

Delegated Report

Householder Planning Application

Planning Application No: 20250275

Location: 96 Ridgeway Avenue Gravesend Kent DA12 5BE

Description: Demolition of existing conservatory. Erection of single storey rear extension.

Applicant: Mrs Catherine Duncan

Site Visit Date: 17.04.25

Submitted Documents/Plans

Application Form;
Block Plan – Proposed;
Block Plan – Existing;
Site Location Plan;
Drawing No. 25/03/02 Rev. 01 – Elevations and Floor Plan – Existing;
Drawing No. 25/03/02 Rev. 02 – Section and Floor Plan – Proposed; and
Drawing No. 25/03/02 Rev. 03 – 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

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

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 17.04.25 and no representations were received. The overall consultation period expired on 09.05.25.

Site Description

96 Ridgeway Avenue is a two-storey mid terraced property located to the north west of Ridgeway Avenue.

Site Photo



This application proposes the demolition of the existing conservatory and erection of a single storey rear extension, complete with parapet walls.

The development would create additional space, internal layout alterations and a new WC and utility room.

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

The architectural drawings include:

- PROPOSED REAR ELEVATION**: A side elevation showing a wall with two windows. The height of the lower section is 3.66 m, and the total height is 3.94 m. The scale is 1:100.
- PROPOSED SIDE ELEVATION**: A side elevation showing a wall with a door and a window. The height of the lower section is 3.66 m, and the total height is 3.94 m. The scale is 1:100.
- PROPOSED SIDE ELEVATION**: A side elevation showing a wall with a door and a window. The height of the lower section is 3.66 m, and the total height is 3.94 m. The scale is 1:100.
- Floor Plan**: A detailed plan view of the building footprint. It shows a rectangular main body with a smaller extension on the right side. Dimensions include 3.94 m, 3.66 m, 3.8 m, 5.67 m, 22.70 m, and 600 mm. Notes indicate "EXTENSION AT NO 98", "EXTENSION TO 96", "ADDITIONAL EXTENSION", and "REMOVE EXISTING WALL AND REPLACE WITH BRICKWORK CONSTRUCTION TH. SUPERSLLEEVE".

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 extension would include brickwork walls and a tiled roof. Although this would not match the pebble dash finish to the dwelling, the extension would be located to the rear and brickwork is considered to be a good quality material. If planning permission were to be forthcoming, a condition could be included on the decision notice to ensure the roof tiles and fenestration would match the existing, which is desirable. In addition, the extension is single storey and has been designed to be a fairly subservient addition to the dwelling. The extension would have a depth of 3.80m, would span the width of the rear elevation, and would be constructed with a pitched roof and parapet which would complement the main roof. Furthermore, the proposal would not be seen from the street scene, or impact the character and appearance of the area.

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 the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. There is an existing raised patio with steps directly adjacent to the existing conservatory. This application does not include an extension of this area. In terms of the extension, there are no windows proposed in the flank walls of the development, and the extension would be at single storey level. In addition, No. 98 Ridgeway Avenue has an existing extension in situ, there is a (smaller) existing projection at No. 94 and there are existing high boundary treatments that run along both shared boundaries.

Google Aerial Image



Overall, 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 relation to highways and parking that arise as a result of this proposal.

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.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

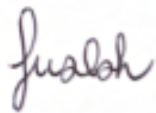
The proposed extension would be constructed using acceptable external materials, which can be secured by condition to complement the external appearance of the existing dwelling. In addition, the proposal is considered to be a sympathetic addition, and is considered to protect the amenity of future occupiers 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:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	13 th May 2025	Dated:	22 May 2025