

Delegated Report

Householder Planning Application

Planning Application No: 20251024

Location: 26 St Columbas Close Gravesend Kent DA12 4AH

Description: Retrospective application for erection of a single storey rear/side extension.

Applicant: Mr Malpe Estibeiro

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 09/10/2025;
Drawing Number S01 Rev P1 (Site Location Plan and Block Plan – Pre Existing);
Drawing Number S02 Rev P1 (Block Plan – Existing);
Drawing Number S03 Rev P1 (Floor Plans and Elevations – Pre Existing);
Drawing Number S04 Rev P1 (Floor Plans – Existing);
Drawing Number S05 Rev P1 (Elevations – Proposed); and
Drawing Number S05 Rev P1 (Elevations – Existing).

Relevant Planning History

No relevant history

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)

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

4 surrounding properties were consulted and a site notice was displayed on 27th October 2025. No responses were received and the consultation period ended on 21/11/2025.

Officer's Analysis

Design, Character and Appearance

26 St Columba's Close is a semi detached dwellinghouse located to the rear of St Columba's Close, set in from the highway. The property is soft landscaped to the frontage.



The application seeks retrospective permission for a single storey rear / side extension.

The extension has a flat roof at a height of 3.2m, has a maximum width of 5.5m, projects from the rear elevation by a maximum of 5.35m and from the flank elevation by 1.1m. The extension creates space for a living room/play area and includes a window to the rear and a door to the flank elevation, leading to the rear garden. The proposal has been constructed with a white UPVC finish. However, the retrospective application proposes a slip brick finish to match the existing dwelling, which is considered to be acceptable. A condition will be attached to ensure this finished is carried out in a timely manner.

Whilst the application introduces a flat roof and also projects from the flank elevation which in some cases is contrary to Gravesham's Householder Design Guidance, the application site is set back from the main highway and as such the development cannot be seen from a public vantage point and is therefore considered acceptable.

Some earlier photos of the structure include a hangover area, but it has been confirmed that as per the plans, this element has already been removed.

As such, the development is not considered to be excessive in size or bulk, is proposed to be constructed using appropriate materials and has 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

Post development the site retains an area of 220.72msq and a minimum depth of circa 21.25m, in accordance with recommended guidelines.

As such the development 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 development does not introduce any windows to the flank elevation, is modest in height and set away from neighbouring properties with no issues of encroachment. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

Therefore, the proposal 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).

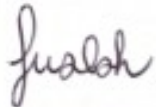
Conclusion

The proposal is not excessive in size or bulk, proposes to be constructed using appropriate materials and has no detrimental impact on the street scene. The development is considered to safeguard the amenity of future occupiers and will 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:	15 th December 2025	Dated:	16 December 2025

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