



Delegated Report

Householder Planning Application

Planning Application No: 20260100

Location: 35A Arthur Street Gravesend Kent DA11 0PR

Description: Erection of a first floor rear extension.

Applicant: Mohan Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: PL004 (Existing Elevations)
- Drawing No: PL003 (Existing Plans and 3D View)
- Drawing No: PL002 (Proposed Block Plan)
- Drawing No: PL001 (Site Location Map)
- Drawing No: PL006 (Proposed Elevations)
- Drawing No: PL005 (Proposed Floor Plans, Section AA and 3D Views)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20090002	Erection of first floor rear extension to form bedroom and enlarged bedroom.	Permitted	12.03.2009
20080729	Erection of first floor rear extension to form a bedroom, enlarged bedroom and enlarged bathroom.	Application Refused	06.10.2008
19910152	Erection of single storey rear extension to form enlarged lounge and enlarged kitchen.	Permitted	23.04.1991
19850733	Erection of detached two storey dwelling house with integral garage	Permitted	12.02.1986
19840936	Outline application for the erection of one detached dwelling with garage and formation of car parking area for 3 cars	Permitted	09.04.1985

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 14 surrounding properties. The consultation period expired on 17.02.2026 and no comments were received.

Analysis

Proposal

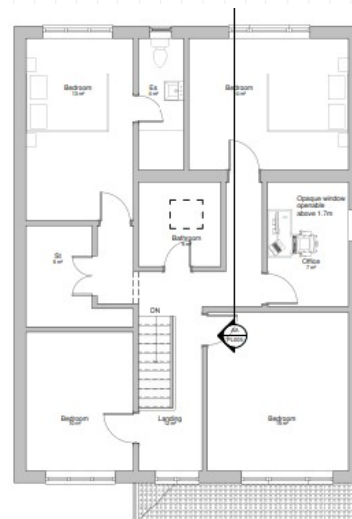
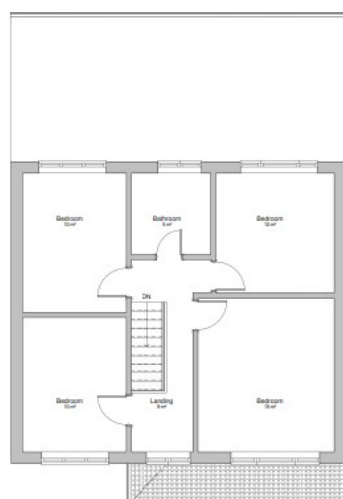
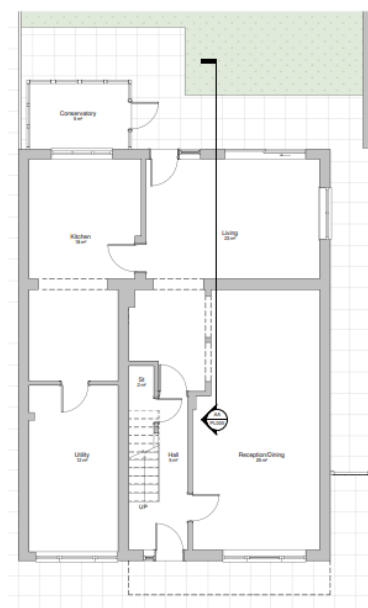
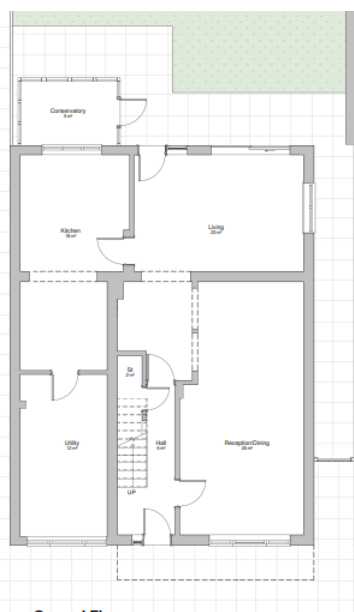
The proposal seeks the erection of a first floor rear extension.

Existing



Proposed





Background

The application site was previously situated within a conservation area and was granted outline permission as a dwelling house under reference 19850733. However the property was removed from the conservation area in 2009.

The application site was extended by way of a single storey rear extension under reference 19910152 and an application for a first floor rear extension was permitted under 20090002 but never implemented. The extension permitted was similar to what is proposed under this current application with a double hipped roof – below are the plans previously permitted.



It would appear that the permitted extension was not constructed and as such as expired, requiring a fresh planning application.

Character and Appearance

The application site forms a detached 1980's two storey dwelling which is situated adjacent to the Darnley Road Conservation Area but not within it. The site is also subject to article 4 direction (Ar/99/4). The dwelling was constructed in the rear gardens of 65 and 67 Darnley Road.

The below image has been retrieved from historical records and show the rear elevation of the site in 2007. There appears to be a conservatory in situ which has been in place since at least 2013.



The proposed alterations are to the rear elevation and do not have an impact on the street scene of the wider area.

The submission does not confirm in writing whether the proposed use of materials will match the existing, however the submitted plans appear to show matching materials. In order to safeguard the character of the dwelling, a condition will be used requiring that the extension is constructed in materials to match the existing dwelling.

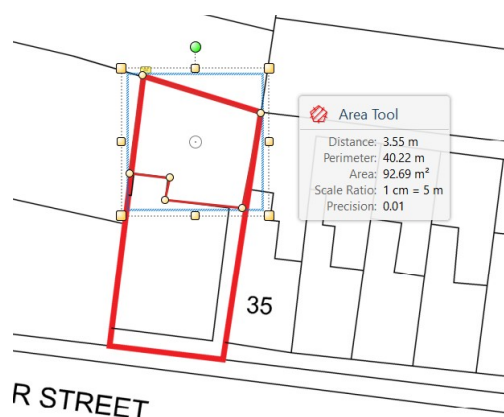
The proposed design of the extension is acceptable and demonstrates subservience to the original dwelling. The double hipped roof was previously permitted and supported by the local planning authority in

2009. The design is still deemed acceptable and compliant with current policy. The scale of the proposal is considered acceptable and have no impact on the wider character or appearance of the area.

The proposal is considered compliant with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The site at present has four bedroom and a bathroom at first floor level, post development this will change to four bedrooms including one ensuite, a bathroom, storage and an additional office room. The requirements in terms of amenity space will not increase as the standard states garden areas of 100sqm for 4 bedroom dwellings. The property does fall marginally below this, but not significantly.



All of the proposed bedrooms are compliant in terms of size and are served by adequate light and outlook. Whilst the proposed office would raise concerns in terms of outlook if it were to be utilised as a bedroom, this is not something which would be a reason for refusal under this proposal as this room is shown as an office and not a bedroom.

The proposal is considered to adequately safeguard the amenity of future occupiers In line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

35 Arthur Street – To the East: Harmful overlooking and loss of privacy is not considered significant as the existing windows serving the first floor rear elevation would cause a similar level of overlooking. The one window proposed in the flank elevation has been shown as obscure glazed and non opening above 1.7m which would mitigate overlooking. The proposal will marginally surpass the first floor outrigger located at No.35, this is not considered to cause any harmful loss of outlook.



65 and 67- Darnley Road – to the West: Overlooking or Loss of outlook and privacy does not occur due to there not being any fenestrations in the flank elevations and due to the distance between the sites and nearest rear elevations.



55 Darnley Road – To the South: While the boundary treatment to this property is not as high, the distance of the small terrace area is enough to ensure that harmful overlooking of the private garden area of this property does not occur. And while a view into the adjoining bay window the impact on privacy is negligible as the view does not intrude on the living environment of this room.

The proposal is considered to adequately safeguard the amenity of neighbouring occupiers In line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposal will not impact any existing parking arrangements as the number of bedrooms will remain the same.

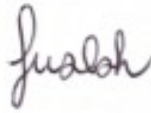
Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	10.03.2026	Dated:	12 March 2026