



Delegated Report

Householder Planning Application

Planning Application No: 20250497

Location: 70 Old Road East Gravesend Kent DA12 1PE

Description: Demolition of the existing conservatory and erection of a single storey rear extension with 2 no. roof lanterns. Removal of the existing pitched roof and replacement with new pitched roof. Installation of 2 no. external rooflight windows to the rear roof slope.

Applicant: Mr and Mrs D. Gates

Site Visit Date: N/A Photos supplied with application

Submitted Documents/Plans

Application Form;
Supplementary Information – Cover Letter
Drawing No. 1000 – OS Plan;
Drawing No. 1001 – Block Plan – Existing;
Drawing No. 1010 – Ground Floor Plan – Existing;
Drawing No. 1011 – First Floor Plan – Existing;
Drawing No. 1012 – Loft Floor Plan – Existing;
Drawing No. 1013 – Roof Plan – Existing;
Drawing No. 1020 – Section AA – Existing;
Drawing No. 1030 – North Elevation – Existing;
Drawing No. 1031 – South Elevation – Existing;
Drawing No. 1032 – East Elevation – Existing;
Drawing No. 1033 – West Elevation – Existing;
Drawing No. 1101 – Block Plan – Proposed;
Drawing No. 1110 – Ground Floor Plan – Proposed;
Drawing No. 1111 – First Floor Plan – Proposed;
Drawing No. 1112 – Loft Floor Plan – Proposed;
Drawing No. 1113 – Roof Plan – Proposed;
Drawing No. 1120 – Section AA- Proposed;
Drawing No. 1130 – North Elevation – Proposed;
Drawing No. 1131 – South Elevation – Proposed;
Drawing No. 1132 – East Elevation – Proposed; and
Drawing No. 1133 – West Elevation – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250052	Application for a Lawful Development Certificate for the proposed demolition of the existing conservatory and erection of a single storey rear extension with 2 no. roof lanterns. Removal of the existing pitched roof and replacement with a new pitched roof. Installation of 2 no.	Certificate Refused	05.03.2025

	external rooflight windows to the rear roof slope.		
19850728	Erection of single storey extensions on the south and west elevations to form enlarged lounge garden room and kitchen	Permitted	07.11.1985

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

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 29.05.25 and no representations were received. The overall consultation period expired on 20.06.25.

Site Description

70 Old Road East is a two storey detached property located to the south-west of the highway.

Photo Provided with Application



Google Aerial Image



This application proposes the demolition of the existing conservatory and erection of a single storey rear extension (and veranda) with 2 no. roof lanterns, removal of the existing pitched roof and replacement with new pitched roof and the installation of 2 no. external rooflight windows to the rear roof slope.

Proposed Development

The proposed development as described on the accompanying covering letter is stated as follows:

The proposed works comprise:

- the comprehensive removal of the existing pitched roof construction, including external tiles, timber battens, weathering membrane and internal spray applied thermal insulation, and replacement with a new pitched roof construction, with external roof tiles of a similar material but simpler profile to the existing, as Weinerberger 303 Old Weathered or Alban Sussex Blend for which images are attached below, or similar, including flashings, eaves and verge fascias, and the like,
- the internal refurbishment of the loft storage space with 2 no. external pitched rooflight windows to the rear elevation, and an internal retractable stair and hatch to provide additional access,
- the creation of an internal double height volume in the first-floor master bedroom through the removal of the loft floor,
- the demolition of the existing single storey ground floor rear conservatory, and the construction of a single-storey ground floor rear extension, with 2 no. rooflights, and
- the associated internal and external works.



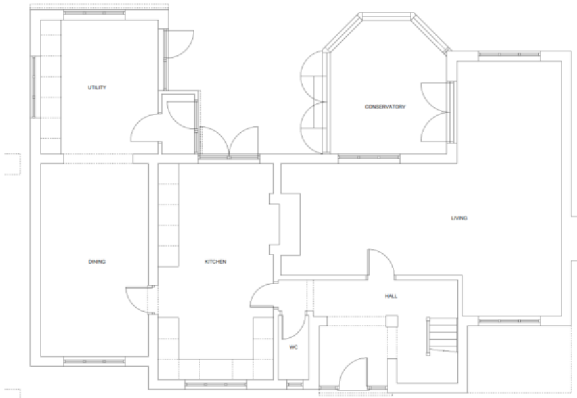
Weinerberger 303 Old Weathered



Weinerberger Alban Sussex Blend

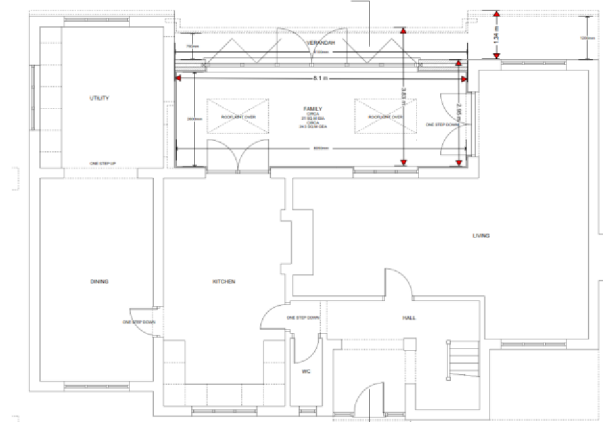
The single storey rear extension would create space for a family room and veranda on the ground floor. Internal alterations on the upper floor would facilitate a part cathedral style ceiling in bedroom 1 and a collapsible stair to access the loft space. The loft space would be used as a storage area only as denoted on the plans. In addition to the above, the existing pitched roof construction would be replaced with a new pitched roof construction, with the tiling to be similar to the existing, but with a simpler profile. Furthermore, two rooflights would be inserted into the rear roof slope to provide light to the storage area.

Existing

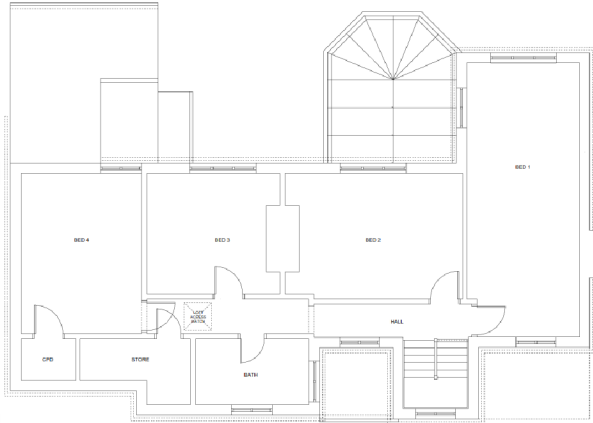


Ground Floor

Proposed



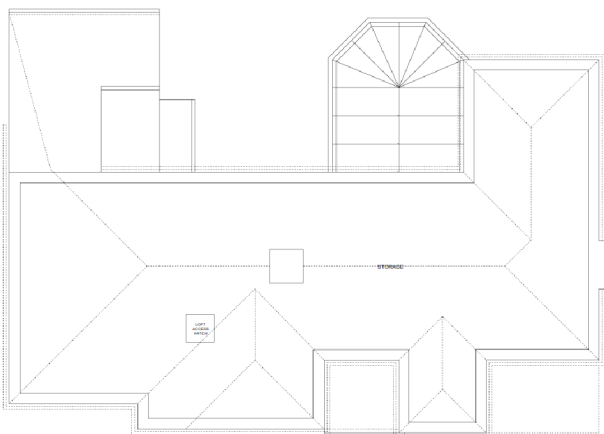
Ground Floor



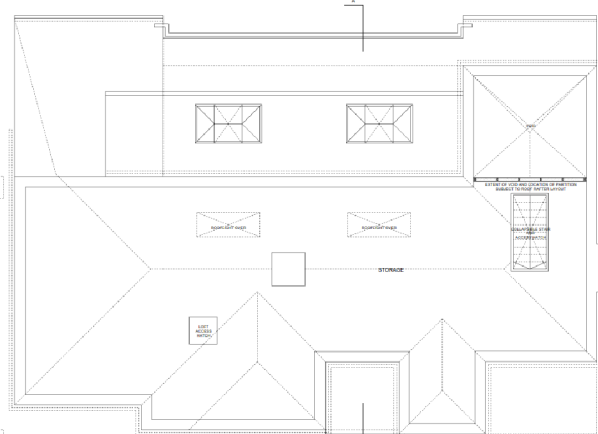
First Floor



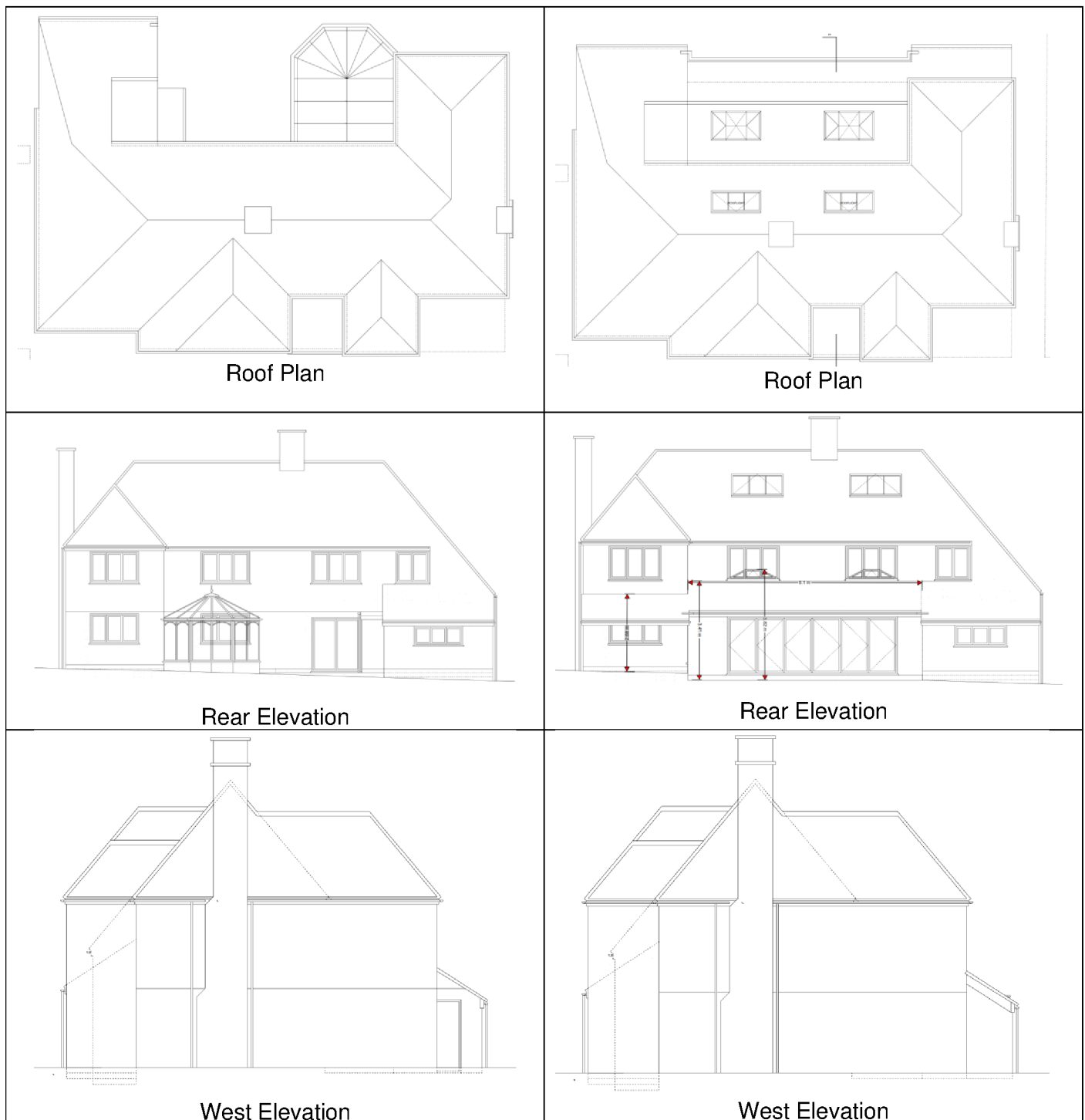
First Floor



Loft Plan



Loft Plan



Officer's Analysis

Design, Character and Appearance

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 application form shows the proposed external materials to be used in the development would match the existing, which is desirable.

The proposed single storey rear extension and veranda would be subservient to the host dwelling and would not be excessive in terms of height, depth and overall scale. It has been designed and to complement the character and appearance of the main dwelling. As the extension would be located to the rear of the property it would not be subject to widespread public view. Overall, the proposed extension is considered to be a sympathetic addition to the existing dwelling.

It is noted that the roof to the main dwelling is to be replaced on a like-for-like basis. As the design and roof pitch will not change there is no objection to this element of the proposal. Similarly, there is no objection to the addition of rooflights within the rear roof slope.

In terms of design, character and appearance, there is no objection to the proposed bird and bat boxes, to be discreetly located and centred on the east and west elevations. Additionally, there is no objection to the hedgehog boxes and subsequent hole to be cut in the base of the boundary fence to facilitate the nesting box.

Therefore, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would retain sufficient garden area and depth post development. In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application.

Due to the design, scale and siting of the proposed rear extension, it is considered that it would not have a significant impact on neighbouring occupiers in terms of loss of privacy, sunlight/daylight or outlook. In addition, it would not cause a sense of enclosure. Furthermore, as the replacement roof would be identical in scale and design to the existing (apart from the rear extension/veranda), there would be no additional impacts on neighbouring occupiers in terms of loss of amenity.

Overall, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

This proposal would not generate a requirement for additional on-site parking. As such there would be no objection on parking and highways grounds.

Biodiversity

It is positive to see that hedgehog nesting boxes and bird and bat boxes have been incorporated into this proposal, providing biodiversity opportunity as part of the development, in support of Policy CS12 (LPCS) (2014) and Section 15 (NPPF) (2024).

Any Other Material Planning Considerations

Contamination

The site lies within the Pine Avenue and Holyoake Mount Historic Landfill Site Buffer zones. As such, a watching brief can be added to the decision notice, if planning permission were to be forthcoming, to prevent harm to human health and pollution of the environment and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The proposed development would be constructed using acceptable external materials, which can be secured by condition to complement the external appearance of the existing dwelling. In addition, the proposal is sympathetic to the character of the existing dwelling, and is considered to protect the amenity of future occupiers and neighbours. The development would not impact the street scene or character of the area.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	3rd July 2025	Dated:	7 th July 2025