



Delegated Report

Householder Planning Application

Planning Application No: 20250437

Location: 59 Central Avenue Gravesend Kent DA12 5AN

Description: Part demolition and extension to existing rear garage. Demolition of existing rear extension. Erection of part two storey rear extension. Erection of two storey side extension and additional parking to the rear. Alterations to fenestration.

Applicant: Mr Jag Thind

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 01/05/2025:
Supplementary Information – Cover Letter;
Supplementary Information – Design and Access Statement;
Supplementary Information – Planning Statement;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number 2498-001 (Ground Floor Plan – Existing);
Drawing Number 2498-002 (First Floor Plan – Existing);
Drawing Number 2498-003 (Roof Plan – Existing);
Drawing Number 2498-004 (Elevations – Existing);
Drawing Number 2498-005 (Site Plan – Existing);
Drawing Number 2498-006 Rev 1 (Site Plan – Proposed);
Drawing Number 2498-007 Rev 1 (Ground Floor Plan – Proposed);
Drawing Number 2498-008 Rev 1 (Floor Plan – Proposed);
Drawing Number 2498-009 Rev 1 (Roof Plan – Proposed);
Drawing Number 2498-010 Rev 1 (Elevations – Proposed);
Drawing Number 2498-011 (Garage Elevations – Proposed); and
Drawing Number 2498-012 (Garage Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20241115	Demolition of the existing rear extension and erection a of a two storey side extension and part single, part two storey rear extension.	Refused	06.02.2025
20241116	Application for a Proposed Lawful Development Certificate; loft conversion with rear dormer and roof lights to front elevation.	Certificate Granted	22.01.2025

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

Neighbouring properties

Seven surrounding properties were consulted and the overall consultation period ended on the 5th June 2025. Concerns were raised with the following:

- Overdevelopment in excess of the original footprint;
- Sense of enclosure and loss of light to neighbouring properties:

Concerns were also raised as below, however, these are not considered to be material planning concerns and as such will not be covered within the following report:

- Potential use as a HMO.

The property benefits full permitted development rights, which is set by central government and means that

householders can carry out certain works without planning permission as long as it accords with the General Permitted Development Order (2015) (as amended). This can include conversion to (small) HMO's. Some applicants choose to apply for a lawful development certificate to show the works are lawful and comply with the order.

Preliminary Matters

Previous application 20241115 for 'Demolition of the existing rear extension and erection a of a two storey side extension and part single, part two storey rear extension' was refused for the following reasons:

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024.)

The proposed development includes a significant increase in bedrooms with no additional off-street parking provision. As such the proposal fails to comply with KCC SPG4 – Kent Vehicle Parking Standards (2006.)

The current application looks to overcome these reasons.

Officer's Analysis

Design, Character and Appearance

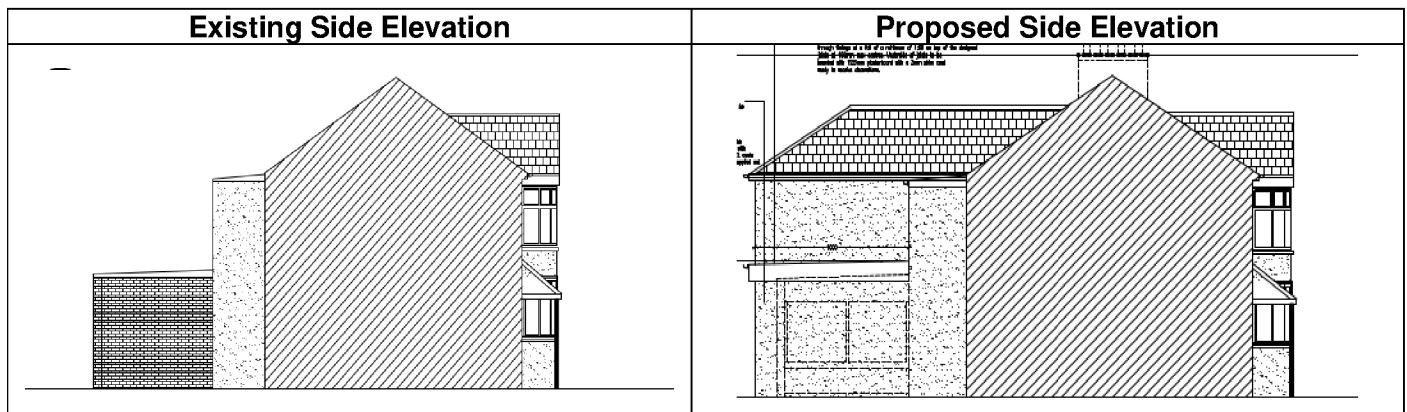
59 Central Avenue is a two-storey end terrace property located on the corner of Central Avenue and Smarts Road, on the northern side of the highway. The property is soft landscaped to the frontage with a garage to the rear.



The application proposes the part demolition and extension to existing rear garage. Demolition of existing

rear extension. Erection of part two storey rear extension. Erection of two storey side extension and additional parking to the rear and alterations to fenestration. Elevational dimensions are indicated on the plans below with case officer measurements in red:



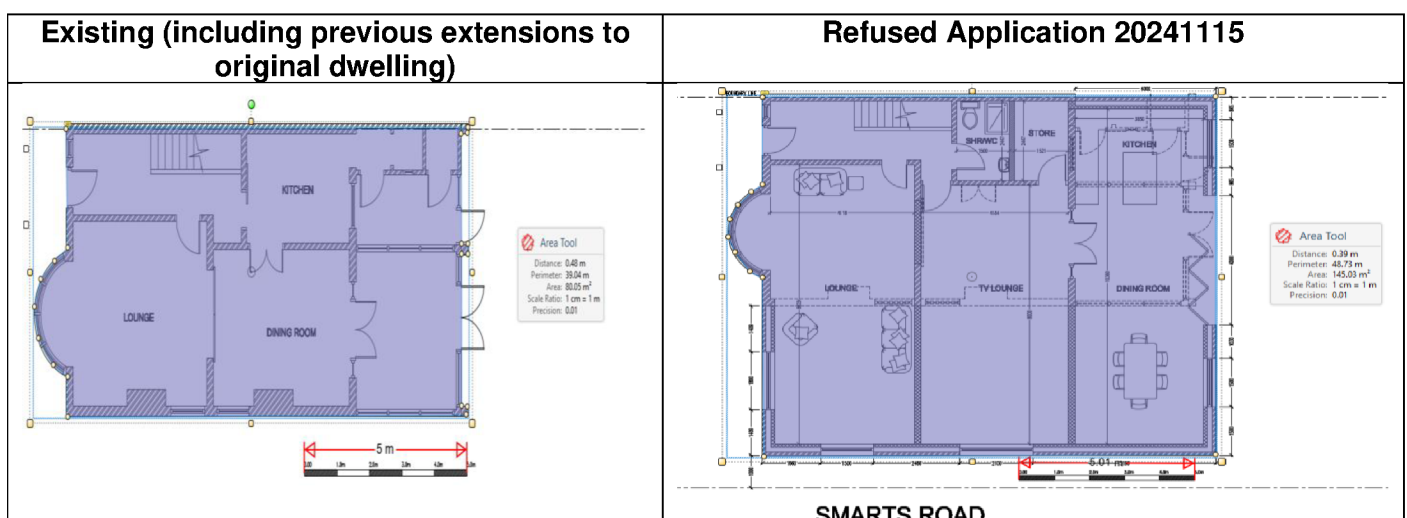


The proposal will create space for an open plan kitchen dining area, second lounge area and downstairs WC/shower room to the ground floor and a larger master bedroom with en suite, prayer room and study to the first floor. The extensions will be constructed with a rendered finish and white UPVC double glazing to match the existing dwelling.

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

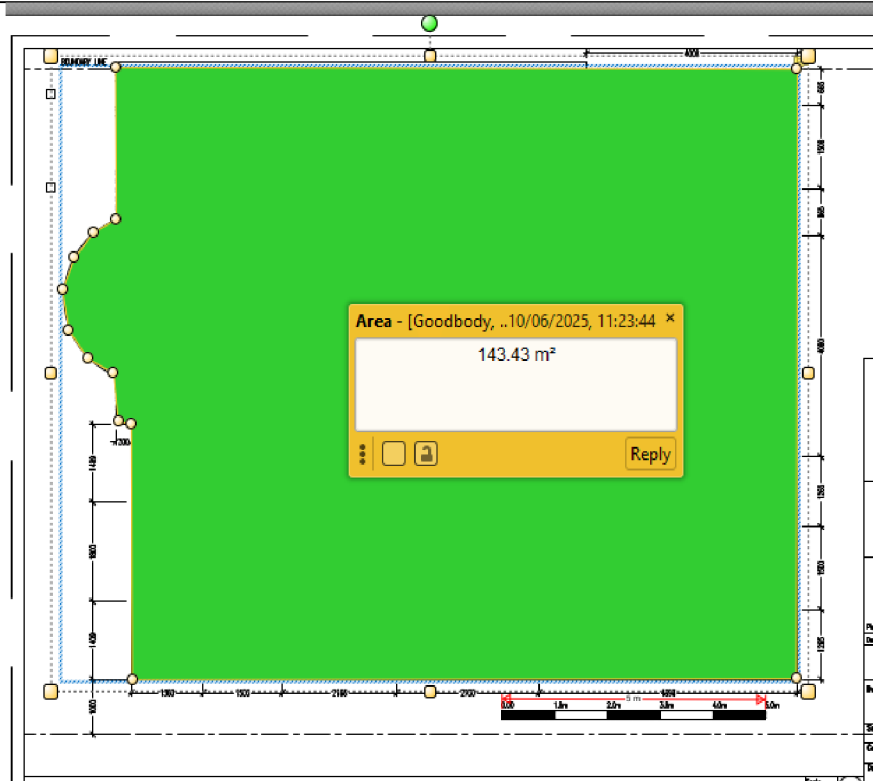
The Design for Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The previous application was refused by way of the overall scale of the proposal. The footprint of the dwelling would almost be doubled following the cumulative extensions from 80.05m² to 145.03m².



Neighbouring concerns were raised with the overall scale and increase in footprint of the revised scheme. As shown below, the current application would have a post development area of 143.43m² and therefore has not sufficiently reduced proposed the footprint. The proposal is not considered to have addressed this issues from the previous reasons for refusal and as such remains excessive in scale and represents an overdevelopment of the site:

Current application 20250437



The previous application was also refused as the two-storey side extension would be greater than half the width of the original dwelling, contrary to Gravesham's Householder Design Guide (2021) as set out below:

Two Storey Side

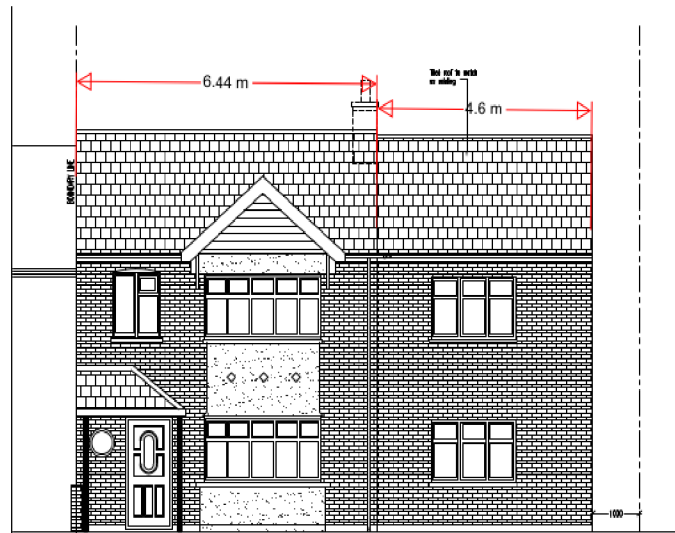
10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.



Ground floor set back 0.5m

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

The current application has not reduced the width of the proposed side extension, which remains greater than half of the width of the host dwelling as sown below:

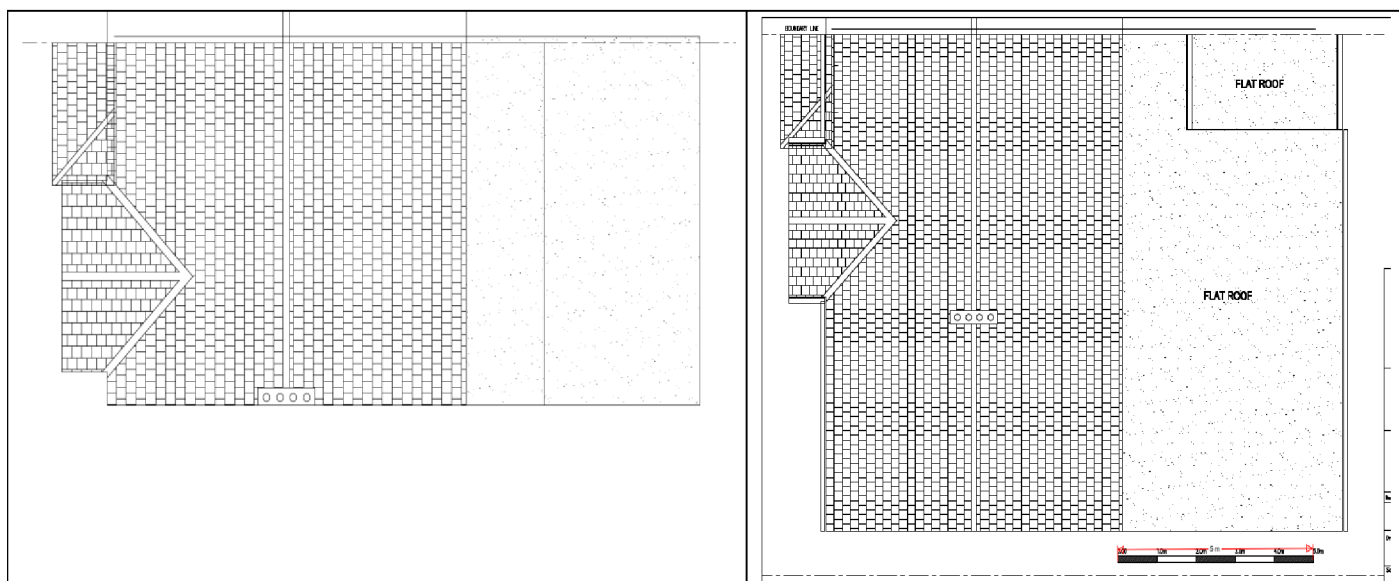


As such the application has not addressed this previous reason for refusal and is therefore not considered to be subservient or sympathetic to the character and appearance of the host dwelling or the wider street scene.

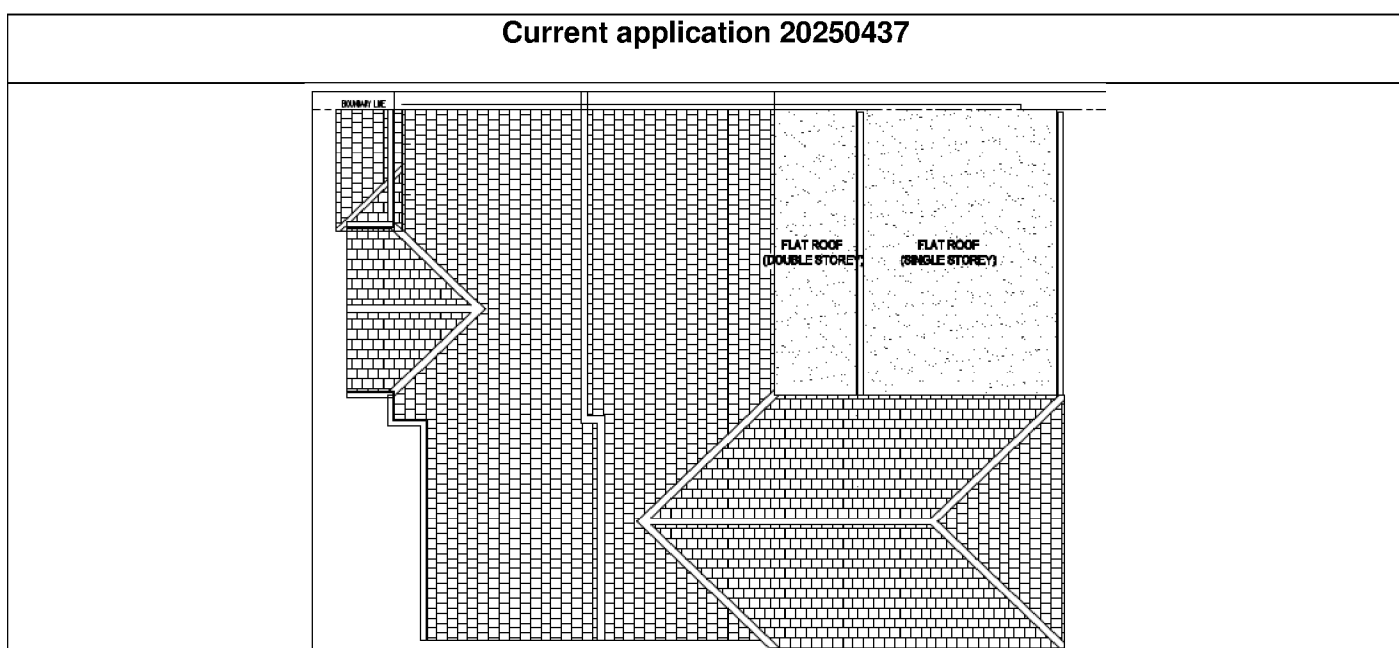
The previous application was also refused the as the side extension was not sufficiently set down from the main roof ridge or set back from the principal elevation. The current application has set the extension roof down by 0.08m and back from the principal elevation by 0.3m. Whilst it is noted that this is an improvement on the previous application, it is considered to be minimal and if the Local Authority were minded to approve a future application, a more sufficient set back and set down of approx. 0.5m would be considered acceptable.

The previous application was also refused as the two-storey wraparound rear/side extension would be constructed with a flat roof which would be highly visible from the street scene and as such considered poor design and contrary to current policies:

Existing Roof Plan	Refused Application 20241115
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The current application has removed the large expanse of flat roof at first floor level, as shown below and as such is considered to have overcome this reason for refusal:



Overall, the extensions proposed are not subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area.

The application also proposes the part demolition and extension of the existing garage, located to the rear garden. Post development the garage would have a flat roof at a height of 3.09m, a width of 6m and a depth of 6.3m. It would be constructed with a rendered finish to match the main dwelling with an up and over garage door.

As such it is considered that the proposed garage is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene.

Overall, the proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and

overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and 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

Post development, the application site would have a private amenity area of approx. 130m² and a maximum depth of 14.3m, in accordance with Gravesham's recommended guidelines.

Furthermore, all proposed rooms are in accordance with those set out with in guidelines.

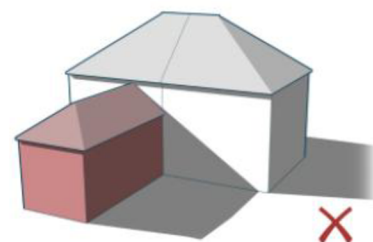
As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The previous application was firstly refused as it was considered that the two storey rear extension would have an unacceptable overbearing impact, which would cause a sense of enclosure and unacceptable loss of light to No.57, detrimental to neighbouring amenity:

Overshadowing

9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection, or are two-storeys in height. When considering overshadowing the Council will have regard to the 45 / 25 degree rule (see Appendix 1), as well as the Vertical Sky Component (VSC) Average Daylight Factor (ADF) and the Annual Probable Sunlight Hours (APSH) methods where necessary. See the BREEAM guidance for detailed information on these.



Where a an extension would result in a significant reduction in light or cause overshadowing planning permission may not be granted.

Privacy

Overbearing and Outlook

9.7 An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and

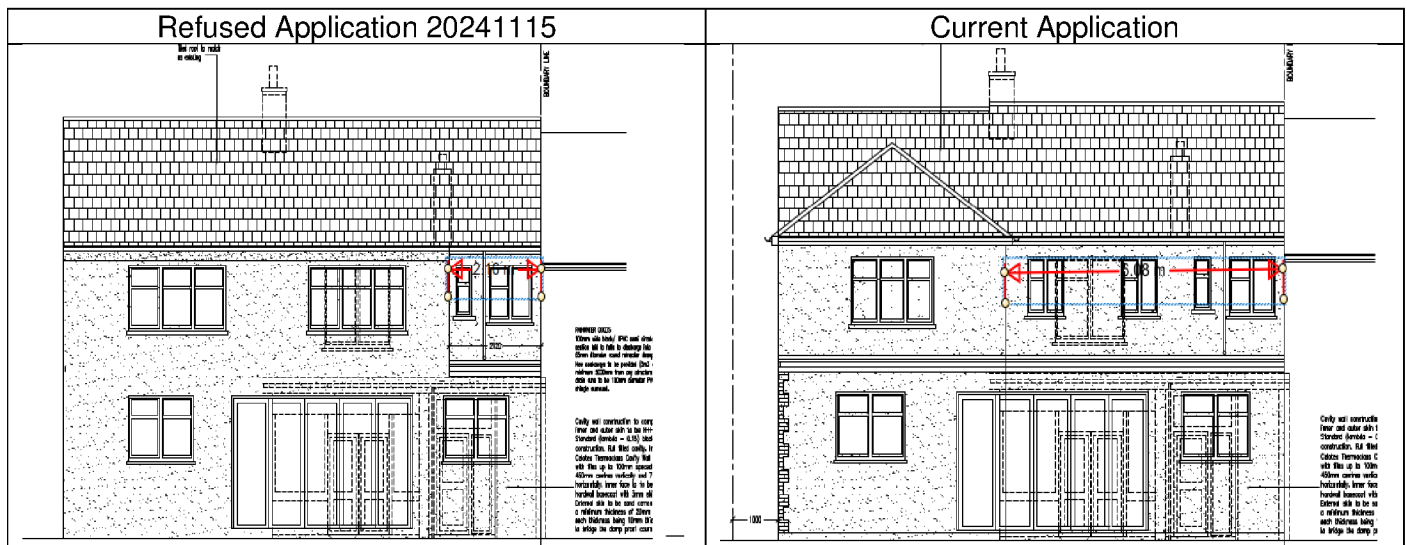
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Householder Extensions/Alterations Design Guide SPD

dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.



Neighbouring concerns were raised with the current application in terms of a sense of enclosure and loss of light. The current application has set the first floor of the two storey rear extension back from the neighbouring boundary from 2.16m to 6.08m as shown below:



As such it is considered that this has reduced the impact of the two storey rear extension on no. 57 in terms of the overbearing impact, which would cause a sense of enclosure and an unacceptable loss of light and as such has overcome this reason for refusal.

The previous application was also refused as the proposed extension would fail to adhere to the 21m window to window privacy distances as set out by Gravesham’s Residential Guidelines. Specifically, between the application site 59a Central Avenue where two habitable rooms would face each other at a distance of circa 15.8m. The current application has removed the habitable windows from the flank elevation and as such has overcome the previous ground for refusal.

The proposed garage is considered to be of a modest height and is set away from neighbouring properties, as such it is not considered to have a detrimental impact on neighbouring properties in terms of sense of enclosure, loss of light or privacy.

As such, by way of the removal of habitable windows to the first floor flank elevation, the application is considered to have overcome the previous reasons for refusal and is considered to safeguard the amenity of neighbouring properties 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).

Parking and Highways

The previous application was refused as the proposal looked to increase the number of bedrooms at the property to six and did not provide adequate parking. The current application has removed the additional bedrooms from the proposal and proposes an extension to the existing garage.

As such, the application is considered to have overcome the previous reasons for refusal and there are no parking and highways concerns.

Any Other Material Planning Considerations

Contamination

As the proposed outbuilding is used as a garage, there could be some contamination in terms of oil and other contaminants derived. Therefore, a watching brief condition will be included.

Conclusion

The proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and 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:	Richard Hart
Signed:		Signed:	
Dated:	2 nd July 2025	Dated:	8 th July 2025