



Delegated Report

Householder Planning Application

Planning Application No: 20251216

Location: 55 Mackenzie Way Gravesend Kent DA12 5UH

Description: Demolition of rear conservatory and side outbuilding. Erection of a two storey side extension, with the ground floor used as a living room and for childminding purposes.

Applicant: Mrs Jennifer Blake

Site Visit Date: 05 November 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. MW/001 Site location plan;
Drawing no. MW/002 Rev. A Existing layouts, elevations and roof plan;
Drawing no. MW/003 Rev. B Existing and proposed block plans;
Drawing no. MW/101 Rev. C Proposed layouts, elevations and roof plan;
Photograph of side gate; and
Emails from the agent received 01 and 12 February 2026.

Superseded Documents/Plans

~~Drawing no. MW/003 Rev. A Existing and proposed block plans.~~
~~Drawing no. MW/101 Rev. B Proposed layouts, elevations and roof plan;~~

Procedural Issues

Following a request from the case officer, the applicant provided details of a childminding use at the application site and amended drawings, illustrating a reduction in the width of the proposed extension. This information was subject to additional consultation and publicity and the description of the proposed development was amended from 'Demolition of rear conservatory and side outbuilding. Erection of a two storey side extension.' to that shown at the top of this report.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250573	Demolition of rear conservatory and side outbuilding. Erection of a two storey side extension.	Refused	07.11.2025
20200774	Application for a Lawful Development Certificate in respect of the proposed erection of a new log cabin outbuilding incidental to the enjoyment of the main dwelling house.	Certificate Granted	30.09.2020
19950625	Erection of single storey side extension to form utility room, shower room/wc and lobby.	Permitted	27.10.1995

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- 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)

Other Relevant Guidance

- Kent County Council's Parking Standards (January 2025)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

It is understood from the application details that the operating hours of the childminding business are 8am until 4pm Monday to Friday and the business is operated by 2 residents of the property. No additional staff members are employed or work at the premises and 7 children are catered for. The ages of the children have not been provided.

The childminding business appears to have operated from the property for several years. The area inside where the childminding takes place is at the end of the terrace so this will help to minimise any noise breakout affecting the adjoining house. It is not unusual for noise complaints to be made about this type of business when it takes place in a residential area, particularly when children play outside. Having checked our records no noise complaints have been received.

Bearing in mind the existing use, it may be prudent to restrict the use of the child-minding to the living area of the extension as this is the furthest room to the adjoining which will help minimise noise transmission/problems. In addition, the use should remain as it is in terms of operating hours and without increasing, so limited to a maximum of 7 children and 2 childminders.

There is no objection to the extension itself.

GBC Commercial Team (Regulatory Services)

No objections

This is already a registered and inspected business.

The plans are not altering the kitchen in any way

In these premises the Health and Safety Executive (HSE) will be the enforcing Authority for all health and safety matters.

KCC Highways & Transportation

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be

brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

KCC - Area Schools Organisation Officer
No response received.

Southern Gas Networks

Original response:

Thank you for your enquiry, there is a high pressure pipeline in the vicinity of your works. Your proposals would require the exact location of this pipeline and other SGN assets to be located before any work commences, either by electronic detection or by hand excavated trial holes as specified in the attached SW/2 document. These works must be supervised by an SGN representative, please contact [redacted] to arrange a pre-works site visit and any future supervision. We would like to reiterate that no works should be carried out within the vicinity of a high pressure pipeline until consultation with an SGN representative has occurred. We thank you for your patience at this time

Please note that no mechanical excavations are permitted within 3m of the pipeline at any time.

This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works		
Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
GM20	HP	9.0
This table does not include SGN's low medium and intermediate pressure assets, which may be in the vicinity.		

Building Proximity Distance:

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the event of any legal proceedings at a later date.

Vehicle Crossing:

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number

above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.

8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.

9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.

10. Intrusive construction methods will require an agreed method statement prior to work starting.

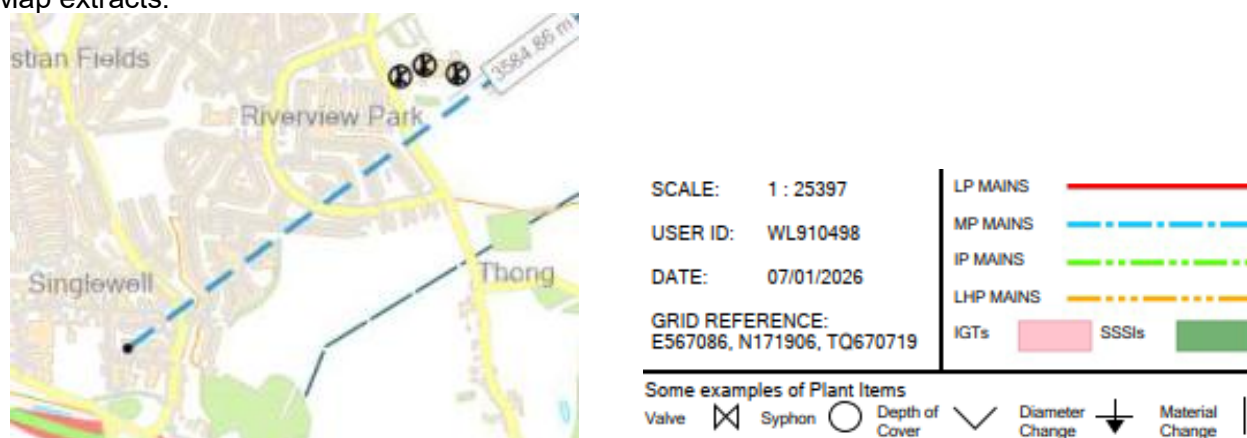
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.

12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

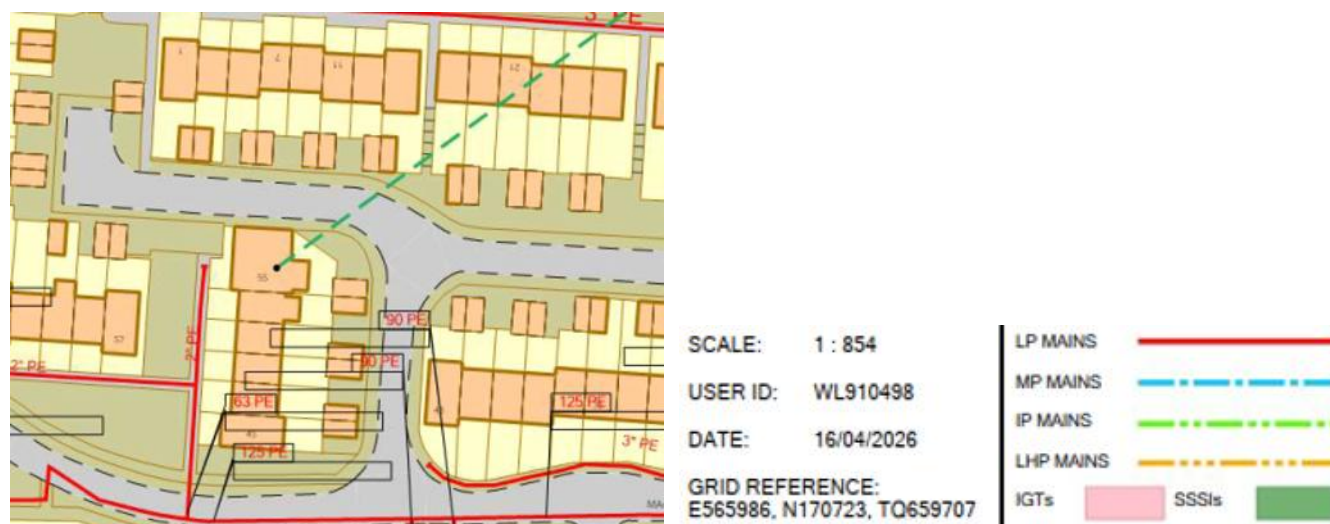
Please note that further restrictions on activities may need to be imposed as a result of a site inspection.

Map extracts:



Second response:

The above text is reiterated in its entirety but a different map is provided, the relevant extracts are as follows;



Neighbouring properties

The application was publicised on two occasions by a site notice and to ten neighbouring properties by letter. No representations have been received. The overall consultation period expired on 08 May 2026.

Officer's Analysis

Background

In November 2025, planning permission was refused for the demolition of a rear conservatory and side outbuilding and the erection of a two storey side extension at the application site (reference 20250573). The grounds of refusal related to the proposal being an overdevelopment of the application property, which was not subservient to the existing building and adverse residential amenity impacts (overlooking).

For the current proposal, the initial design was still considered an overdevelopment of the application property. Therefore following a request from the case officer, the proposal was amended to reduce the width (by 1.1 metres). In addition, the applicant has provided details of a childminding use at the application property and removed an external door from the proposed front elevation.

It should be noted that the following assessment is based on the amended design and the childminding information provided.

Principle of Childminding use

The existing outbuilding at the application site is currently in use for childminding activities and has been so for some considerable time. The proposed development would involve the demolition of this outbuilding and the erection of a two storey side extension, which provides a living room with a 30 square metre floor area, which would also be used for the continuation of the existing childminding activities.

According to the applicant, the existing/proposed childminding covers seven children, on weekdays between 08.00 and 16.00 hours. The childminding is undertaken by the applicant and her daughter, who both reside at the property. There would be no alteration to the existing numbers of children or childminders at the application site.

In general terms, home working can be incidental to a dwelling (i.e. not require planning permission), where the use of part of the property for business purposes does not change the overall character of the building, as a single family dwelling. However, if the home working use causes a change in character, then a material change of use may occur and if so, planning permission would be required.

Determining whether a material change of use has taken place is a matter of fact and degree and this will be judged on the individual merits of a case. Relevant factors include whether, as a result of home working, a dwelling is no longer used mainly as a private residence, whether there is a marked increase in traffic or visitors, whether the business activity is unusual in, or unsuited to, a residential area, whether the business activity disturbs surrounding occupiers, for example by operating at unreasonable hours or by creating other forms of nuisance, such as noise or odour or whether it is undertaken by persons not residing there.

In many instances, home working involves the use of a room within a dwelling as an office, but in this instance, the existing outbuilding and the proposed living room are/would sometimes be used for childminding. With seven children subject to childminding, there are a maximum of 14 visits to the application property per weekday. Childminding is not an activity that would be considered unusual or unsuited to a residential environment and an operation at 40 hours per week would not be considered unreasonable. Whilst there are likely to be some noise and disturbance impacts (from vehicle movements, visitors and the children (playing, crying etc), these are unlikely to be significantly greater than background levels. Indeed, according to the GBC Environmental Protection Team (Regulatory Services) childminding has been operating at this property for some years without any noise complaints having been made. Furthermore, they do not raise any objection to the proposal. Reference to the 'Neighbouring Amenity' section below provides a further discussion of the residential amenity issues.

In principle, it is considered that the existing/proposed childminding operation is/would be incidental to the use of the application site as a single family dwelling. However, in order to ensure that there is no future intensification of the childminding use and to protect highway safety and residential amenity, a condition should be attached to any planning permission granted to secure the existing the hours of operation and the existing numbers of childminders and children.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed extension would have a width of 4.1 metres (the original dwelling has a width of 5.8 metres) with a 0.6 metre set back at the front. It would be set back at the rear by 1.6 metres, with a set down of 0.4 metres from the ridge of the existing roof. A conservatory and large outbuilding would be removed from the rear and side of the application property as part of the proposed development.

The proposal would be wider than half the width of the original building but the set backs at the front and rear and the set down of the roof, would result in the extension appearing subservient to the building. The proposed external facing materials, roof design and fenestration would match with existing and the extension would be set back from the side of the application site by some 0.9 metres, which would allow the retention of the existing boundary wall and an external rear access. It is noted that there are some large, two storey side extensions in the vicinity of the application site.

It should also be noted that the side extension is replacing an outbuilding which has a larger footprint than the proposed extension and will have a better visual appearance than the existing outbuilding, albeit two storey.

Overall, the proposed development would result in an increase in built form at the side of the application property, but the design would be subservient to the building and it would not undermine the character or appearance of the dwelling or the surrounding street scene. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Extensions/Alterations Design Guide 2023.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for a single bedroom (bedroom 3) and for double bedrooms (bedrooms 1, 2 and 4) in the NDSS. The existing rear garden area is 44 square metres, with a depth of 4.3 metres. The proposed rear garden, as a result of the removal of the conservatory, would have an area of 59 square metres, with a depth of 6.7 metres. Both would be significantly below the requirement for a dwelling with four or more bedrooms in the RLG (100 square metres and 10 metres). However, because the proposal would add only one bedroom and would improve

the garden size and depth overall, it is considered that on balance the living conditions for future occupiers would be acceptable.

It is noted that the proposal would result in the loss of a side bedroom window at the application property thereby reducing the level of natural light available. However, due to the proposed internal layout alterations, there would be no detriment to the living conditions of future occupiers as this bedroom is being removed.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would provide acceptable living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

Due to its orientation (providing oblique views) and the privacy distances to affected properties (in excess of 26 metres), the proposed first floor, rear window would not cause any adverse overlooking impacts to the occupiers of nos. 13 and 15 Virginia Walk. Any overlooking from the proposed ground rear window would be screened by existing boundary treatments.

The proposed first floor, front window would provide an oblique view towards the private garden area of no. 57 Mackenzie Way, with a privacy distance of around 15 metres. However, as the existing first floor front windows already overlook this garden and because the proposed view would be oblique, then there would be no significant adverse overlooking impact to no. 57 Mackenzie Way. Any overlooking from the proposed ground front windows would be screened by existing boundary treatments.

The proposed first floor side window would be obscure glazed and as such, there would be no adverse overlooking impacts to the occupiers of nos. 5, 7 and 9 Virginia Walk.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any additional windows or openings in the side elevation of the proposed development.

Due to the design of the proposed development and to the design, layout and orientation of surrounding properties, there would be no adverse overshadowing or overbearing impacts to any of the surrounding residential occupiers.

A childminding use has the potential to generate adverse noise and disturbance impacts, both from the use itself and from persons and vehicles accessing the property. It is noted that the current childminding operation at the application site has been in operation for a number of years and the GBC Environmental Protection Team (Regulatory Services) have not raised any objection to this aspect of the proposal. They highlight that the area inside the proposed extension, where the childminding would operate, would be separated from the adjoining property which would reduce the transmission of noise between the dwellings. They suggest conditions which control the hours of operation, the location of the childminding and the numbers of childminders and children. Therefore, provided that these conditions are attached to any

planning permission granted, then there would be no adverse noise impacts.

No neighbour representations have been received.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom dwelling should have three vehicle parking spaces and a single garage should have dimensions of 3.6 metres (width) by 5.5 metres (length). According to the Householder Extensions/Alterations Design Guide (2021), vehicle parking spaces should be a minimum of 2.5 metres in width (2.7 metres where they adjoin an enclosed boundary) and 5 metres depth. Kent County Council's Parking Standards (January 2025) provides recent guidance (as yet unadopted) that requires a minimum of two spaces to be provided for a four or more bedroom property in a suburban location.

The existing dwelling at the application site has four bedrooms and there is a garage and parking area at the rear capable of accommodating two vehicles (albeit one in a substandard sized garage). The proposed development would result in the dwelling increasing to five bedrooms and a continued childminding use, with no alteration to the existing parking arrangements.

The childminding operation at the application site involves drops offs between 08.00 and 09.00 hours and pick ups between 15.00 and 16.00 hours for seven children, on weekdays only. Whilst these would be occurring at busy times, it is noted that the current childminding operation has been in ongoing for a number of years (and it would not be altered by this proposal), that the application site is located in a relatively sustainable location, close to a bus route and that there are no parking restrictions in the immediate surroundings. Therefore, even if the proposed development would result in a small increase in demand for on-street parking, this would not significantly undermine highway safety in the surrounding area.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be broadly in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Southern Gas Networks advise that there is a high pressure gas pipeline located either in, or in close proximity to, the application site. Due to the need to protect gas infrastructure, the comments of Southern Gas Networks should be brought to the attention of the applicant, as an informative attached to any planning permission granted.

The guidance provided by KCC Highways & Transportation should also be brought to the attention of the applicant, as an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to bathroom, en-suite/w.c. windows

No further openings in flank elevation

Childminding hours of operation, location within the building, numbers of childminders and children.

Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29 May 2026	Dated:	01 June 2026