



Delegated Report

Householder Planning Application

Planning Application No: 20251082

Location: 3 The Drive Gravesend Kent DA12 4BY

Description: Demolition of the existing conservatory, erection of a single storey rear extension and part excavation of the rear garden to facilitate the extension.

Applicant: Sophie Lewis

Site Visit Date: N/A Photos Provided

Submitted Documents/Plans

Application Form;
Drawing No.01 – Block Plans – Existing and Proposed with OS Plan and 3D Visuals; and
Drawing No.02 – Floor Plans and Elevations – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250832	Application for a Proposed Lawful Development Certificate; Demolition of rear conservatory and erection of a single storey rear extension with 2 roof lights.	Certificate Granted	17.10.2025

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)

- P3 – Vehicle Parking Standards

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

Local Ward Councillors

No comments received.

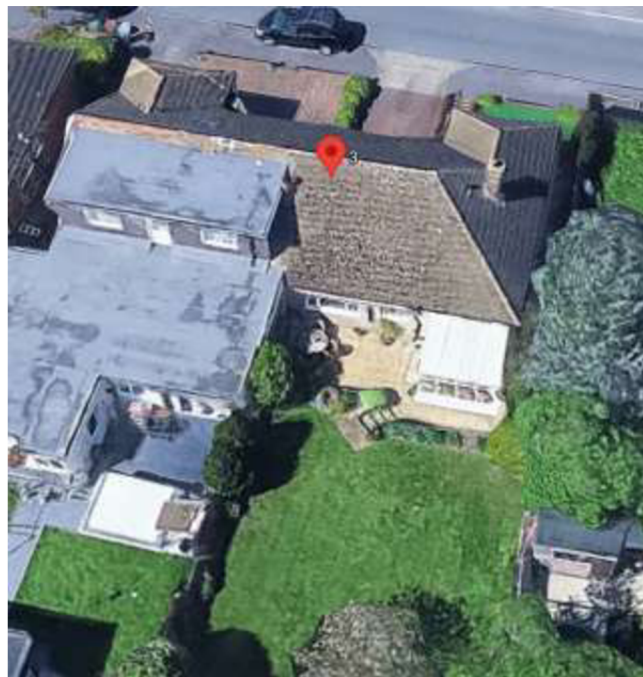
Neighbouring properties

Seven surrounding properties were consulted and no representations were received. The overall consultation period expired on 14.11.25.

Site Description

3 The Drive is a semi-detached bungalow.

Google Aerial Image



This application proposes the demolition of the existing conservatory, erection of a single storey rear extension and part excavation of the rear garden to facilitate the extension.

Officer's Analysis

Design, Character and Appearance

The proposed extension would have a depth of 4.00m, width of 9.45m and a height of 2.77m (including roof light). Overall, it is considered to be a subservient addition to the dwelling, and would replace the existing conservatory. The extension would create space for internal layout changes and an additional bedroom, with the external materials to match the existing dwelling. Part excavation of the rear garden would be required to facilitate the extension, complete with a new retaining wall and step access.

Overall, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The development would create sufficient room area and garden space post development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

In situ, the proposed development would not harm the amenity of neighbouring properties in terms of loss of light, loss of privacy, loss of outlook. In addition, the extension would not cause a sense of enclosure. It is noted that the rearrangement of the rooms would result in a new bedroom facing towards the properties located across the highway. Notwithstanding this, the rooms could be rearranged internally by the owners/occupiers at any point, and this is not dissimilar to the existing situation. No neighbour representations have been received. As such, the development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

An additional bedroom is proposed, however it is noted that the property has an existing off street parking space, and there is on street parking available. As such, there are no concerns in terms of highways and parking.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	26th November 2025	Dated:	28 November 2025