



Delegated Report

Householder Planning Application

Planning Application No: 20250904

Location: 12 Cornwell Avenue Gravesend Kent DA12 5HS

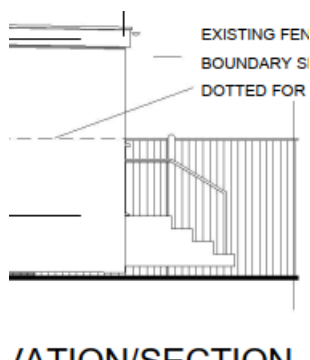
Description: Retrospective planning permission for increased roof height of single storey rear extension.

Applicant: Leonora Wilson

Site Visit Date: 15/10/2025

Preliminary Matters

The proposed elevations show some steps form the single storey rear extension into the garden, the steps appear to be not attached to the ground. It is considered that this is an error on the proposed plans and an amendment will only be sought should permission be forthcoming.



Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 12CornwellAvenueProposedElevationsV6 – Proposed Elevations
- Drawing No: 12CornwellAvenueProposedRoofPlanV6 – Proposed Roof Plan
- Drawing No: 12CornwellAvenueProposedFloorPlansV6 – Proposed Floor Plan
- Drawing No: 12CornwellAvenuePreExistingBlockPlanV6 – Pre Existing Block Plan
- Drawing No: 12CornwellAvenuePreExistingElevationsV6 – Pre Existing Elevations
- Drawing No: 12CornwellAvenuePreExistingFloorPlansV6 – Pre Existing Floor Plans
- Drawing No: 12CornwellAvenuePreExistingRoofPlanV6 – Pre Existing Roof Plan
- Drawing No: 12CornwellAvenueProposedBlockPlanV5 – Proposed Block Plan

Supplementary Information

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision
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			Date
20240967	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.95 metres and eaves height of 2.95 metres.	Prior Approval Not Required	05.12.2024

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

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)
- 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 site notice and letters to 6 surrounding properties. The consultation period expired on 21.10.2025 and 13 representations were received.

The main Points Raised were:

- Building appearing out of character due to its size and prominence
- Loss of light
- Have the footings been inspected

- Development is an eye sore
- Harm to biodiversity
- Loss of Garden
- Building being used for other purposes
- Impact on parking
- Noise levels as a result of the use of the building
- Devalues properties
- Scale of building
- Quality of construction is poor
- Blocks Views
- The structure has not been viewed by planning enforcement, building control or councillors
- No warning given about the development
- Structure at bottom of the garden is an eye sore
- Is there a party wall agreement
- Poor workmanship
- Fails the 45 degree rule
- Contrary to the original planning consent
- Unsustainable building
- Impact on mental health
- Overdevelopment
- Breach of boundary line

Some of the points raised are not material planning considerations and cannot be assessed within the remit of planning.

Any issues relating to the structure including footings and integrity of the structure would be a building control matter which would need to be inspected by a suitably qualified building control inspector. The Council does not have an inhouse building inspector and it is down to the applicant to employ a competent inspector who would need to assess the footings and structure at various stages of development before signing it off.

If there are concerns that the structure or the outbuilding are being used for other purposes this would need to be reported to planning enforcement with supporting evidence. The planning enforcement officer has undertaken a site visit and there were no concerns raised relating to the use of the outbuilding. A subsequent visit was undertaken by the Planning Team Leader and a Senior Planning Officer on 15/10/2025 whereby images were taken in the presence of the applicant.

With regards to Councillors visiting the site, this would need to be discussed between residents and their local councillor. Councillors do not routinely visit sites and the planning department would not facilitate for them to visit.

The original application was advertised by way of consultation with adjoining occupiers as per policy, the current application has also been advertised with neighbouring properties and a site notice has been placed on Cornwell Avenue which provides a QR code for direct access to the plans.



Party wall agreements fall outside of the planning remit as do any issues relating to boundaries and property values, the first two of these are civil matters which would require independent legal advice.

Analysis

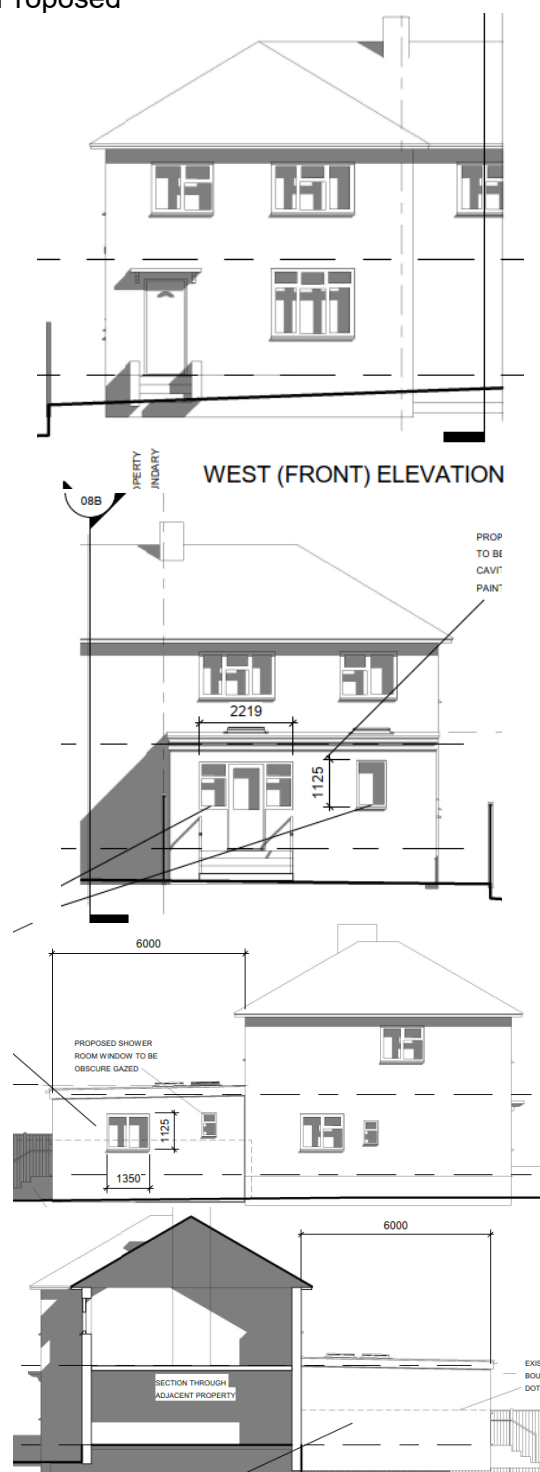
Proposal

The proposal seeks to retain a partially built single storey rear extension.

Pre Existing



Proposed

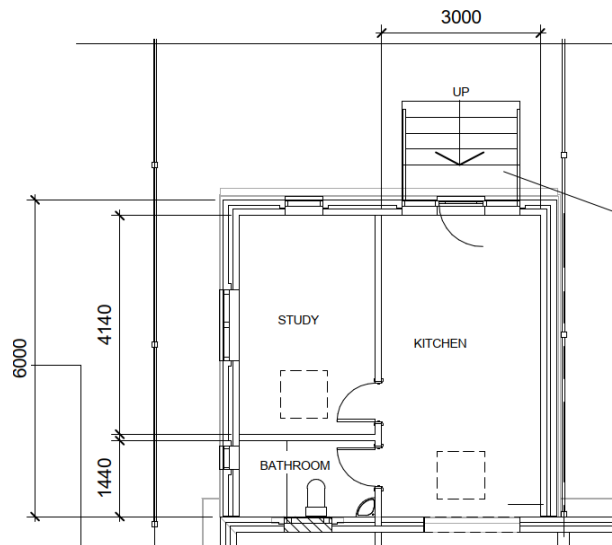




The application site has had a previously granted prior approval application under reference 20240967. Under the proposed description the proposed extension would have a depth of 6.00 metres, maximum height of 2.95 metres and eaves height of 2.95 metres.

As built the extension does not comply with the approved application in terms of its height and the fenestrations. As this current proposal is submitted under a householder planning application it will be assessed in accordance with location and national planning policy and not the general permitted development order.

The below plans are what was previously permitted under 20240967:



Character and Appearance

The application site is a two storey end of terrace house which currently has a partially constructed single storey rear extension in place. The garden area has an outbuilding in situ at the foot of the plot, whilst there is no planning history for this structure, it should be noted that such buildings can be constructed under Class E of the General Permitted development order 2015 subject to strict criteria.

The proposal seeks to retain the existing structure which was initially being built under the granted prior approval application, however the proposed extension is significantly higher than what was permitted under this application. The maximum height allowed under application 20250967 was 2.95m, however the structure in place is significantly higher. Under the current proposal the structure is shown as having an overall height of 3.5m at its highest point – it should be noted that the garden has a gentle slope down to the north and again down to the east.

The below images show the structure as built:



The internal floor level of the dwelling is much higher than the external ground level which is likely the reason the extension has been built at the current height, however it is important to note that an extension should appear subservient to the host dwelling. It is also noted that the proposal shows that the proposed extension will be contained within the applicant's own boundary and there is not any encroachment which would otherwise trigger the need for a Certificate B.

Paragraph 10.2 of the Council's adopted design guidance states:

Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.

Height:Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep)

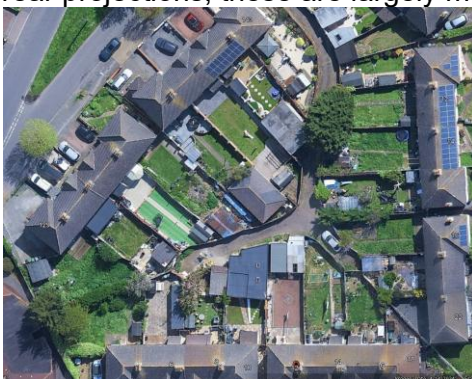
Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/ properties

The proposed extension is 6m in depth which is significant in terms of scale, the host dwelling has a depth of 8.3m. As stated above an extension should not dominate the main dwelling, it is considered that the proposed is a dominant addition which is out of scale and inappropriate.

The height of the proposed extension will be 3.5m, this is considered to be excessive given the depth of the extension. The design guidance is clear in that an extension's height should take depth into consideration where it exceeds 3m as it has the potential to impact neighbouring amenity.

The proposed extension will have a window in the flank elevation which will face in the direction of No.10 Cornwell Avenue. The design guidance is clear that extensions with flank windows can give rise to overlooking. This would be assessed later in this report under the amenity section.

The extension fails to respond to the local character of the area which largely retain their garden areas. Whilst there are some examples of rear projections, these are largely modest and subservient.



The proposed extension is considered to be an out of scale addition to the host dwelling which is excessive in terms of its height. It therefore fails to comply with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 Householder Alterations and Extensions Guidance 2021 and Para 135 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

The Councils technical standard states:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The application site is a three bedroom dwelling and therefore requires a minimum garden depth of 10m and an area of at least 60sqm.

Post development the resultant garden depth will be 9m with an area of 70sqm, whilst the resultant depth is slightly below the minimum standard, on balance this is not considered to warrant a refusal on amenity as there is sufficient area.

The proposal is considered to safeguard future occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

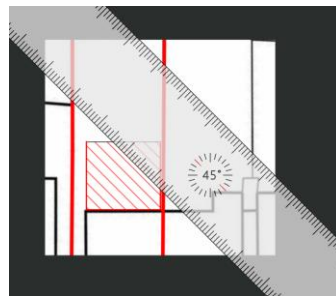
Neighbouring Amenity

The proposed extension is situated between No's 10 and 14 Cornwell Avenue. The extension will be built on the shared boundary with No.14 which shares a party wall with the application site.

The below image shows a window which appears to serve a living area which is considered to be a habitable room, therefore light and outlook should be safeguarded to ensure occupants have adequate amenity.

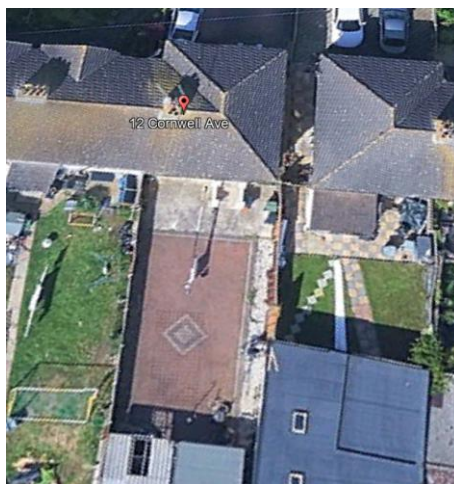


No 14 is located to the south of the site. In terms of light, this property would not experience any meaningful loss of light due to the path of the sun. In terms of outlook the 45 degree test was carried out and it is evident that the extension would cause a significant loss of outlook.

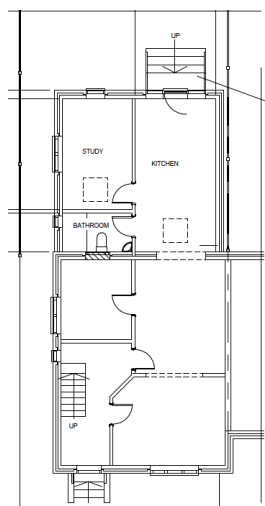


The current height and depth of this extension would impact this properties amenity and would be an unneighbourly form of development. The close proximity of the extension on the boundary would further exacerbate this issue.

The neighbouring property known as No. 10 Cornwell Avenue is not attached to the application site and there is a gap between the two properties. This property does appear to have a part width single storey rear projection in place already however it is modest in depth.



Under the proposal there will be two windows proposed in the flank elevation which will face directly towards No.10. The below plans show that these windows will serve a w/c and a study.



The w.c is not a habitable room and provided it is served by an obscured glazed window it would not pose any concerns relating to overlooking. The proposed “study” room, whilst necessarily a habitable room may give rise to perceived surveillance. A study room can be utilised as a home office and one can expect to spend significant periods of time in such spaces in sedentary positions. This would give rise to perceived overlooking to the occupants of No.10. Furthermore the proposed window will be in an elevated position which will further exacerbate issues.

The proposed extension due to its height and depth is liable to cause some overshadowing to this property due to the path of the sun, however the most concerning element is the impact on neighbouring privacy as there is a window proposed in the flank elevation of No. 12 which will face directly towards No.10’s private garden area.

Therefore the proposed extension is considered to result in unacceptable harm in terms of loss of light, outlook and privacy to adjoining occupiers, contrary to the requirements of SPG2 Residential Layout Guidance 2020 and Para 135(f) of the National Planning Policy Framework 2024.

Parking and Highways

The proposed development will not impact any existing parking arrangements, therefore further assessment for parking provision is not warranted.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below grounds:

The proposed extension will introduce an out of scale projection which is excessive in height and would result in a development which is not subservient to the original dwelling and harmful to the character and appearance of the wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.

The proposed extension will result in unacceptable harm by way of loss of outlook to No 14 Cornwell Road. Furthermore, the proposed extension will result in direct overlooking thus impacting the privacy of No 10 Cornwell Road and be a generally unneighbourly form of development contrary to the requirements of SPG2- Residential Layout Guidance 2020, CS19 Local Plan Core Strategy 2014 and Para 135(f) of the National Planning Policy Framework 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	29.10.2025	Dated:	3rd November 2025