

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20250411

**Location:** 10 Hillside Avenue Gravesend Kent DA12 5QR

**Description:** Demolition of existing rear extension and the erection of single storey rear extension with flat roof and alterations to fenestration.

**Applicant:** Mrs Paula Asser

**Site Visit Date:** 23/06/2025

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### Submitted Documents/Plans

- Application Form
- Drawing No: 201 (Proposed Plans and Elevations)
- Drawing No: 101 (Existing Plans and Elevations)
- Drawing No: 801 (Site Location Map and Proposed Block Plan)
- Drawing No: 701 (Existing Block Plan and Site Location Map)

### Supplementary Information

- Site Images

### Relevant Planning History

No relevant planning history

### 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)

### Consultations, Publicity and Representations

#### Local Ward Councillors

No comments received.

#### Neighbouring properties

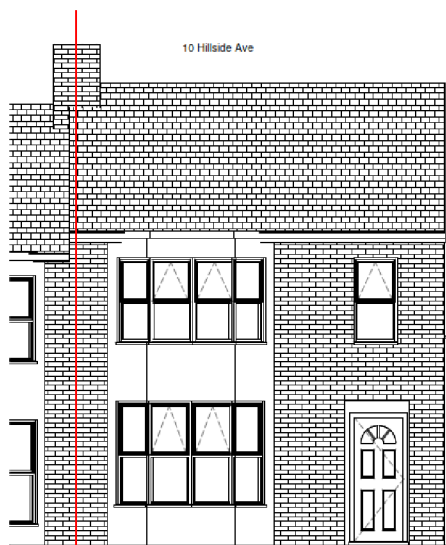
The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 22.05.2025 and no comments were received.

### Analysis

#### Proposal

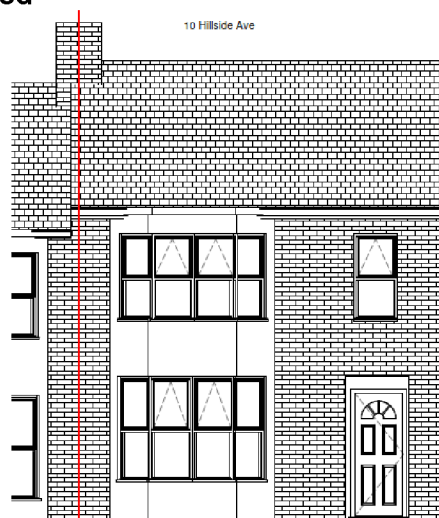
The proposal seeks to demolish an existing rear projection and erect a single storey rear extension.

#### Existing

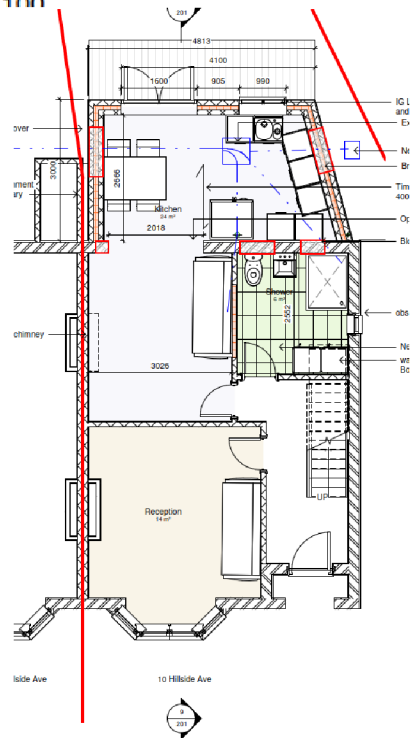
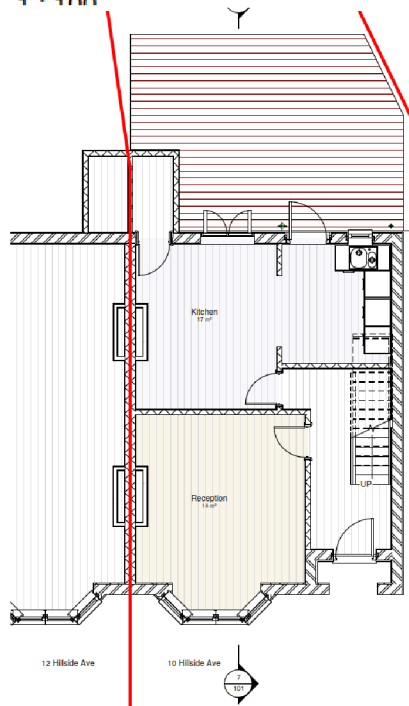
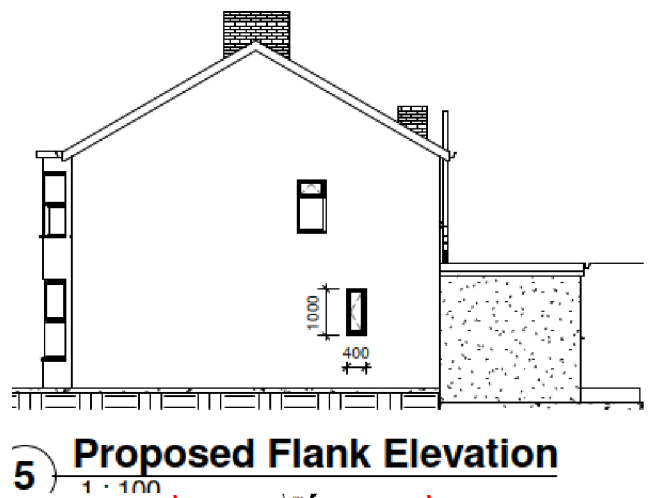
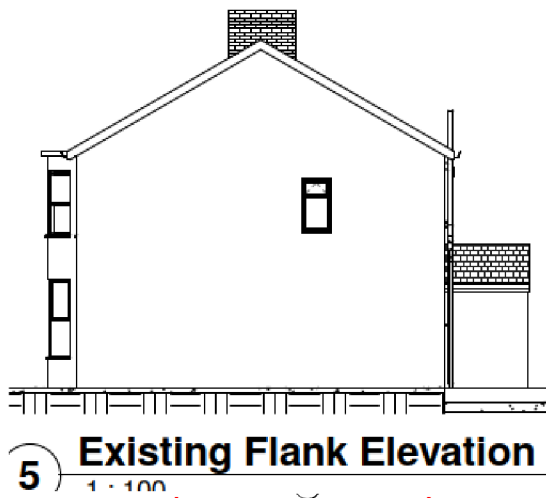
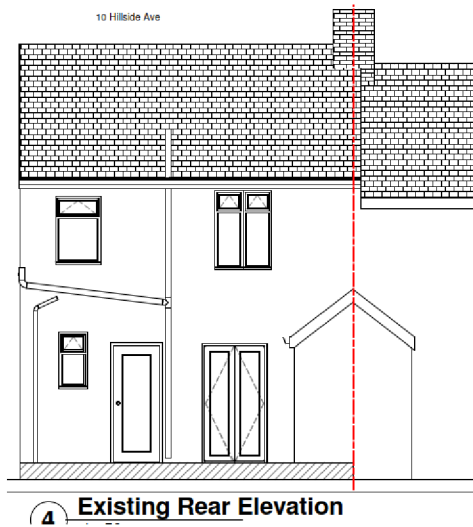


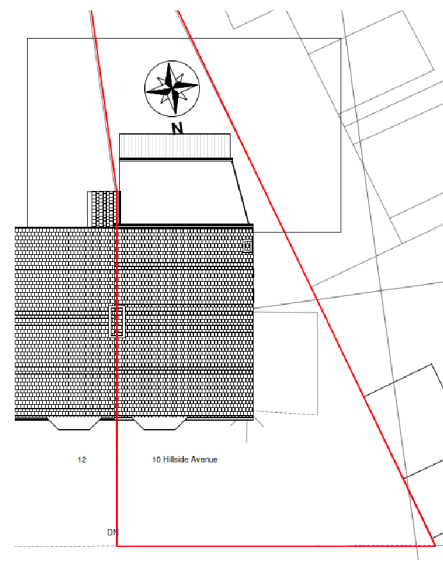
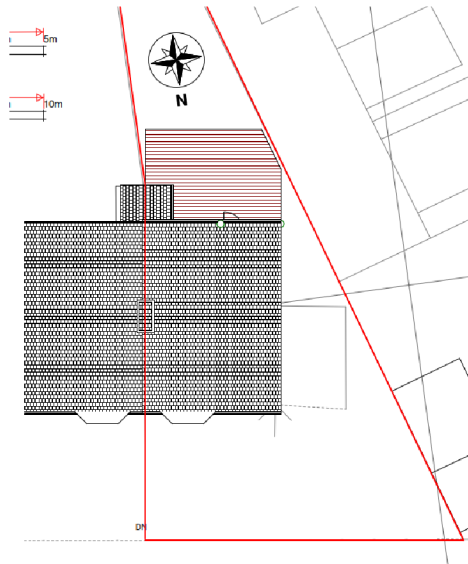
6 Existing Front Elevation

#### Proposed



6 Proposed Front Elevation  
1 : 50





### Character and Appearance

The application site is a two-storey end of terrace house in use as single family dwelling. The property is situated on an irregular shaped plot which tapers in at the rear and slightly slopes down to the South and again to the East.

At present there is a small raised platform in situ which enables access into the rear garden, there is also a small part width rear projection which is likely an original feature of the property.



The proposal seeks to demolish the rear projection and erect a full width flat roof rear extension. There will be a raised platform area outside of the proposed extension to enable access into the rear garden, which is the remaining area of the existing platform as the extension is not as deep. As can be seen from the below image there are several examples of single storey rear extensions within the vicinity.



The proposed raised platform area is not excessive in terms of depth and height.

In terms of design the proposed extension would not be an out of character addition due to there being similar development with the close vicinity. It would also not impact the street scene due to its rearward location and not being visible from a public vantage point. The extension is contained within the boundary and there is no concern relating to encroachment and proposed use of materials is deemed acceptable.

The proposed extension is deemed compliant with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

#### Amenity of Future Occupiers

The development will accommodate a kitchen area and increase the internal living space.

Post development the resultant garden space will equate to some 50sqm which is below the preferred adopted standard however the depth of the garden is 15m which is above the minimum standard. The below table is an extract from SPG2 Residential Layout Guidance 2020 which shows the minimum garden standards required.

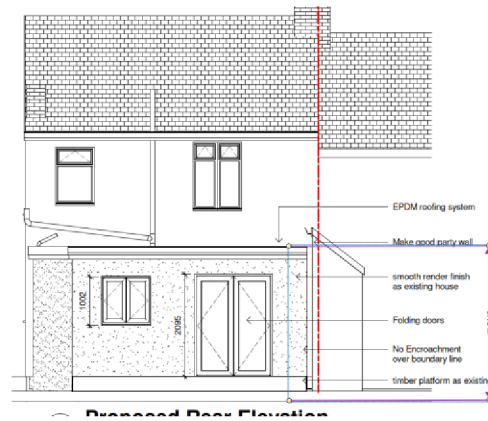
Table 2

| Accommodation with : | Minimum garden area (sq. metres) | Minimum depth from rear wall of house (metres) |
|----------------------|----------------------------------|------------------------------------------------|
| 1-2 bedrooms         | 37.2                             | 7.6                                            |
| 3 bedrooms           | 60.0                             | 10.0                                           |
| 4 or more bedrooms   | 100.0                            | 10.0                                           |

On balance a refusal on the basis of insufficient garden space is not considered to be balanced and so the proposal is considered to comply with CS19 Local Plan Core Strategy 2014.

#### Neighbouring Amenity

Due to the development being an end of terrace, its impact could most impact No. 12 Hillside. This property is located on slightly lower ground, however on balance it's considered that the proposed development does not constitute material harm to the amenity of this dwelling. The height of the development is estimated at being some 3.1m according to the below plans, this is not excessive.



Furthermore, there are no windows/door proposed in the flank elevation of this proposed extension which may give rise to overlooking and a resultant loss of privacy. A condition will be imposed to ensure that no additional fenestrations are added without the benefit of planning permission.

The extension will also be located the ends of the gardens of No's 8 and 10 Lamorna Avenue. These dwellings are located on higher ground and given the distance of the proposed extension from the main dwellings there are no concerns regarding a loss of light or outlook to these dwellings.

No neighbour representations have been received.

The proposed development is considered to adequately safeguard neighbouring amenity inline with the requirements of SPG2 Residential Layout Guidance 2020.

#### Parking and Highways

The proposed development will not impact existing parking arrangements or result in an increased requirement for parking and so further investigation in relation to parking and highways is not required.

#### **Conclusion & Recommendation**

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                   | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 08/07/2025                                                                          | <b>Dated:</b>       | 11 July 2025                                                                          |