

Delegated Report

Householder Planning Application

Planning Application No: 20250007

Location: The Whitehouse Watling Street Gravesend Kent

Description: Erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration.

Applicant: Mr Amrit Rehal

Site Visit Date: 23.01.2025

Submitted Documents/Plans

- Application form;
- Drawing no. 18102-L1 Rev. A – Location Plan;
- Drawing no. 18101-01 Rev. D – Existing Floor Plans & Elevations;
- Drawing no. 18102-02 Rev. L – Proposals;
- Drawing no. 18102-L3 Rev. B – Proposed Block Plan;
- Drawing no. 18102-L2 Rev. B – Existing Block Plan; and
- Pictures.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200400	Demolition of rear garage and erection of two storey side extension, single storey rear extension, first floor rear extension, new roof structure with accommodation in the roof space including rear dormers and general elevation alterations.	Permitted	23.06.2020
19930191	Erection of two storey rear extension to form a lounge with two bedrooms over, with covered swimming pool at the side.	Permitted	26.07.1993

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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

KCC Heritage

The site lies within an area of multi-period archaeological potential adjacent to the projected line of Roman Watling Street. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works adjacent to the existing building, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

3 surrounding properties were consulted plus site notice with an overall consultation expiry date of 14.02.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling, the site is located in an Area Of Archaeological Potential.

The proposal is for 'Erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration'.

Planning permission was granted for a previous scheme (ref. 20200400) which was for 'Demolition of rear garage and erection of two storey side extension, single storey rear extension, first floor rear extension, new roof structure with accommodation in the roof space including rear dormers and general elevation alterations'.

For ease of reference the existing dwelling, the scheme approved under application ref. 20200400 and the scheme as proposed are shown below:

front elevation

rh side elevation

rear elevation

lh side elevation

scale 1:1000

site floor

roof plan

ground floor

first floor

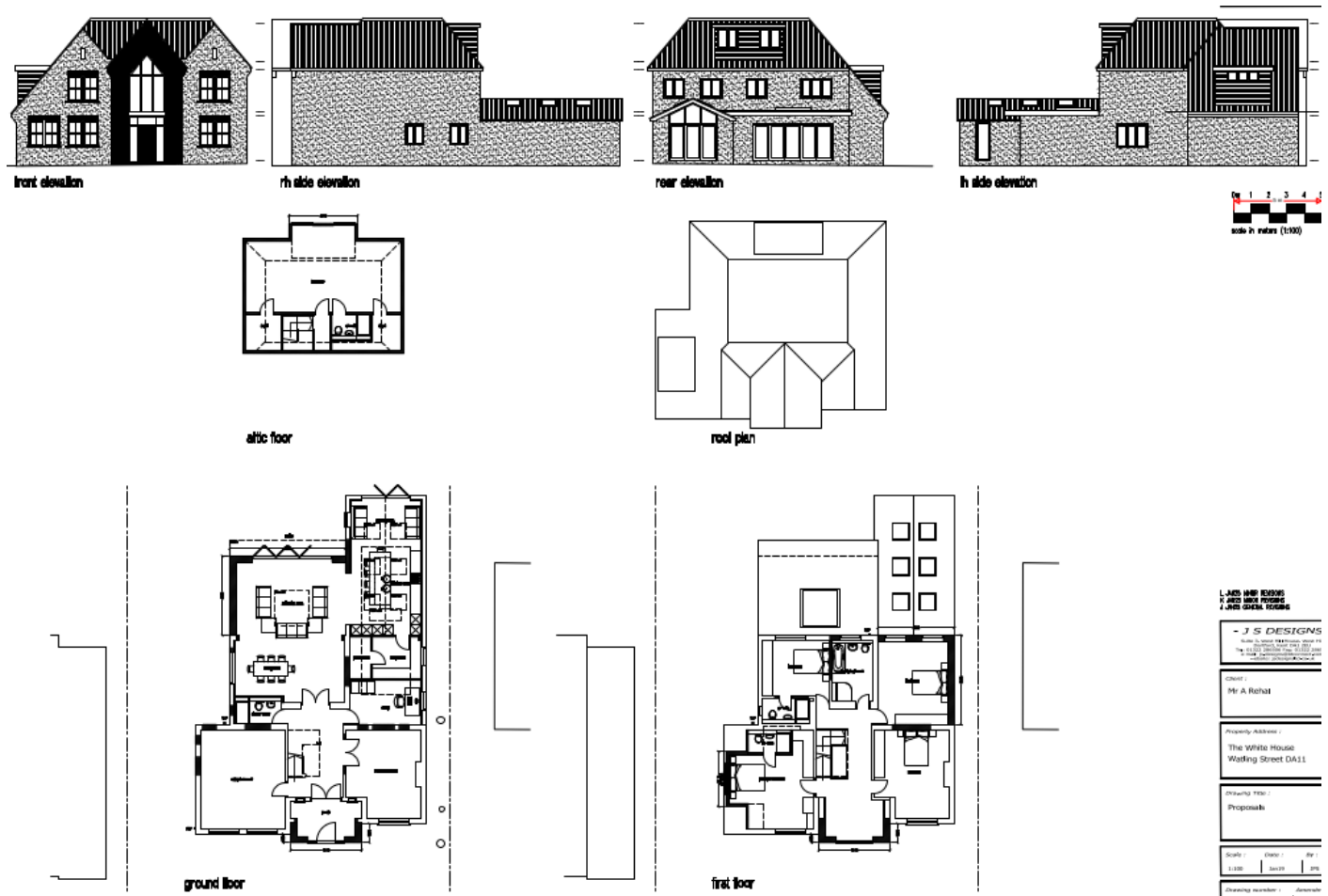
J & S DESIGN
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800

The architectural drawings for The Vinnies House include the following:

- Elevations:**
 - front elevation:** Shows a two-story house with a gabled roof, a central entrance with a small porch, and several windows.
 - rh side elevation:** Shows the right-hand side of the house, featuring a gabled roof and a series of windows.
 - rear elevation:** Shows the back of the house, which is a two-story structure with a gabled roof and multiple windows.
 - lh side elevation:** Shows the left-hand side of the house, featuring a gabled roof and a series of windows.
- Floor Plans:**
 - attic floor:** A simple plan showing the layout of the attic space, including a central staircase and several rooms.
 - ground floor:** A detailed plan showing the layout of the ground floor, including a large central hall, several rooms, and a kitchen area.
 - first floor:** A detailed plan showing the layout of the first floor, including a large central hall, several rooms, and a kitchen area.
- Roof Plan:** A plan showing the layout of the roof, including the gables and the central staircase.

A scale bar indicates a scale of 1:100. A north arrow is also present.

Current proposed scheme ref. 2025007



In summary the current proposal differs from the approval in respect of:

- The two storey side extension is no longer proposed, there is just a dormer proposed in the left hand roof slope which would be 3.1m in width, 2.2m in height and a depth of 2m – it would serve a bedroom;
- A two storey front extension is proposed which would be 4m in width, be 1m in depth and 8.2m in height, it would have glazing in the front elevation and the front door;
- A single storey rear extension is still proposed but it is in a different location on the rear than previously proposed – whereas before the rear extension was to be behind the proposed two storey side extension it is now proposed to be behind the existing reception room section of the rear elevation – it would be to a depth of 4.5m, a width of 6.5m and a height of 3m and would have bi-fold doors in its rear elevation with no windows in its flank elevation;
- The first floor rear extension is the same as approved under application ref. 20200400;
- There would be one dormer in the rear roof slope rather than two smaller dormers as approved under application ref. 20200400;
- No difference in the increase in the ridgeline which would remain as approved under application ref. 20200400 – increasing from 8m to 8.4; and
- Different fenestration changes.

Design, Character and Appearance

Two storey front extension

The Gravesham Householder Design Guidance (2021) states the following in respect of front extensions:

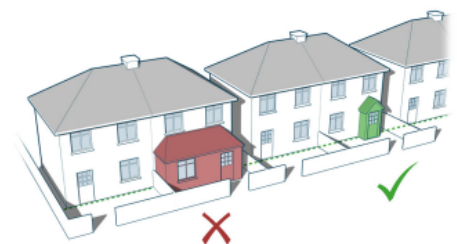
Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



Large extensions which break the building line and do not respect the scale of the house will be rejected.

In respect of this guidance, the proposed two storey front extension is large being two storey rather than single storey. However, it would be only 1m in depth, would be just slightly set down below the (increased) ridgeline of the dwelling and its width is modest in respect of the entire width of the dwelling. The glazing in the front is a different character to the usual fenestration in the dwelling but is not poor design per se, more reflective of the entrance feature type that the two storey front extension is. Watling Street is made up of a variety of different size, type and architectural designs and there is no one uniform character to the streetscene. It is considered in this instance that the two storey front extension due to its modest depth and width and the lack of any uniform character to the streetscene would be acceptable in respect of the scale and character of the host dwelling and would not cause harm to the character of the streetscene.

Dormer extension in left hand roof slope

The dormer is modest in size and set up from the eaves, in from the sides and down from the ridgeline. It would have tile hanging to match the roofslope. It is considered acceptable in respect of the character of the host dwelling and would not cause harm to the character of the streetscene. Previously in this location the two storey side extension was approved.

Single storey rear extension

The single storey rear extension would be added onto the back of the main house next to the existing single storey rear extension. Its depth width and height are modest, the proposed flat roof is acceptable for a single storey rear extension. Its flat roof would adjoin onto the pitched roof of the existing single storey rear extension. It would respect the scale and character of the host dwelling and would have no impact on the streetscene.

First floor rear extension

The first floor rear extension and the increase in the ridge height are the same as approved so no comments in that regard, the extension is still acceptable in design terms as no policy changes in that

regard.

Rear dormer

Instead of the two individual dormer extensions approved in the rear roof slope under ref. 20200400, one dormer extension is now proposed. The dormer is modest in size and in scale with the rear roof slope being set up from the eaves, in from the sides and down from the (proposed increased) ridgeline. There would be a good amount of the rear roof slope still visible. The dormer would be in keeping with the scale and character of the host dwelling and would have no impact on the streetscene.

Increased ridgeline

The increase in the height of the ridgeline (from 8m to 8.4m) would be the same as approved, the ridgeline is still acceptable in design terms as no policy changes in that regard.

Fenestration changes

There are a number of fenestration changes in the front, rear and both side elevations. Although these would alter the character of the existing fenestration in the dwelling they are all very ordered and match so no actual harm in respect of this unlisted property. Given the variety of the dwelling types and architectural styles in the street, these changes would not have any harmful impact on the character of the streetscene.

In summary the proposed extensions and alterations are considered in keeping with the scale and character of the host dwelling and would not cause harm to it or the character or appearance of the streetscene. In respect of design, character and appearance the proposal is therefore compliant with Policy CS19 (LPCS).

Amenity of Occupiers

In respect of garden size and rear garden depth the property would increase from a four to a five bedroom dwelling. SPG2 (2020) sets out the minimum standards for the garden area and rear garden depth for a bedroom dwelling being 100 sq. m in area and 10m in depth.

After the proposal the dwelling would have the following:

Garden size – 454 sq. m

Rear garden depth – 26.6m

They would therefore far exceed the minimum standards as set out in SPG2 (2020).

The proposal would increase the size of the principle bedroom and proposes a new bedroom in the first floor rear extension and in the attic. All other bedrooms would be the same as existing. The principle bedroom would be 18.9 sq. m, the new bedroom in the extension would be 18.8 sq. m and the attic bedroom would be some 26.7 sq. m in terms of area with sufficient head height. As such, the increased and new bedrooms would exceed the minimum standards for a double bedroom as set out in the Nationally Described Space Standards (2015) which is 11.5 sq. m.

All rooms in the dwelling would received sufficient light and outlook.

In respect of occupier amenity the proposal is therefore compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Two storey front extension

Due to the siting of the two storey front extension which is in the centre of the front elevation and its minimal

depth it would have no impact on the properties either side and there are no properties opposite.

Dormer extension in left hand (west) roof slope

The dormer due to its modest size would have no impact regarding overshadowing, loss of outlook or overbearing. The dormer would face onto the flank elevation of the neighbouring property to the west 'Jessimon' but it would have a high level windows in it where the floor level to the bottom of the windows would be 1.8m therefore meaning there would be no overlooking afforded to the windows in the west flank elevation of 'Jessimon'.

Single storey rear extension

Due to the distance of the extension from the neighbouring property to the west 'Jessimon', and the single storey nature of the extension at 4m in depth it would not have any harmful impact on 'Jessimon' in respect of overshadowing, loss of outlook or overbearing. There are no windows proposed in the flank elevation so no overlooking. The extension is located on the west side of the existing rear extension so no impact on the neighbouring property to the east 'Tree Tops' either.

First floor rear extension

This is the same first floor rear extension as approved under application ref. 20200400 which would be located in the north-eastern corner of the dwelling. As the previous application it is still considered that there would be no harmful impact on 'Tree Tops' to the east with regards overshadowing, loss of outlook or overbearing. There would still be no windows proposed in the flank elevation therefore no overlooking.

Rear dormer

Due to the distance of the property to the rear no. 4 Pomarium Close, which is some 35m at the nearest point, there would be no overlooking from the dormer which would serve a bedroom. There would be no overlooking to the properties either side, 'Jessimon' and 'Tree Tops' as the dormer would just look down into the rear garden of the host dwelling. Two dormers were already approved in the rear roofs slope under ref. 20200400.

Increased ridgeline

This is the same increase as approved under application ref. 20200400, it is still considered that there would be no harmful impact on any of the neighbouring properties.

Fenestration changes

Two new windows are proposed at ground floor in the right hand side elevation to serve a study and a utility room. Due to existing boundary treatment and vegetation they would not cause any harmful impact on the property to the east 'Tree Tops' regarding overlooking.

There is a new window proposed at ground floor level in the left hand side elevation to serve a dining room. Due to existing boundary treatment and outbuilding this would not cause any harmful impact on the property to the west 'Jessimon' regarding overlooking.

None of the other altered window shapes of existing windows would cause any issues on neighbouring properties.

In summary the proposed extensions and alterations are considered to not harm the amenity or privacy of any neighbouring properties and in respect of neighbouring amenity the proposal is therefore compliant with Policy CS19 (LPCS).

Parking and Highways

The property would increase from a four to a five bedroom dwelling. The front garden has space for a number of vehicles which would meet the maximum parking requirements of SPG4 (2006) for a dwelling with four or more dwellings which is 3 spaces. As such the proposal is considered compliant with saved Policy P3 (LPFR).

Archaeology

KCC Heritage advise that the site lies within an area of multi-period archaeological potential adjacent to the projected line of Roman Watling Street however, they consider that based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works adjacent to the existing building, that it is unlikely that these proposals would have a significant below-ground archaeological impact. As such it is considered the proposal would have no harm on any archaeology. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal is acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety. It is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	28th February 2025	Dated:	3 rd March 2025