



Delegated Report

Householder Planning Application

Planning Application No: 20250105

Location: 27 Brenchley Avenue Gravesend Kent DA11 7RG

Description: Erection of single storey rear extension; part first floor and part single storey front extension; loft conversion with removal of existing roof and erection of replacement roof with higher ridge height, two dormers in the front roof slope and two dormers in the rear roof slope.

Applicant: Mr Singh

Site Visit Date: 08 April 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. ICN-1192-P1 Rev. A Existing and proposed parking layouts;
Drawing no. ICN-1192-11 Rev. A Existing and proposed layouts and elevations;
Site location plan;
Proposed block plan;
17 photographs of the site and surrounding properties; and
Email from the agent received 08 April 2025.

Superseded Documents/Plans

Drawing no. ICN-1192-P1 Existing and proposed parking layouts; and
Drawing no. ICN-1192-11 Existing and proposed layouts and elevations.

Procedural Issues

Following a request from the case officer, the applicant has confirmed that the application property would not be used as a house in multiple occupation (HMO). The property would be a family dwellinghouse.

Following a further request from the case officer, the application details were amended to accurately reflect the proposed fenestration and the existing parking layout at the application site and to provide greater detail of the proposed parking layout.

Relevant Planning History

Reference	Description	Decision	Decision Date
19810623	Erection of a front porch	Permitted	30.07.1981

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

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)

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised to eight neighbouring properties by letter. Eight representations (all objecting) have been received and are summarised as follows;

- Adverse overlooking impact to the front windows of no. 34 Brenchley Avenue and other surrounding dwellings.
- Adverse overshadowing impact to the bedroom window at no. 29 Brenchley Avenue, due to the proposed forward projection.
- Adverse impacts to surrounding occupiers from increased activities and vehicle movements.
- The layout of the building looks like an HMO.
- Adverse traffic, noise, litter and rubbish impacts, out of character with the area and insufficient

parking if this is a proposed HMO.

It is noted that two representations have been received from the same local resident.

The consultation period expired on 13 March 2025.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposed development would involve the erection of first floor extensions on both sides of the building and a single storey rear extension, a single storey front extension, a porch and a new roof incorporating two front dormers and two rear dormers.

The new roof would be pitched and some 1.4 metres taller than that existing, with a gable end on the eastern side, a half hip on the western side and a gable end on the front. The proposed front dormers would be 1.8 metres (width) by 1.9 metres (depth) by 1.7 metres (height) each. The proposed rear dormers would be 6 metres (width) by 3.6 metres (depth) by 3 metres (height) and 5 metres (width) by 2.1 metres (depth) by 1.9 metres (height). All the proposed dormers would have flat roofs.

The proposed front extension would be set forward some 1.4 metres across the eastern side of the building frontage and the proposed porch would be set forward a further one metre. Both would be situated under the new roof. The rear extension would have a depth of between 4 and 2.3 metres, across the whole width of the building and would have a flat roof.

The existing building has red/brown brick walls with red tile hanging at first floor level on the front elevation, a brown tiled roof and white UPVC windows. The proposed building would have white rendered walls, grey roof tiles and grey aluminium windows.

Brenchley Avenue is a residential road with a number of different types and styles of dwelling. Although red/brown bricks and tiles are the dominant facing materials, a number of properties are faced with render and have grey/dark roof tiles. This includes no. 29, which is located immediately adjacent to the application site and which has been extended with a very similar design approach to that proposed at the application site.



The proposed development would be of a design and materials that would not match with the existing building and would result in the loss of a gap at first floor level, between the application site and no. 25 Brenchley Avenue. The increase in height of the roof and the overall increase in the size of the dwelling would create a substantial increase in built form but the use of a half hip, dormer windows and a flat roof (on the rear extension) would ensure that the proposed alterations would not result in an overdevelopment of the application site.

The proposed height increase would not look out of place in the locality, due to the sloping nature of the street and the greater height of the dwelling at no. 25 Brenchley Avenue. The proposed dormers would be subservient in size to the main roof and would not introduce new features to the street scene and the front extension/porch would not have excessive depth or be a prominent feature in the area. Whilst the loss of the gap between the application site and no. 25 Brenchley Avenue is unfortunate, the forward projection of that property and the single storey garage closest to the boundary, would help to reduce any adverse visual impacts. Lastly, the proposed facing materials are already in existence in the surrounding street scene.

The proposed development also includes amendments to the site frontage to form two parking spaces. It is noted that the proposed parking spaces would be softened by greenery but details of the proposed planting and the surfacing of the driveway have not been provided. As such, any planning permission granted should include an appropriate landscaping condition.

On balance, the proposal would not look significantly out of place in the surrounding area and would not be detrimental to the character or appearance of the existing building. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and broadly in line with the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and would be acceptable.

The proposed development would result in a reduction in the size of the rear garden at the application site but sufficient rear garden area and depth would be retained. As such, the proposal would be in line with the Residential Layout Guidelines (June 2020).

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted RLG are relevant.

The closest residential properties to the application site are nos. 25 and 29 Brenchley Avenue (located to the east and west respectively). Nos. 23 to 27 Harman Avenue are located to the north and nos. 30 and 32 Brenchley Avenue are located to the south, across the roadway.

It is noted that local residents have raised concerns regarding the proposal's adverse impacts to residential amenity, including overlooking and overshadowing impacts and increased activities and vehicle movements

associated with the extended property.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The proposed windows in the front elevation (to two reception rooms and a porch at ground floor level and three bedroom windows at first floor level) would have privacy distances of at least 27 and 26 metres to nos. 30 and 32 Brenchley Avenue respectively. For no. 34 Brenchley Avenue the privacy distance would be at least 27 metres. Therefore, the proposal would not cause any adverse overlooking impacts to the occupiers of these properties

Any adverse overlooking impacts from the proposed windows in the ground floor rear elevation (a bedroom and two kitchen/dining/living windows) would be screened by existing boundary treatments. For the first floor windows in the rear elevation (to two bedrooms) the privacy distances would be well in excess of 26 metres to nos. 23 to 27 Harman Avenue and as such, these windows would not cause any adverse overlooking impacts to the occupiers of these properties.

The proposed western side elevation would have three ground floor windows but there would be no first floor side windows on either side. Due to there being a relatively low boundary wall to no. 29 Brenchley Avenue, obscure glazing is proposed in order to mitigate any potential overlooking from the western side windows. This obscure glazing should be the subject of a condition on any planning permission granted.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any additional windows or openings in the western flank elevations and any windows or openings at first floor level in the eastern flank elevations of the proposed development. It is noted that the existing boundary treatment would screen any overlooking from future ground floor eastern side windows.

In terms of overshadowing and overbearing impacts, it is noted that the proposal would result in a taller and bulkier dwelling, with first floor extensions on both sides and a new roof across the whole building. No. 29 Brenchley Avenue is located on lower ground, has windows that are set back behind the front and rear building lines of the proposed development but does not have any windows in the side elevation that faces the application site. The properties are separated by some 1.5 metres and at the front, a garage is closest to the boundary at ground floor level but at first floor level a bedroom dormer window is closest. Due to the orientation of the properties, some adverse overshadowing would occur to the bedroom window during the morning but as the day progresses these impacts would lessen.

At the rear, the closest first floor window would be a bedroom dormer which would be set back behind the proposed new roof and due to the layout and orientation of the properties, it would not lose any light. The closest ground floor windows would be bifold doors to a garden room/dining room, which due to the design of the ground floor extension and their set back behind the proposed new roof, would not lose any light.

Overall, it is considered that any adverse overshadowing impacts to the occupants of no. 29 Brenchley Avenue would not be so significant as to warrant a refusal of planning permission.

Due to the design of the proposed development and to the separation of the properties, there would be no significant adverse overbearing impacts to the occupiers of no. 29 Brenchley Avenue.

No. 25 Brenchley Avenue is located on higher ground and has windows that are set forward of the front and rear building lines of the proposed development. It also has three windows in the side elevation that face the application site (an en-suite shower room at first floor level and a secondary lounge window and a secondary kitchen/diner window at ground floor level). A garage/workshop is located closest to the boundary of the application site and as such, all the affected windows are set away from the side elevation of the application property by some 2.5 metres. Due to the design of the proposed development, to the

layout and orientation of no. 25 Brenchley Avenue and to the secondary and non-habitable nature of the affected windows, there would be no adverse overshadowing or overbearing impacts to the occupiers of that dwelling.

The proposed development would increase the number of bedrooms at the application site from three to five and as a result, there would be potential for increased comings and goings (including vehicle movements) to the property from additional occupiers. However, in the context of this existing residential area, any additional noise/disturbance arising from the proposal, would not be so significant as to warrant a refusal of planning permission.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards, a four or more bedroom dwelling should have three vehicle parking spaces and according to the KCC Dropped Kerb Guidance and Self-Assessment (2023) document, parking spaces located perpendicular to the roadway should be a minimum of 2.4 metres (width) by 4.8 or 6 metres (depth). Six metres depth would be required if the space is in front of an access door or garage. However, it is noted that Kent Highways & Transportation have provided more recent guidance (as yet unadopted) that requires a minimum of two spaces to be provided for a four or more bedroom property in a suburban location.

The application property has three bedrooms and on-site parking for two/three vehicles (at least two spaces on the site frontage and a third in a substandard width garage). The proposed development would result in the building increasing from three to five bedrooms, with an increase in the depth of the garage (but the substandard width would remain) and two parking spaces being provided on the site frontage. A planning condition can be attached to any planning permission granted that requires the proposed frontage parking to be formed and then retained permanently.

It is noted that the application site is located in a relatively sustainable location, close to some local services and a bus route. In addition, on-street parking is readily available in the locality. Therefore, even if the proposed development would result in a small increase in demand for on-street parking, this would not undermine highway safety.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 3, a Site of Special Scientific Interest (SSSI) Impact Risk Zone and a smoke control area. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology, any sensitive habitats or groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

The application site is also located in close proximity to a gas pipeline (along the site frontage). However, as any works on the site frontage would be relatively minor and would be located within the confines of an existing residential garden, it is considered that there would be no adverse impacts to any gas

infrastructure. The applicant should be made aware of the gas pipeline via an informative on any planning permission granted.

A number of local residents have raised concerns that the proposal would result in the application property being used as an HMO. However, the applicant has confirmed that this would not be the case. Therefore, the application must be determined as submitted, as extensions to a dwelling. It should be noted that, if the application property was to be used as an HMO in future, there may be a breach of planning control, which is a matter that would be dealt with by the GBC Planning Enforcement Team.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Submission and approval of landscaping for frontage

Materials as set out on drawing no. ICN-1192-11 Rev. A

No further openings in flank elevations

Obscure glazing to western side windows

Formation and retention of proposed frontage parking

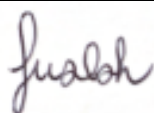
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23rd April 2025	Dated:	25 April 2025