



Delegated Report

Householder Planning Application

Planning Application No:	20250726
Location:	71 Suffolk Road Gravesend Kent DA12 2SW
Description:	Conversion of roof space to create habitable accommodation with front and rear dormer extensions and an increase in roof height.
Applicant:	Mr Fiaz Ghous
Site Visit Date:	30.07.2025

Submitted Documents/Plans

Application form
Location Plan
Drawing no. PL/SR/SD100 (Existing Floor Plans)
Drawing no. PL/SR/SD101 (Existing Elevations and Section)
Drawing no. PL/SR/SD102 (Proposed Floor Plans)
Drawing no. PL/SR/SD103 (Proposed Elevations and Section)

Relevant Planning History

Reference	Description	Decision	Decision Date
19950088	Erection of two storey side extension and single storey rear extension to form garage, wc, kitchen and enlarged living room with bedroom at first floor level.	Permitted	20.04.1995

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network
- 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 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

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)
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 17 properties and on site. The overall consultation period expired on 12 August 2025.

One letter of representation has been received from a neighbouring property, with a comment that they do not mind the extension taking place but wish for the privacy of their garden to be considered.

Local Ward Councillors were also consulted but no responses were received.

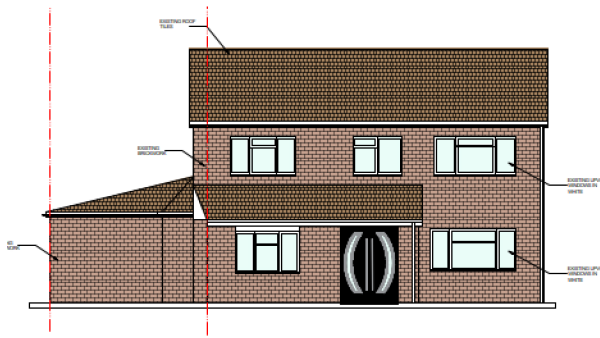
Officer's Analysis

Proposal

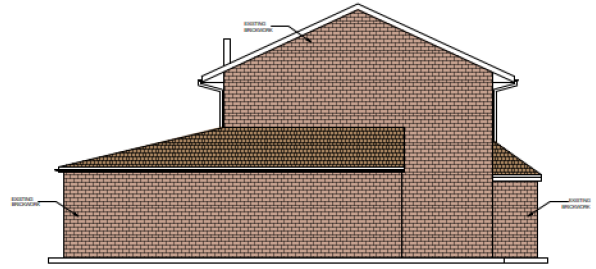
This application seeks permission for the conversion of roof space to create habitable accommodation with front and rear dormer extensions and an increase in roof height.

The existing ridge height would be raised by approximately 1m. There would be three dormer extensions to the front with pitched roofs over, and one large dormer across the roof to the rear.

Existing Elevations:



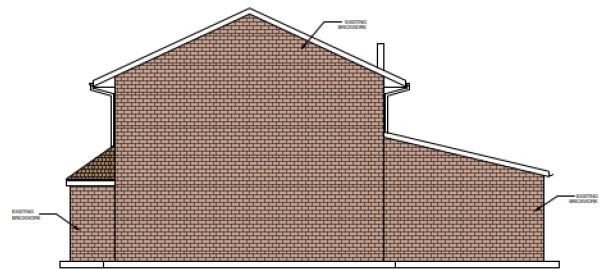
EXISTING
FRONT ELEVATION



EXISTING
SIDE ELEVATION

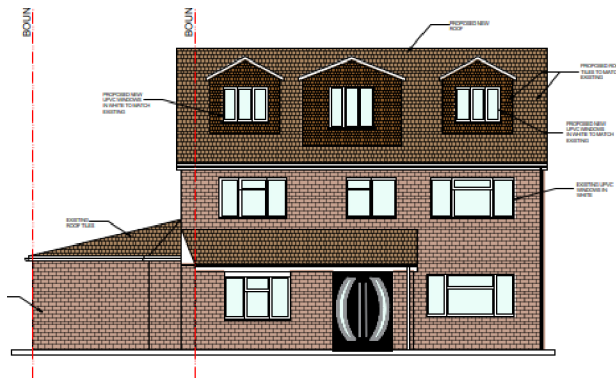


EXISTING
REAR ELEVATION

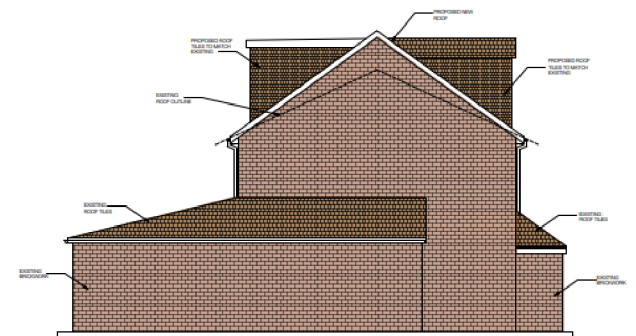


EXISTING
SIDE ELEVATION

Proposed Elevations:



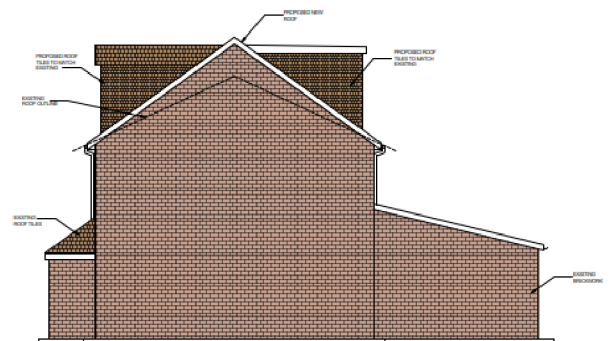
PROPOSED
FRONT ELEVATION



PROPOSED
SIDE ELEVATION



PROPOSED
REAR ELEVATION



PROPOSED
SIDE ELEVATION

Proposed Site Plan:



The proposed roof accommodation will incorporate two bedrooms, both with ensuites. The property currently has four bedrooms but one would be removed on the first floor to make way for the proposed staircase up to the roof.

All materials would match those existing.

Principle Issues

The site lies within the urban boundary of Gravesend and has no particular site constraints or designations relevant to this application for works to extend the roof of the property. As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the urban boundary of Gravesend and comprises a detached house on a modest plot set slightly back from the road. It has a large area of hardstanding to the front of the house, which is large enough to accommodate at least 2 cars. The rear garden backs onto Canal Road.

Current Google Earth Image:



The proposed roof changes will considerably increase the bulk and scale of the roof compared to what is existing and would make the building appear top heavy. The central front dormer also appears off centre, which will affect the balance of the roof design at the front. Altogether, with proposed increase in roof height, the addition of three dormers at the front, and a large dormer that will extend across the whole roof at the rear, the resulting overall scale and bulk of the roof is considered to be incongruous with the character and appearance of the existing and neighbouring properties. The dormers will be readily visible from the public realm due to the roads to both the front and rear.

There are dormers found within the main roof slopes of surrounding properties on Suffolk Road, but these are not readily visible from the street scene due to their rear location, and the shape of the main roofs remain in keeping with neighbouring counterparts. There are no front dormers on any of the properties in the road. The Council's Household Extensions/Alterations Design Guide SPD specifically states that it is not generally acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene

As the scale, bulk and design of the proposed roof extensions are considered to be out of keeping with the visual and spatial character and appearance of the area of the area, the proposal would fail to comply with the requirements of the Council's SPD, Policy CS19 of the Core Strategy 2014, and paragraph 135 of the NPPF 2024.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The application involves the reconfiguration of the first floor and the extension of the roof, with the proposal increasing the size of the property from four to five bedrooms.

It is considered that the proposal complies with the Council's residential layout guidelines and the Technical

Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation.

There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the accommodation standards for future occupants of the dwelling.

Neighbouring Properties

As the proposed roof extensions will not extend beyond the main front and rear building lines of the existing and neighbouring properties, they would not have a significant overbearing impact and there would be no overshadowing or loss of light caused. This is largely due to the position and orientation of the application property onto the side of No. 69 Suffolk Road to the north (which has no flank windows itself) and onto a garage building and Canal Road at the rear. There would also be no window within the extended roof that would cause any loss of privacy for this same reason.

The proposal would therefore comply with Policy CS19 of the Core Strategy 2014 in terms of safeguarding neighbour amenity.

Parking and Highways

There would be an increase in the number of bedrooms at the property from 4 to 5 as a result of the proposal. The parking standard for a dwelling with 4 or more bedrooms is a maximum of 3 spaces.

The property already has the benefit of off-street parking and this will not change as a result of the proposal. The parking standard is a maximum standard, and there will be ample off-street parking provision retained on the plot. The property is also within the urban area, close to public transport and local services and facilities and therefore may not require additional cars. Furthermore, there have been no neighbour objections in relation to parking.

There would therefore be no adverse parking or highway issues resulting from the proposals, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

Whilst the proposal is not considered to have any adverse amenity or highways and parking impacts, the scale and extent of roof additions proposed to the property are considered to be unacceptable and the application should be refused on the following ground:

1. The scale and extent of roof additions proposed to the property, including the raised ridge height and the incorporation of front and rear dormers, are poorly designed, bulky and inappropriate extensions that would be out of keeping with the character and appearance of the existing dwelling and the surrounding street scene. The proposal therefore fails to comply with the requirements of the Council's Household Extensions/Alterations Design Guide Supplementary Planning Document 2021, Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Recommendation

Refuse.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	19 August 2025	Dated:	20th August 2025