

Delegated Report

Householder Planning Application

Planning Application No: 20250352

Location: 51 Nickleby Road Gravesend Kent DA12 4UQ

Description: Erection of a single storey rear extension and erection of a front extension with conversion of the garage.

Applicant: Z&I Holdings Ltd

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Block Plan – Existing;
Block Plan – Proposed;
OS Plan – Proposed;
Drawing No. ICON-185-P1 – Ground Floor Plan – Existing and Proposed;
Drawing No. ICON-185-P2 – Elevations – Existing; and
Drawing No. ICON-185-P3 – Elevations – Proposed.

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)

- 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.

Lower Medway Internal Drainage Board

Thank you for consulting the Board on the above-referenced planning application.

The application has been reviewed, and the Board has no objection.

This response is based on the information provided with the planning application and is reliant on its accuracy.

Neighbouring properties

Five surrounding properties were consulted and no responses were received. The overall consultation period expired on 12.05.25.

Site Description

51 Nickleby Road is a two-storey semi-detached property located to the north east of Nickleby Road.

Google Image



This application proposes the erection of a single storey rear extension, and the erection of a front extension with conversion of the existing integral garage.

Proposed Development

The development would create space for internal layout alterations and enlarged kitchen, living and dining areas. There would be a new reception room, study, utility room and shower room created.

Case officer measurements are indicated in black and red on the plans below.





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 proposed external materials of the development would match the materials used in the external surfaces of the existing dwelling, which is preferable.

Proposed Conversion of existing integral garage and single storey front extension

Although it is single storey, the proposed front extension is large and would span the width of the front elevation. It would be 2.00m deep at the largest point and has been designed with a pitched gable roof. It is considered that a hipped roof design would have been less bulky and would have given the extension a softer appearance and a greater sense of subservience. However, it is noted that neighbouring property No.53 Nickleby Road has a gable style front extension (application reference number 20210576), and there is not a clear uniformity of roof forms for porches and front extensions in the immediate locality. Therefore, whilst it is considered a smaller extension with a hipped roof would be better in design terms, it is considered that there is not sufficient grounds to refuse the application on this basis.

In terms of the conversion of the garage, there are no concerns in terms of design, character and appearance. The front extension would extend beyond the front wall of the existing garage and would

include fenestration, brickwork and a tiled roof to match the existing dwelling. This shall be assessed further in the parking and highways section of this report.

Proposed Single Storey Rear Extension

The single storey extension is large and would have a part flat part pitched roof, which is unfortunate in design terms. Whilst the scale and design of the proposal is not ideal, it is single storey and located to the rear of the dwelling. In addition, an extension 6.00m in depth could potentially be constructed under permitted development rights via a prior approval larger homes application, providing that the requirements of the General Permitted Development Order (2015) (as amended) are adhered to. In addition, as indicated by the proposed block plan, and google aerial images below, No. 53 Nickleby Road have carried out a similarly large extension.



No. 53 Front Extension Aerial Image



For the reasons outlined above, on balance, the proposed development is considered to be acceptable in terms of in terms of design, character and appearance. As such, the proposal would accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

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 the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

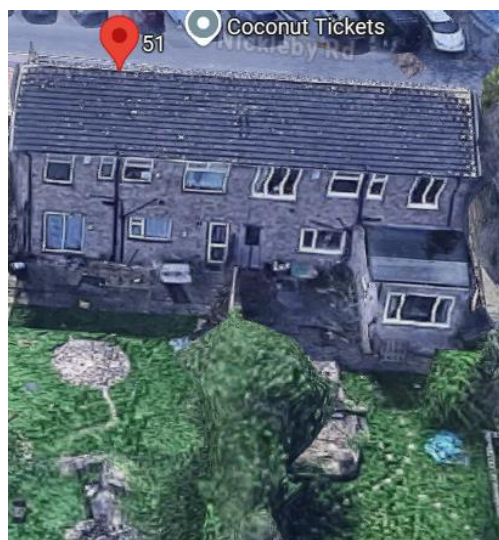
Front Extension

There are no windows proposed in the flank elevations of the extension. In addition, in situ, the front extension would not impact neighbouring amenity.

Single Storey Rear Extension

Due to the existing extension at No.53, there would be no impact on this neighbouring property. No.49 is directly adjacent to the application property. However, the extension is at single storey level, and there are no windows proposed in the flank elevation of the development. In addition, as aforementioned above, a 6.00m depth extension could potentially be constructed under permitted development rights.

Google Aerial image indicating neighbouring property



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

Parking and Highways

There are no concerns in terms of parking and highways that arise as a result of this proposal. The existing garage is substandard and is therefore highly unlikely to be used as a parking space for a modern car. In addition, sufficient depth would be retained in the front garden, post development and no additional bedrooms are proposed. As such there are no changes to the existing situation.



Any Other Material Planning Considerations

Archaeology

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

Conclusion

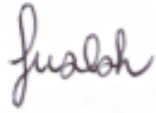
The application has been fully considered and is in accordance with local and national planning policy.

On balance, and given the character and appearance of existing dwellings and extensions within the immediate locality, along with what could potentially be constructed under permitted development, the proposed development is considered to be acceptable in terms of design character and appearance and amenity.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	13 th May 2025	Dated:	22 May 2025