



Delegated Report

Householder Planning Application

Planning Application No: 20250017

Location: 39 Admers Wood Vigo Gravesend Kent

Description: Erection of single storey rear and front extensions with roof lights.

Applicant: Mr & Mrs Reeves

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 08/01/2025;
Supplementary Information – Covering Letter;
Drawing Number 001 (Site Location Plan and Block Plan – Existing);
Drawing Number 002 (Plans and Elevations – Existing);
Drawing Number 003 (Block Plan – Existing);
Drawing Number 004 (Plan and Elevations – Proposed); and
Drawing Number 005 (Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19520363	Renewal of outline permission for extension of permission (TH/6/52/83) for a further 3 years.	Permitted	03.09.1958
19520107	Renewal of outline permission for development of land for housing estate purposes.	Permitted	24.08.1955

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)

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Parish Council – No comments received

Ward Councillors – No comments received

Neighbouring properties

3 surrounding properties were consulted and a site notice was displayed on 20th January 2025. No comments were received and the consultation period ended on 14th February 2025.

Officer's Analysis

Design, Character and Appearance

39 Admers Wood is a terraced dwellinghouse located on the northern side of the highway.

The application proposes the erection of a of single storey rear and a single storey front extension with roof lights.

The single storey rear extension will have a flat roof at a height of 3m, a proposed width of 5.53m and will extend beyond the rear wall by 3m.

The extension will create space for a larger open plan kitchen dining area There will be bi fold doors to the rear elevation and 2no roof lights. The extension will be constructed with a brick finish to match the existing dwellinghouse.

The single storey front extension will replace the existing store area to the front elevation. It will have a shallow pitched roof at a maximum height of 3.24m and an eaves height of 2.28m. It will have a proposed width of 5.5m and will project from the front elevation by 1.83m.

The extension will create space for internal alterations to provide a fourth bedroom and ground floor WC. To the front elevation there will be an entrance door and 2no windows which are aligned to match the existing windows of the host dwelling. It will be finished with materials to match existing. Any window serving a WC will be required to be obscure glazed to Pilkington Level 3 or above and should the Local Authority be minded to permit any future applications, will be conditioned as such.

Within the immediate area there several examples of flat and shallow pitched roof porches and front extensions within the immediate area, and as such there is no uniform style within the surrounding area:

Google Earth Image of surrounding area:



Therefore, the proposed front extension is not considered to look out of character or detrimental to the host dwelling or surrounding streetscene:

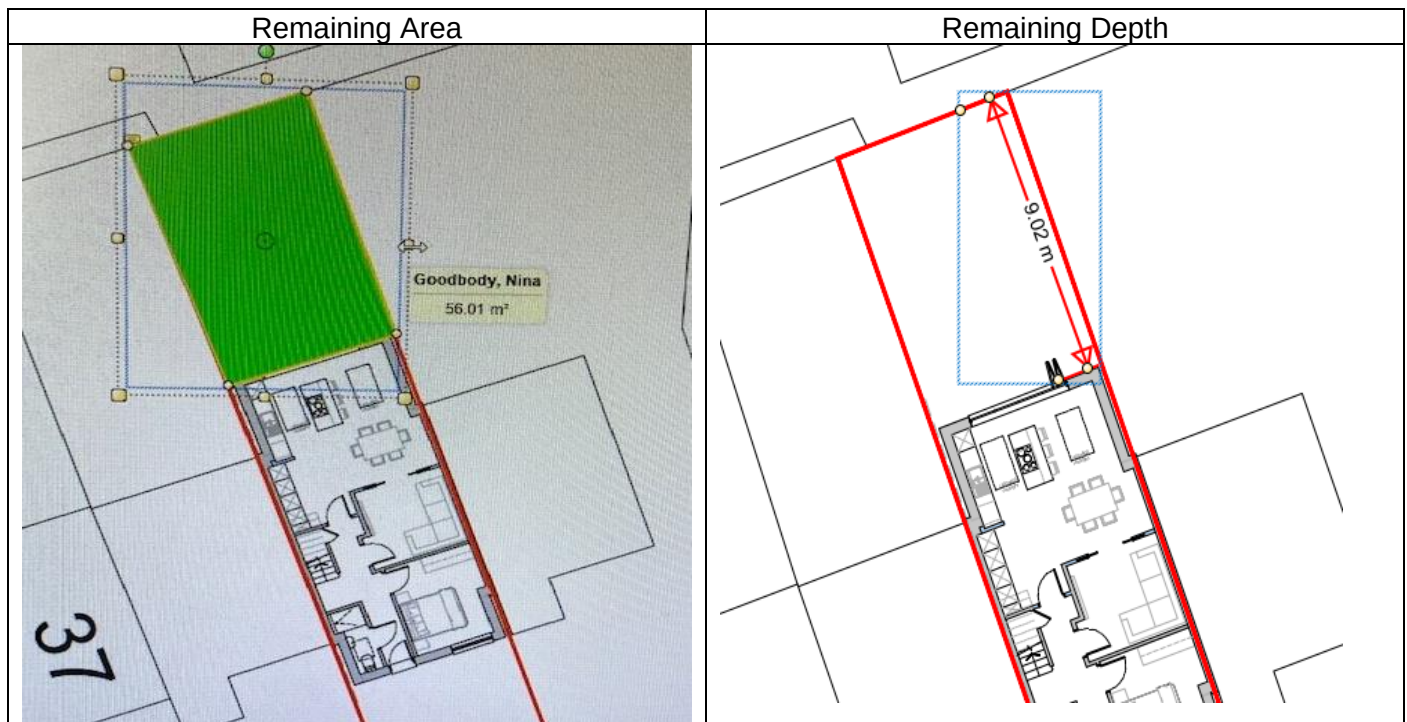
As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

As confirmed by the Agent via email dated 12/02/2025, the application looks to increase the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden has an approx. area of 56.01m² and a depth of 9.02m as shown below:



Whilst the remaining depth of the amenity area is only marginally under the recommended guidelines and could be considered as acceptable, the remaining area, is substantially below the recommended guidelines, just above half of the area required. As such the remaining garden area is considered to be detrimental to the amenity of future occupiers.

A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

As such, the proposal results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The application introduces a habitable windows to the front elevation of the front extension, serving the newly formed fourth bedroom. However, there are no neighbouring properties directly opposite the proposed window and as such will not have a detrimental impact on neighbouring privacy.

Furthermore, due to the modest height of the proposed extensions, the development will not have any detrimental impact on neighbouring property in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The property looks to introduce a fourth bedroom to the dwelling, which would increase the parking requirements by half a parking space from 1.5 to 2 spaces.

Whilst there is currently no off-road parking provision within the application site, there is a parking area directly opposite the dwelling as shown below:



Furthermore, due to the close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

Any Other Material Planning Considerations

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Vigo Scarptop Woodlands Landscape Character Area - The area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland. It is unlikely that the proposal would have a detrimental effect on the landscape character area.

Impact on Kent Downs National Landscape

The site lies within the Kent Downs National Landscape. The NPPF confirms that the National Landscape equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176.)

The proposal would be within the residential curtilage of the dwelling.

It is not considered that the proposal would not harm the natural beauty of the Kent Downs National Landscape.

Conclusion

The proposal results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	26th February 2025	Dated:	3rd March 2025