open plan kitchen/ dining and living area with 1 no window, bi-fold doors leading to the rear garden and three roof lights. The proposal would be constructed with a brick finish and tiled roof to match the existing dwelling.

The single storey front extension would have a shallow pitched roof with an eaves height of 2.57m and a maximum height of 4m. The extension would be set back from the front elevation by 0.65m and project 7.5m from the flank elevation. The extension will create space for internal fenestration changes to include a bathroom, with a window at ground floor level which will be conditioned to be obscure glazed to Pilkington Level 3 or above and a replacement garage door. To the flank elevation there will be 2no windows serving the garage.

The application also proposes the erection of a second floor. The proposal would increase the roof height to a maximum of 8.19m and an eaves height of 5.5m which would include gable ends.

The proposed second floor would create space for 4 bedrooms, one with en-suite and a bathroom. There would be 4no windows to the front elevation serving bedrooms and bathroom and 4no windows and a Juliette balcony to the rear elevation serving bedrooms and the proposed en-suite. Any proposed windows serving a bathroom would be required to be obscure glazed to Pilkington Level 3 or above and would be conditioned to be so. The application also introduces solar panels to the property’s main roof.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham’s Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The key principles in Gravesham’s Householder Design Guide (2021) sets out the design expectations within the Borough:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

The previous application was refused as it was considered that by way of the habitable roof space, the existing bungalow would take on the appearance of a three storey building which would be elongated to the side, excessive in overall scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling:

Existing Front Elevation	Refused Application 20240911
	
Existing Rear Elevation	Refused Application 20240911



Whilst the current application has removed the habitable area to the roof space and subsequently the roof lights, it is considered that the proposal is still undesirable in terms of overall scale. The principal of the proposal is acceptable but remains too large in terms of bulk and massing and as such is not respectful to the original dwelling:



As mentioned within the report for refused application 20240911, it is important to note that the application site is located on the junction of King's Drive and Windsor Road which is considered to be a prominent corner location:



As such, any development would be highly visible from several public vantage points, inclusive of both the front and rear of the property and would greatly impact the existing street scene:

View of the rear of the existing property from Windsor Road



View from the Windsor Road / King's Drive junction



The application site originally consists of a bungalow with a relatively large footprint. Whilst there are detached two storey dwellings within the immediate King's Drive area, these properties are still of a modest footprint. Post development, 62 King's Drive would be significantly larger than neighbouring properties and as such out of keeping with the surrounding area:



Therefore, it is considered that the proposal has not overcome the previous concerns with the resultant incongruous and dominant addition to the existing dwelling.

The previous application also raised concerns with the large section of flat roof at two storey level to the front of the application site, which would be contrary to the current design guidance. The current application has replaced the flat roof with a false pitched roof:

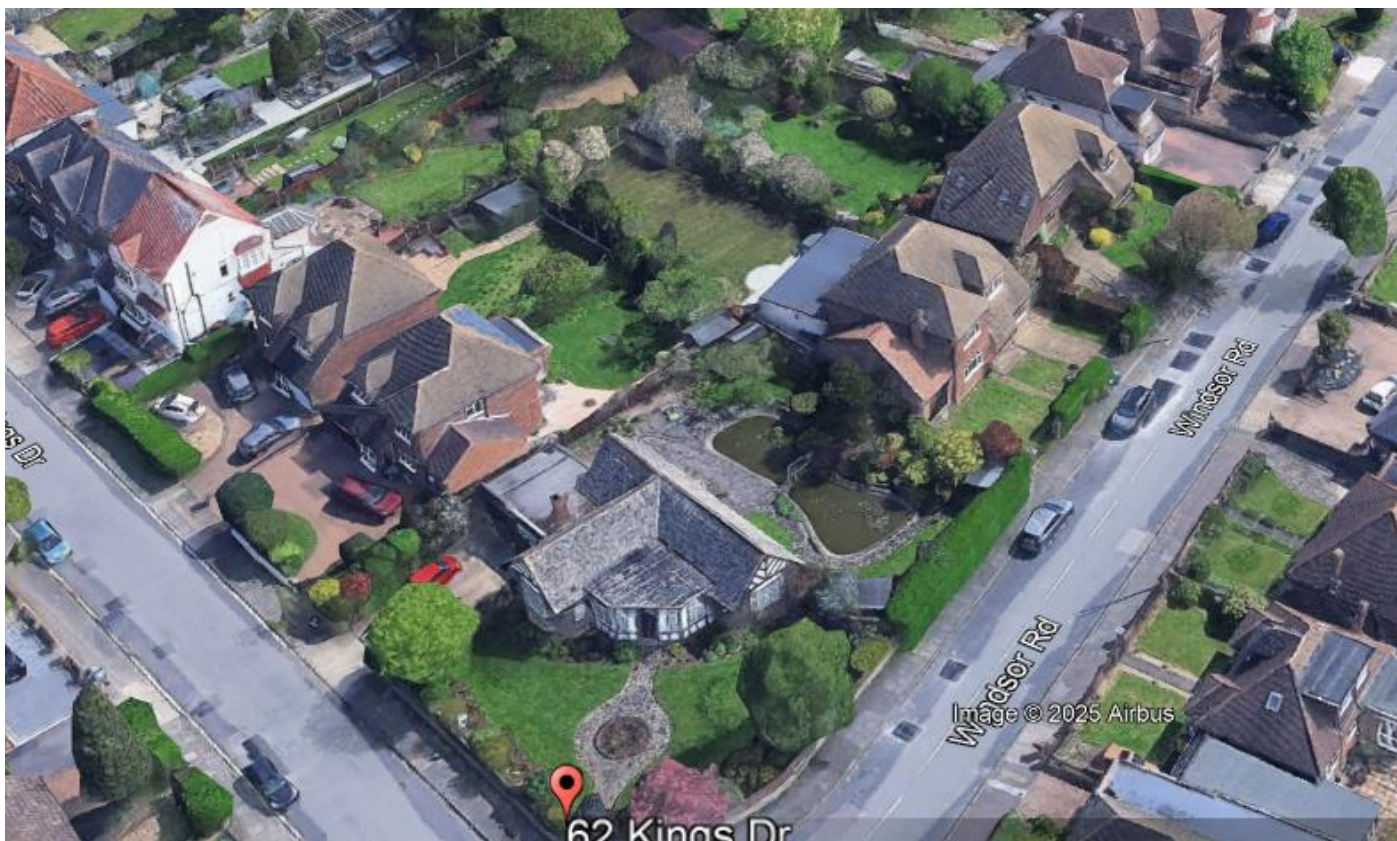
Previous Application	Current Application
 3 Proposed 3D Front View 1	 Proposed 3D Front View 1

While this is considered to be an improvement on the previous design, the roof still has a large flat element, which is highly visible from a public vantage point. As such, the revised proposal has not overcome the previous reasons for refusal in terms of the flat two story roof.

Concerns were also raised with the previous application by way of the proposed unbalanced roof which would be constructed with one end hip and one end gable and the arrangement of the proposed roof lights which did not align with the windows of the main dwelling. The current application has addressed this concern with the removal of the hipped end to be replaced with gable and the removal of the rooflights:

Previously Proposed Front Elevation - 20240911	Current Proposed Application
	

However, while the roof is now considered to be of a balanced design, the expanse of the roof is now exacerbated by the proposed gable ends at two storey. The existing two storey roof form of neighbouring, detached properties are hipped in design, which is generally considered to soften the roof bulk of larger properties.



As such, whilst the issues with the unbalanced roof have been addressed through matching gable ends, the proposed roof now is now considered to be undesirable in terms of bulk and massing and is not respectful to the host dwelling and wider street scene.

Therefore, whilst the current application has gone some way to address the previous reasons for refusal, the proposal is still considered to be an incongruous addition to the host dwelling which would be detrimental to the existing property and the wider street scene.

As such the application is contrary to 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 dwelling from three to four. Gravesham's Residential Layout Guidelines state that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

Post development, the garden would have an area of approx. 374.44m² and a depth of 14.77m and is therefore in accordance with the guidelines.

Furthermore, all proposed rooms are in accordance with those set out within the Residential Guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it 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).

Neighbouring Amenity

The previous application was refused as the proposed first floor habitable window failed to meet the recommended 21 metre distance from the private amenity space of neighbouring property 3 Windsor Road.

The first floor habitable window has been removed from the current application and as such there are no concerns with neighbouring privacy.

Therefore, the proposed development is considered to safeguard 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).

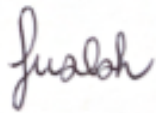
Conclusion

The application is not considered to have overcome the previous reason for refusal in terms of design. The proposal is considered to be an incongruous and dominant addition which is not respectful to the host dwelling and the wider street scene. As such the proposal is contrary to 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).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	23rd April 2025	Dated:	25 April 2025