



Delegated Report

Householder Planning Application

Planning Application No: 20250922

Location: 21 Darenth Drive Gravesend Kent DA12 4TA

Description: Erection of a two-storey side extension.

Applicant: Mr Vladimir Golaljuk

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Elevations Rev A
- Existing & Proposed Roof Plan Rev A
- Existing & Proposed Section
- Existing and Proposed Site Plan
- Existing Elevations
- Proposed Floor Plans
- Existing Floor Plans

Relevant Planning History

Reference	Description	Outcome	Decision Date
19930258	Erection of a conservatory at the rear and a front porch.	Permitted	16.06.1993

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

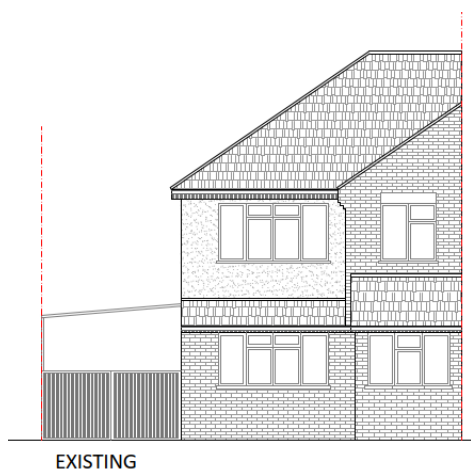
The application was advertised by way of letters to five surrounding properties. The consultation period expired on 08.10.2025 and no comments were received.

Analysis

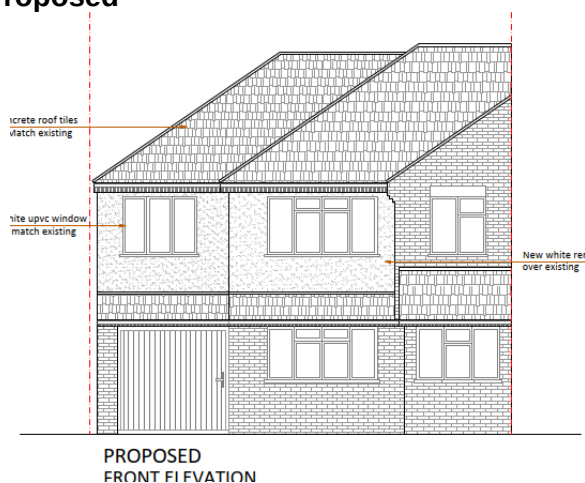
Proposal

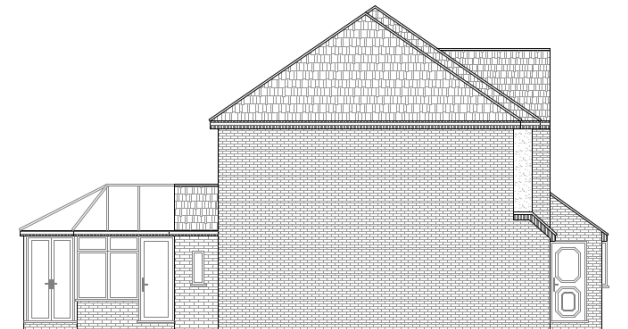
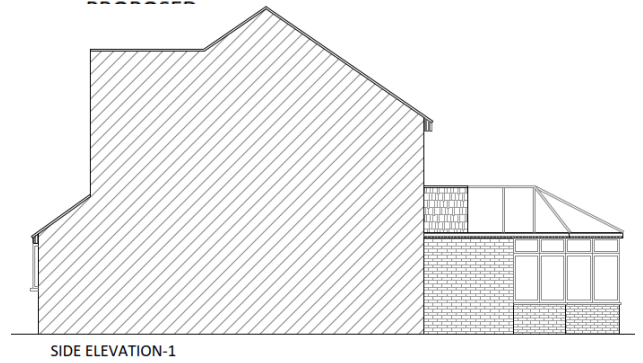
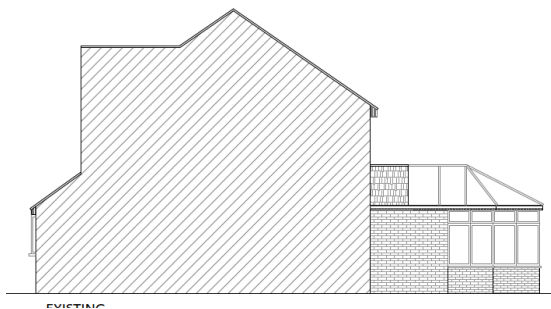
The proposal seeks the erection of part two-storey and single storey side extensions.

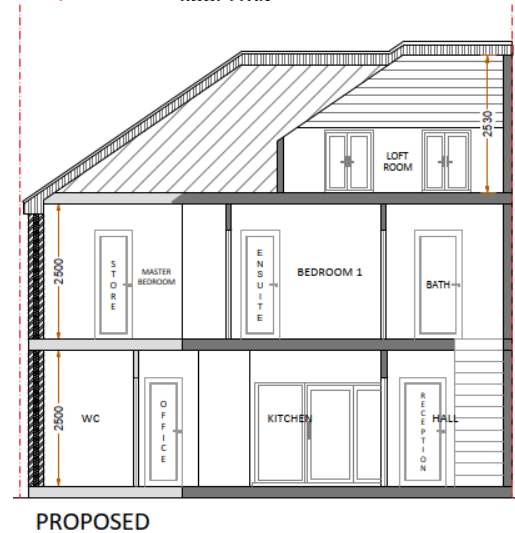
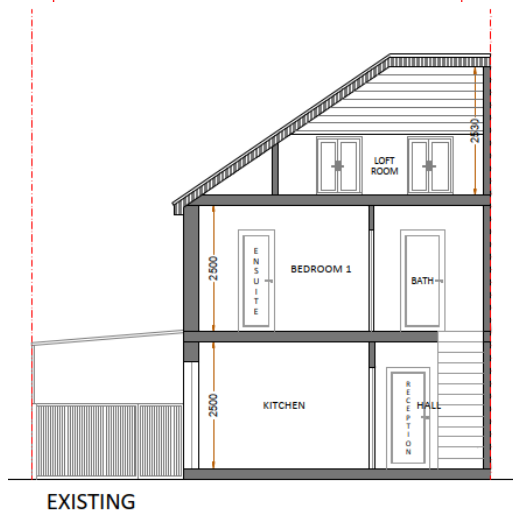
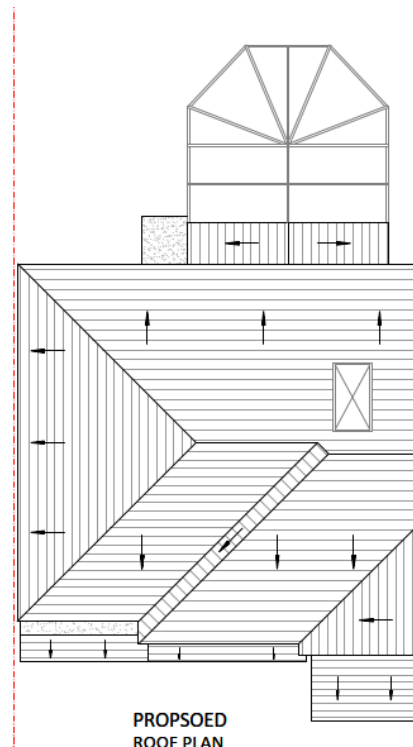
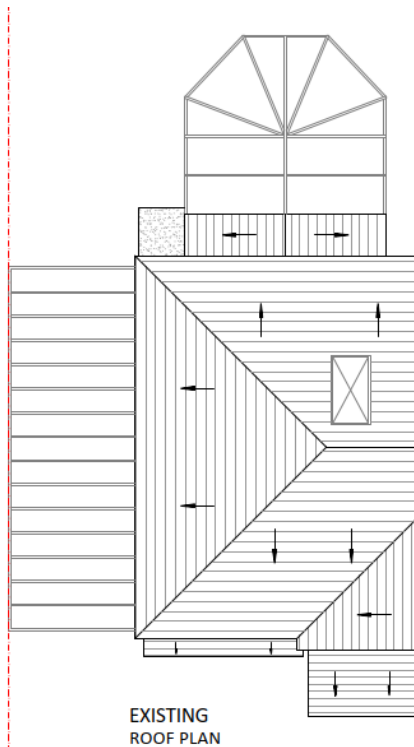
Existing

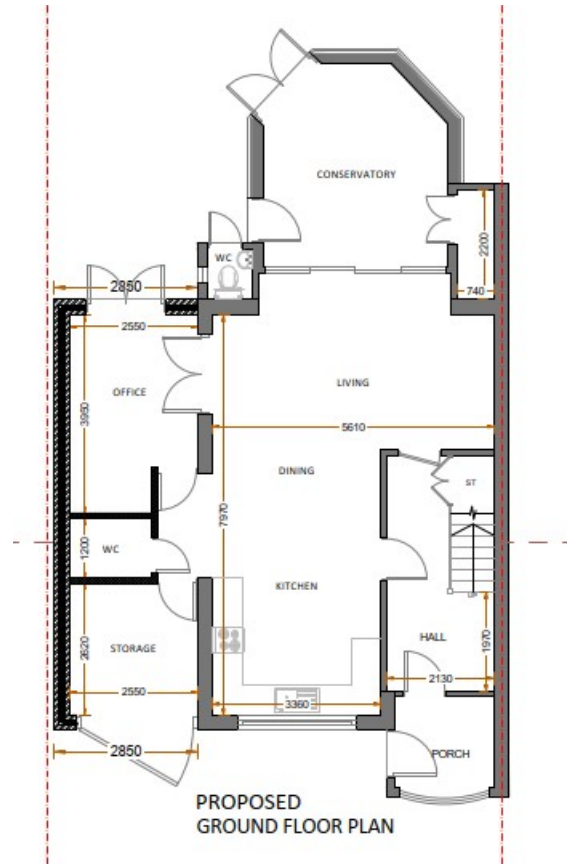
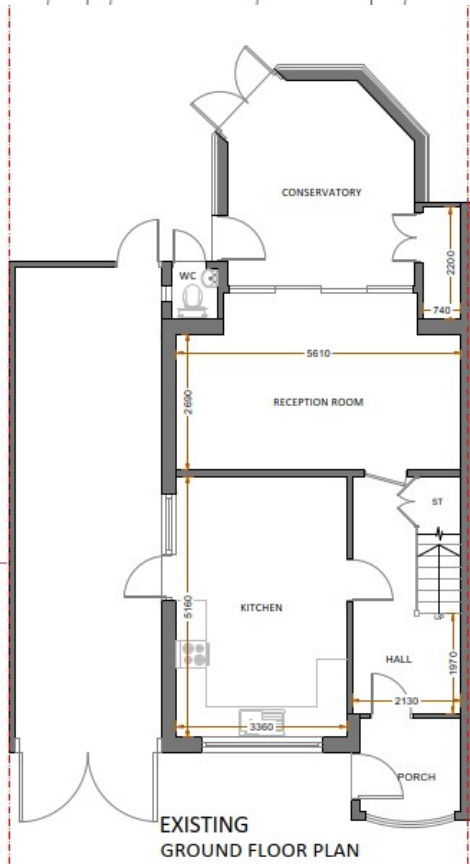
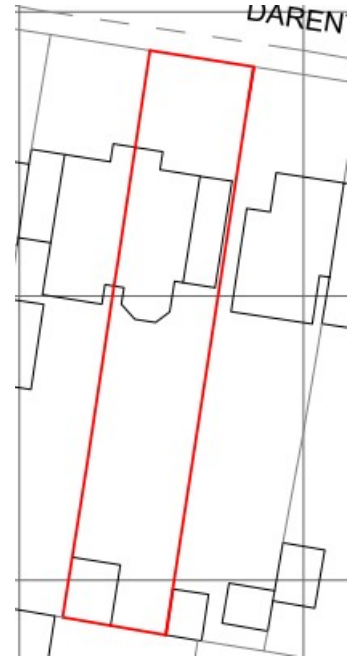
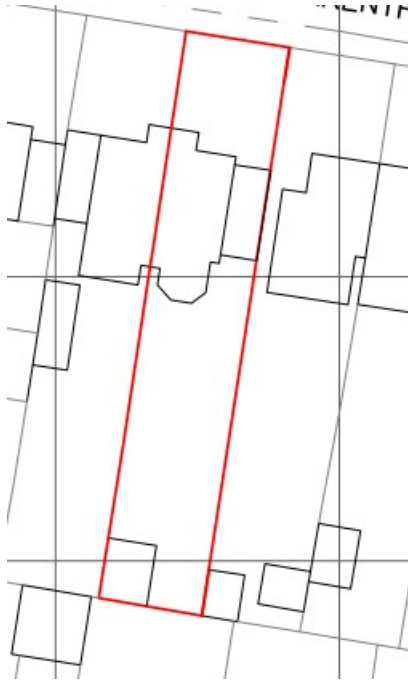


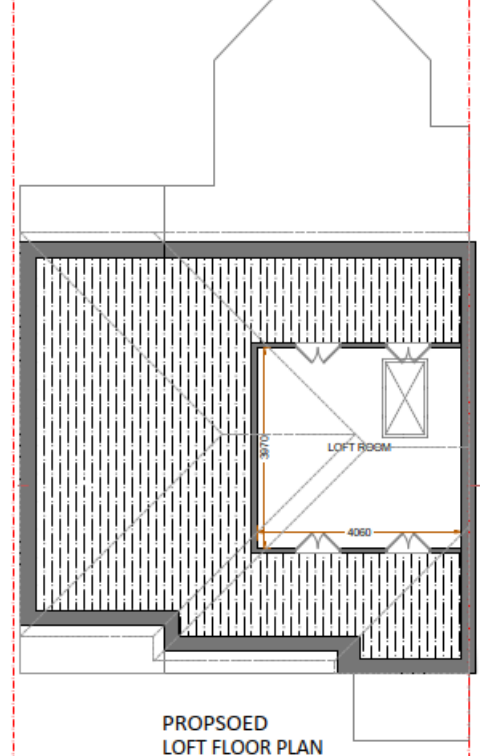
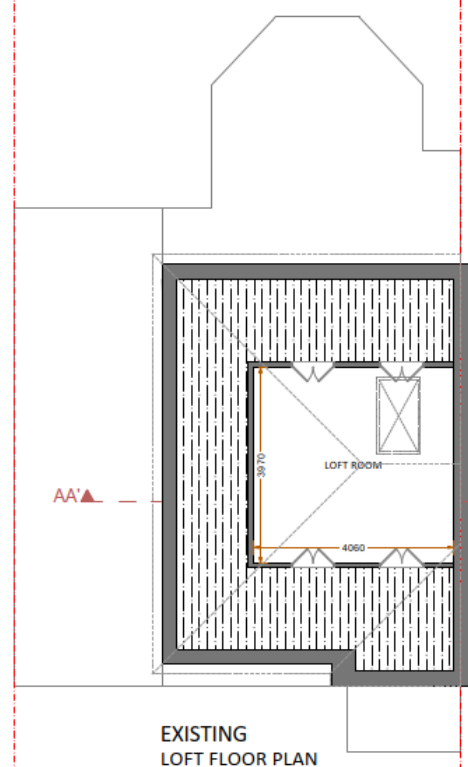
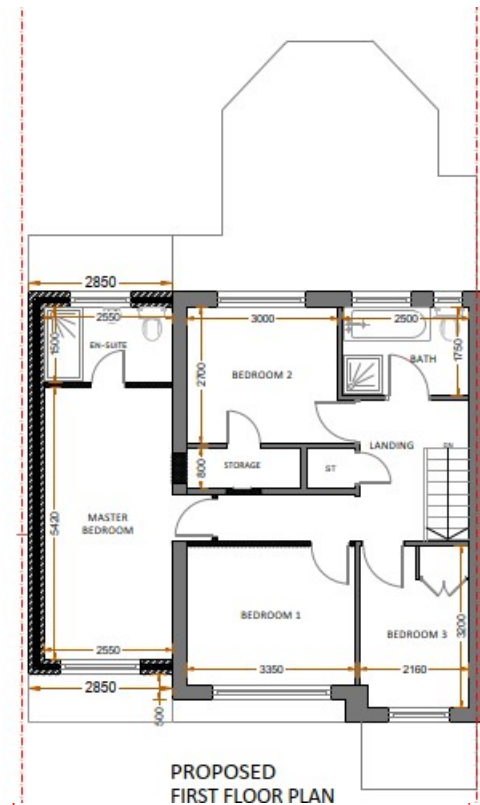
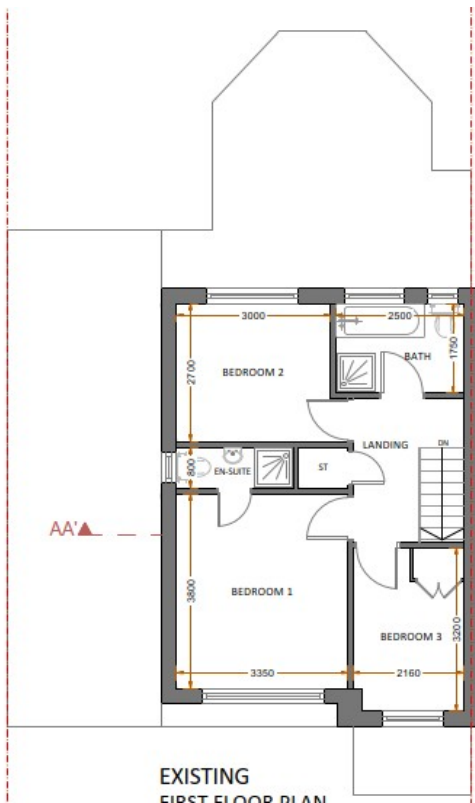
Proposed











Background

The application site has been extended previously by way of a rear conservatory and a front porch under reference 19930258.

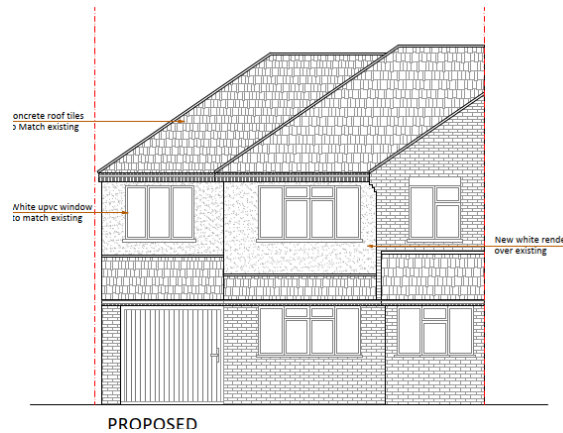
Negotiations

The original proposal proposed a different roof form for the single storey front projections, however these



were considered to be poorly designed and negotiations were undertaken with the agent to revise the design as a means of achieving a positive outcome.

Below – original front elevation design



Character and Appearance

21 Darenth Drive is a two storey semi detached house located In an urban part of Gravesend. The road is characterised by semi detached houses which are identical in design.

In the current position of the proposed extension there is currently a car port situated comprises a mono pitch roof.



The proposed extension will be a two storey's In height and will be set behind the principle elevation and below the ridge of the main dwelling, this demonstrates subservience and adheres to the Council's adopted SPD.

The extension will create a store and office area at ground floor level and a fourth bedroom with an ensuite at first floor level.

The proposed extension will be contained within the applicants own boundary and constructed using materials match the main dwelling. It is noted that there are examples of similar developments within the vicinity, most notably No. 11 Darenth Drive which has an extension which is identical to the proposed.



The adjoining semi also has an extension in situ; however this extension is a wrap around which is situated to the side and rear.



The proposed extension is not considered to be an out of character addition and is deemed to be appropriately designed and in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

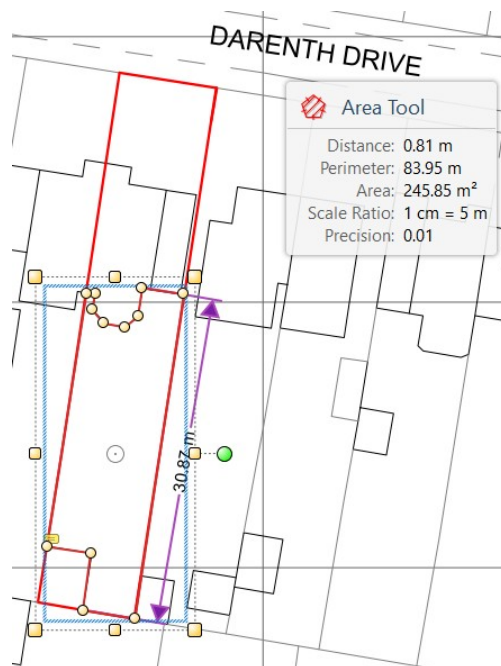
Amenity of Future Occupiers

The proposed development will result in an increase to the number of bedrooms at the application site. Below is an extract from the Council's technical guidance:

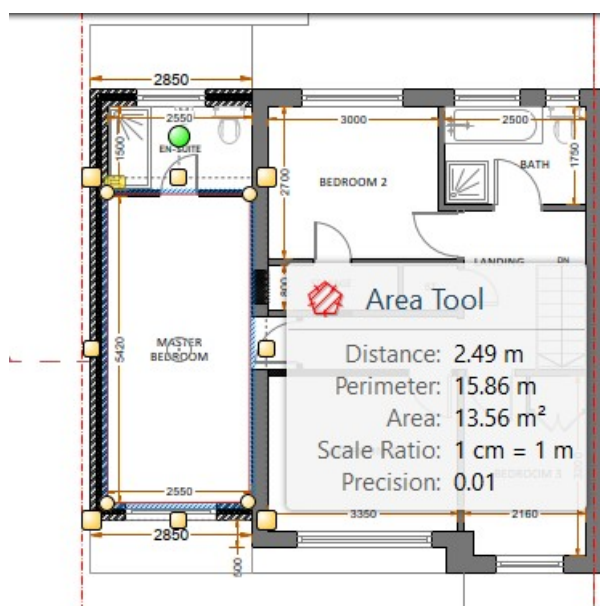
Table 2

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

As the property will be increasing from three bedrooms to four there needs to be a minimum garden area of 100sqm with a minimum depth of 10m. As can be seen from the below proposed block plan measurements, there will be adequate private amenity space to meet the needs of the proposed development.



The proposed bedroom will have a floor space of 13.5sqm which is compliant with the nationally described space standard and the bedroom is also served by adequate light and outlook.



The proposed development safeguards the amenity of existing and future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

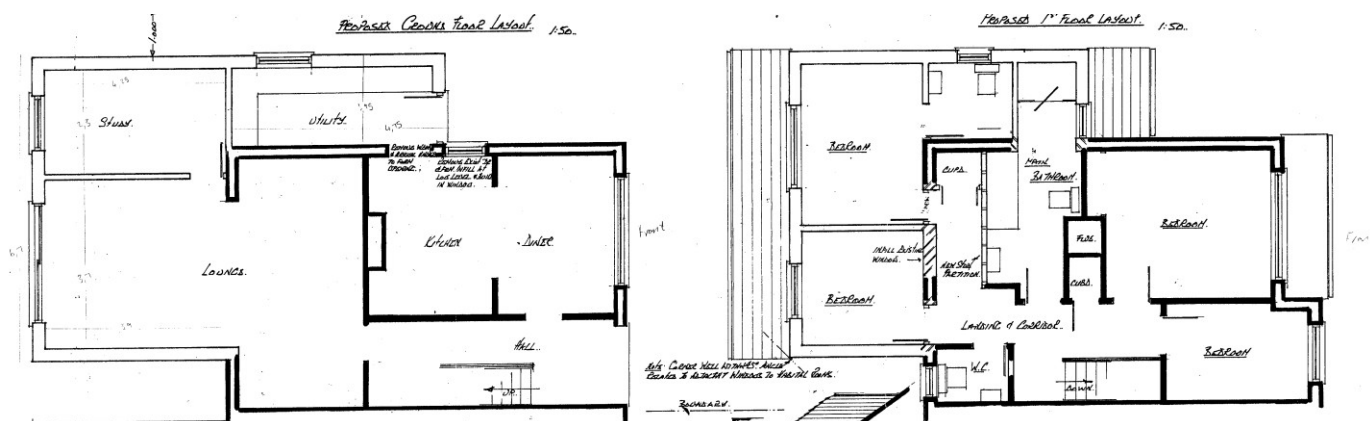
Neighbouring Amenity

The application site is situated between No.s 19 and 23 Darenth Drive and opposite No.22

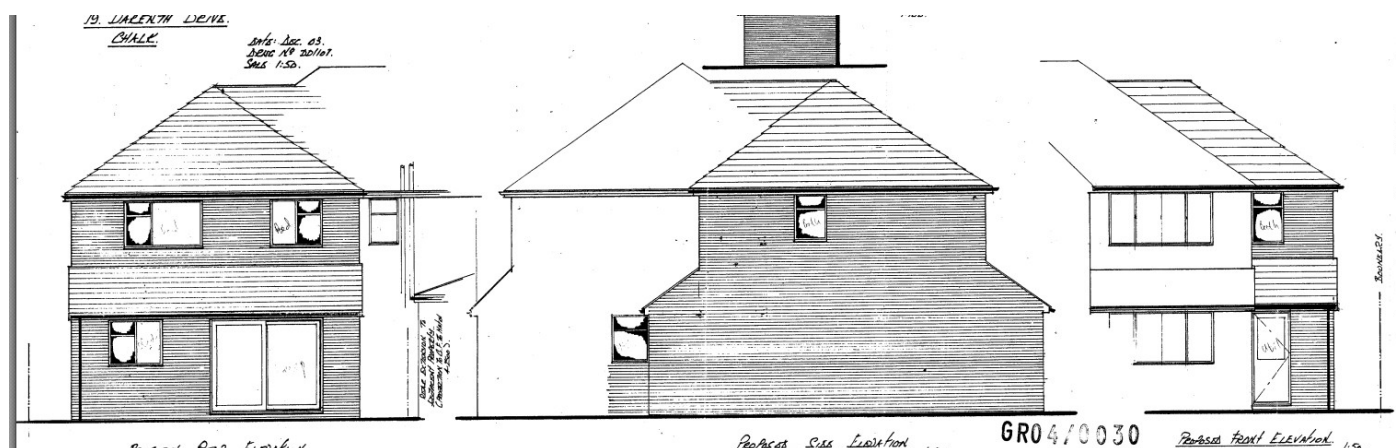
Due to the siting of the proposed extension on the flank elevation, there will not be any harm to No.23 Darenth Drive as the proposed extension will not be visible from within this dwelling.

No.22 is located opposite to the application site and across the road, the proposed window at first floor level which will serve a bedroom will have no more harm than the existing bedrooms at first floor level at the application site.

No19 is situated to the East of the application site and currently has a two-storey side and rear wrap around extension in place. The below floor plans indicate the purpose of each room in this property.



As can be seen above the only window which would be impacted by the proposed extension would be a window which serves a w.c. at ground floor level which is not a habitable room. However it would appear that the extension may have not been built in accordance with the originally approved plans, as the fenestrations differ to what was permitted under 20040030.



It is noted that there have not been any objections received and given the path of the sun the fenestrations would not lose any additional light levels. In terms of outlook, given their position which is a significant set back from the principle elevation, there would be a limited level of outlook due to the set

back, the proposed extension may further limit some outlook, however this would not be sufficient enough to refuse the scheme before the LPA.

There are no windows proposed in the flank elevation of the proposed extension therefore the privacy of No.19 would be maintained. A condition will be imposed which will prohibit any windows in the flank elevation of the application site and a further condition requiring the w.c window to be obscure glazed and top hung.

The proposed development safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will increase the need for off road parking from one space to two. The Property frontage has a large paved area which is capable of meeting this need and therefore the proposal is compliant with SPG4 KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	08/12/2025	Dated:	9th December 2025