



# Delegated Report

## Householder Planning Application

Planning Application No: 20240925

Location: 11 Christianfields Avenue Gravesend Kent DA12 5NE

Description: Erection of a single storey rear extension.

Applicant: Mr Arun Patel

Site Visit Date: N/A

### Preliminary Matters

The applicant was contacted on 12.12.24 as it was noted there were some discrepancies with the plan measurements:



On 23.12.24 the applicant provided revised plans to address the discrepancies.

### Submitted Documents/Plans

Application Form;  
OS Plan (received on 04.11.24);  
Block Plan (received on 04.11.24);  
REVISED Drawing No. F/R1 – Floor Plans – Existing and Proposed; and  
REVISED Drawing No. F/R1 – Elevations – Existing and Proposed.

### Superseded Documents/Plans

~~Drawing No. F/1 – Floor Plans – Existing and Proposed; and~~  
~~Drawing No. F/2 – Elevations – Existing and Proposed.~~

### Relevant Planning History

| Reference | Description | Decision | Decision Date |
|-----------|-------------|----------|---------------|
|-----------|-------------|----------|---------------|

|          |                                                                                                                                                                                               |           |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 20211237 | Subdivision of dwelling into 2 semi-detached dwellings to form 1 no. 2 bedroom house and 1 no. 3 bedroom house.                                                                               | Permitted | 10.01.2022 |
| 20080405 | Erection of two storey side and single storey rear extension to form kitchen, kitchen/diner, lounge and wc at ground floor level with three bedrooms and shower room/wc at first floor level. | Permitted | 23.06.2008 |

## 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

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)

## Consultations, Publicity and Representations

### Consultees

#### Local Ward Councillors

No comments received.

#### Neighbouring properties

Five surrounding properties were consulted and a site notice was displayed on 12.11.24. No responses were received, and the overall consultation period expired on 06.12.24.

## Site Description

11 Christianfields Avenue is a two storey mid-terraced property. Formerly, the property would have been semi-detached, however as evidenced by the planning history of the site, the original extended dwelling

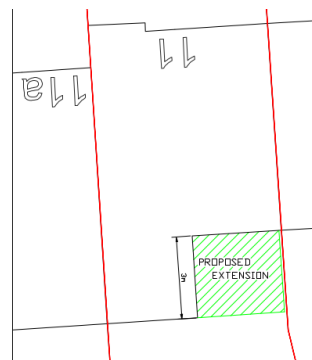
was subdivided to create two dwellings.

**Photo taken on site (No.11 Christianfields is shown on the left)**



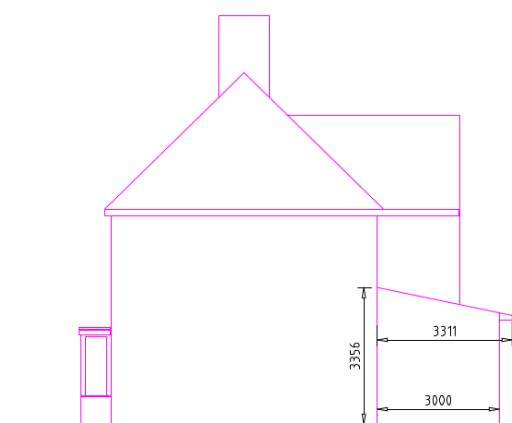
This application proposes the erection of a single storey rear extension.

### Block Plan



### Proposed Development

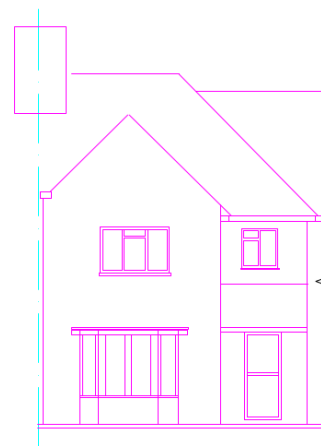
The development would create space for an enlarged kitchen/dining area and the dimensions are as indicated on the below plan measurements. (Case Officer measurements are indicated in red and black).



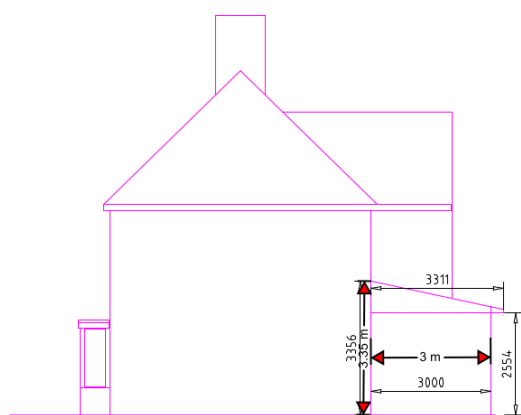
EXISTING FLANK ELEVATION



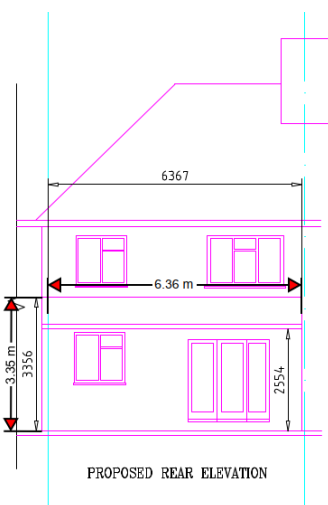
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



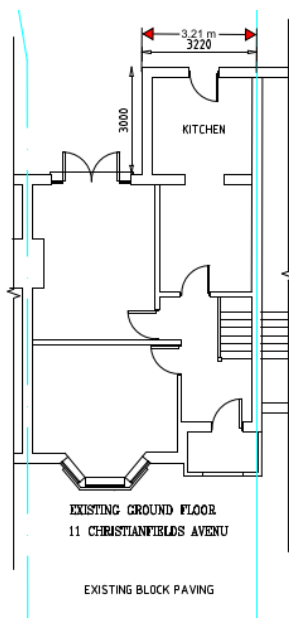
EXISTING FLANK ELEVATION  
(NO CHANGE TO FLANK ELEVATION)



PROPOSED REAR ELEVATION

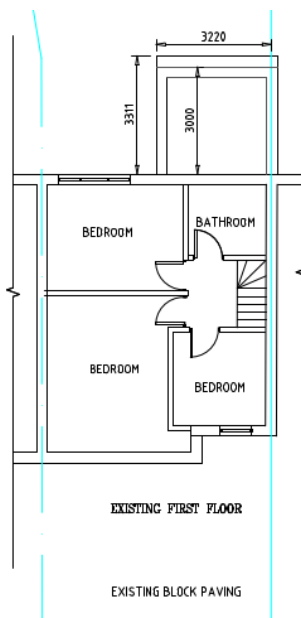


PROPOSED FRONT ELEVATION  
(NO CHANGE TO FRONT ELEVATION)



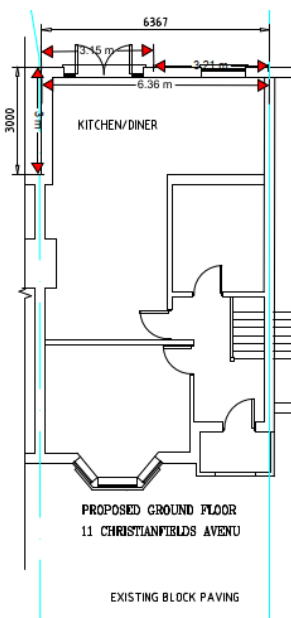
EXISTING GROUND FLOOR  
11 CHRISTIANFIELDS AVENUE

EXISTING BLOCK PAVING



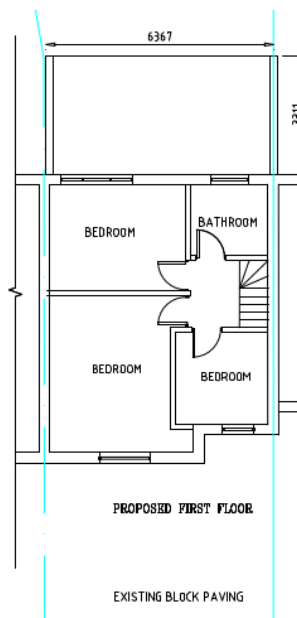
EXISTING FIRST FLOOR

EXISTING BLOCK PAVING



PROPOSED GROUND FLOOR  
11 CHRISTIANFIELDS AVENUE

EXISTING BLOCK PAVING



PROPOSED FIRST FLOOR

EXISTING BLOCK PAVING

## Officer's Analysis

### Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually

attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed extension would not be visible from the street scene and is essentially an infill extension. It has been designed to be a subservient and sympathetic addition to the existing dwelling, is modest in scale and would be constructed using external materials to match the main dwelling.

Therefore, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

#### Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. No additional bedrooms are proposed and the plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the enlarged kitchen/diner would comply with the guidance. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

As evidenced by google images, the neighbouring properties have single storey extensions in situ.



In addition, the proposed infill extension is single storey and is considered to avoid detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Parking and Highways

There are no highways or parking concerns that arise as a result of this proposal.

### 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**

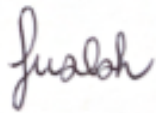
The proposed extension would be constructed using acceptable materials, which can be secured by condition. In addition, the proposal is considered to be subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

The application has been fully considered and is in accordance with local and national planning policy.

### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                  |                     |                                                                                       |
|----------------------|------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin  | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       | L Hankin         | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 8th January 2025 | <b>Dated:</b>       | 14 January 2025                                                                       |