

Delegated Report

Householder Planning Application

Planning Application No: 20250294

Location: 2 Nursery Grove Gravesend Kent DA11 7BB

Description: Erection of detached double garage.

Applicant: Mr M Thompson

Site Visit Date: 10.04.25

Submitted Documents/Plans

Application Form; and
Drawing No. BA-25-03-01 Rev. P.01 – All Plans, Site Location Plan and Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20191031	**REVISED DESCRIPTION** Erection of a two storey part front and side extension and single storey front extension with internal alterations	Permitted	09.12.2019

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

15 surrounding properties were consulted, a site notice was displayed on 10.04.24 and no representations were received. The overall consultation period expired on 02.05.2025.

Site Description

2 Nursery Grove is a two storey detached property located on the corner of Nursery Grove and Southfields Green.

Site Photo



As evidenced by the planning history of the site and the site visit, the property has been previously extended.

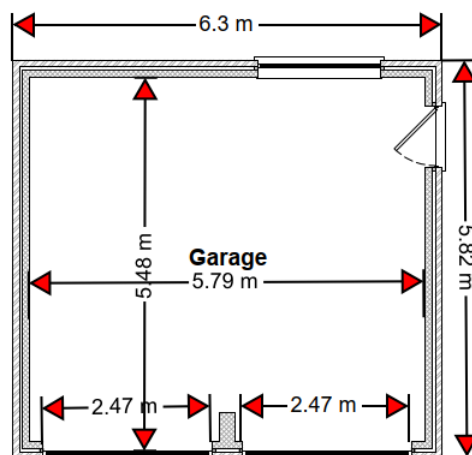
Google Image indicating the former appearance of the property



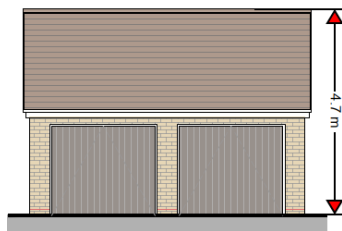
This application proposes the erection of detached double garage.

Proposed Development

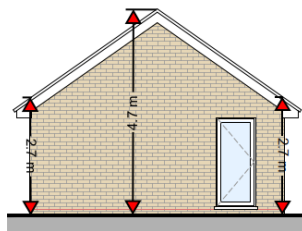
The plans indicate the detached garage would provide space for two cars. The dimensions of the development are indicated by the case officer measurements below:



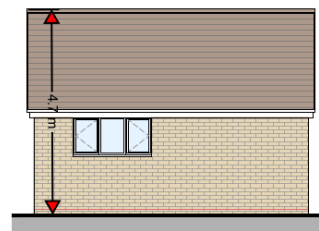
PROPOSED GARAGE LAYOUT PLAN



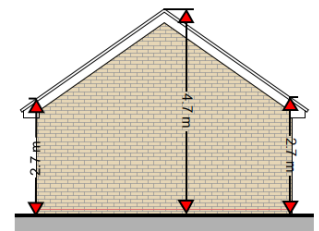
PROPOSED WEST ELEVATION
Scale 1/100



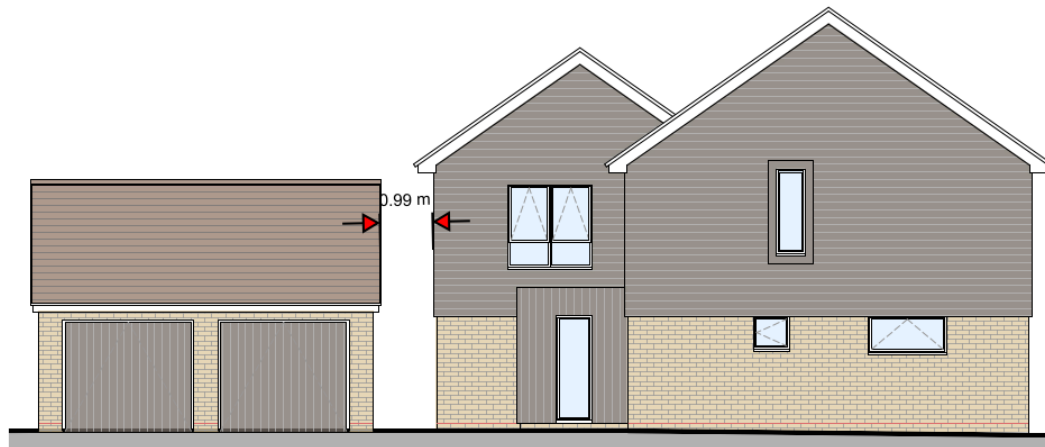
PROPOSED SOUTH ELEVATION
Scale 1/100



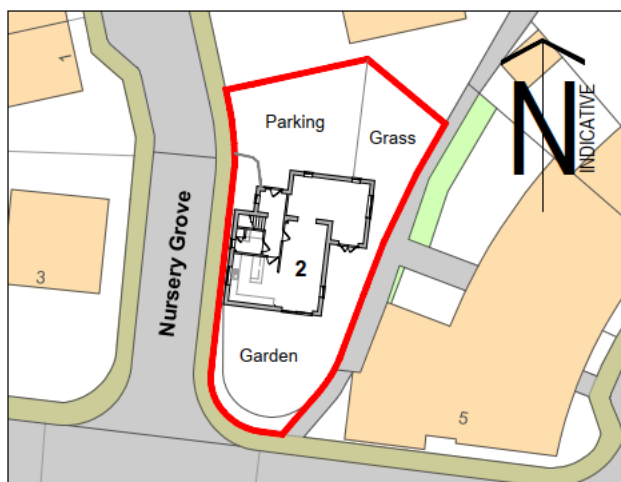
PROPOSED EAST ELEVATION
Scale 1/100



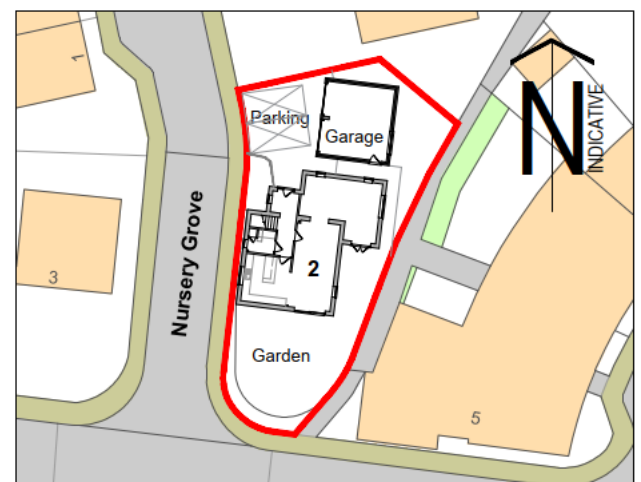
PROPOSED NORTH ELEVATION
Scale 1/100



PROPOSED STREET SCENE
Scale 1/100



EXISTING SITE BLOCK PLAN
Scale 1/500



PROPOSED SITE BLOCK PLAN
Scale 1/500

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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 the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually

attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the borough. Relevant sections have been included below. Some of the guidance refers to extensions, but remains relevant to this proposal:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

Outbuildings & Garages

Outbuildings

10.14 An outbuilding should normally only be used for purposes incidental to the enjoyment of the house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and summer houses. A purpose incidental to a dwelling house does not include use as separate self-contained accommodation, or other primary living accommodation incorporating such components as a bedroom, bathroom, or kitchen. Proposals to provide separate accommodation or a commercial use (unless it constitutes working from home) in an outbuilding requires planning permission.

10.15 Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking / overshadowing of existing properties.

Garages

10.17 Detached garages should reflect the design, materials, character and style of the existing property. Garages should not be located in a position which would detract from the attractiveness of the street scene. Usually garages should be positioned to the side of a dwelling.

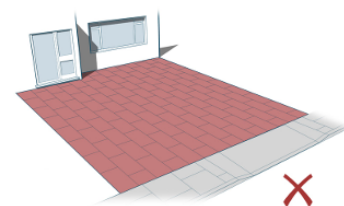
10.18 In order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car and 5.5m by 6m width for 2 cars.

Front Gardens & Parking

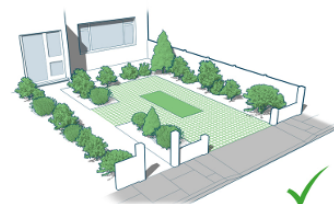
10.21 The laying of hard surfaces to the front gardens of houses often do not require planning permission. More advice is available on our website here: <https://www.gravesham.gov.uk/home/parking-and-roads/dropped-kerbs/overview>

Where planning permission is required, account will be taken of the need for additional off road parking provision and the following considerations will apply:

- Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt. Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces.
- Allow sufficient space between the car and the dwelling to allow access to the front door and side of the property. 1 metre should be the minimum space between or around car parking spaces.
- Front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.5m wide (2.7m where spaces adjoin an enclosed boundary) and 5m deep should be provided.
- Should not include gates. Where gates already exist, they must not open outwards and should allow enough space for them to be opened inwardly (if relevant) whilst a car is parked.
- Gates should enable a pedestrian on the footway to have clear visibility of any vehicle exiting (i.e. they should be railings or have some form of transparency) and should not be of a height that blocks visibility of passing pedestrians and should enable visibility from the footway.
- Avoid removing any existing trees or established hedges and introduce new planting wherever possible.
- Introduce permeable paving to new areas of hardstanding to minimise rainwater run-off issues, as per the requirements of Permitted Development.
- There should be no water run-off from the forecourt onto the public highway.
- Where loose surfacing is proposed, a minimum of 1m depth of non-loose hardstanding should be provided at the front edge of the driveway with the public highway
- Repair or restore any original decorative tiled paths that are a characteristic or historic feature of the existing dwelling.
- Pedestrian and vehicle visibility splays should be provided. (See Appendix 1)



Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt.



Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces. Introduce permeable paving to new areas of hardstanding to minimise rainwater run-off issues, as per the requirements of Permitted Development.

10.22 Aside from the potential need to gain planning permission if a new dropped kerb and crossover is required, applicants must apply for and obtain consent via the relevant landowner (if crossing private / third party land, such as amenity strips) as well as the highway authority.

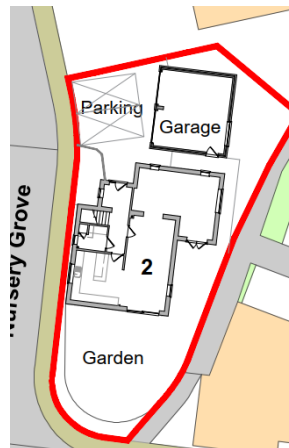
The proposed walls of the garage would be constructed using brickwork to match the existing dwelling, which is desirable. No other external materials are set out on the application form or plans, however, materials could be secured by condition, if planning permission were to be forthcoming.

As previously mentioned, the dwelling has been previously extended. The proposed garage would be located to the north of the dwelling, partly over the existing parking area, and partly over an existing grass garden area. It would be constructed approximately 1.00m away from the application property, and close to the neighbouring boundary, shared with 4 Nursery Grove (at the narrowest point approx. 0.40m). Although the overall design of the garage would complement the dwelling in design terms, the proposed detached garage is large, and significant in bulk and mass, being a double detached garage with a pitched roof. In situ, and given the existing situation and positioning of neighbouring properties, the proposed development as a whole would result in the erosion of the pleasant feel of the current open spaces, and the dwelling would have an increased and unbalanced prominence within the street scene, which would contribute to the site having a crowded, cramped and overdeveloped appearance. In addition, the proposed block plans indicate that the proposed boundary treatments would lead to the garage having a separate garden area, which would be likely to be unacceptable. Given that there are other concerns with the proposed development, clarification regarding this matter has not been sought.

Site Photo (Application Property is indicated on the left, and 3 Southfields Green on the right)



Block Plan indicating separate garden area



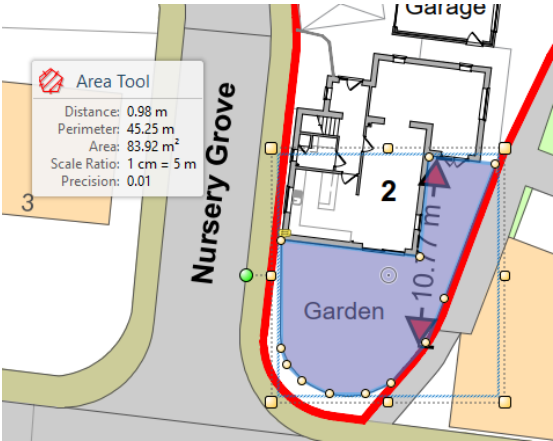
Overall, the proposed development is considered to be harmful to the character and appearance of the host dwelling and street scene, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected garden space post development. 2 Nursery Grove is a 4 bedroomed property and as such, a garden depth of 10.00m and garden area of 100.00 sqm should be provided. It was evident from the site visit that the area behind the current parking area is in use as part of the garden (see photo below). The proposal would result in a loss of this garden space and as such, it is necessary to calculate the resultant usable garden area, post development.

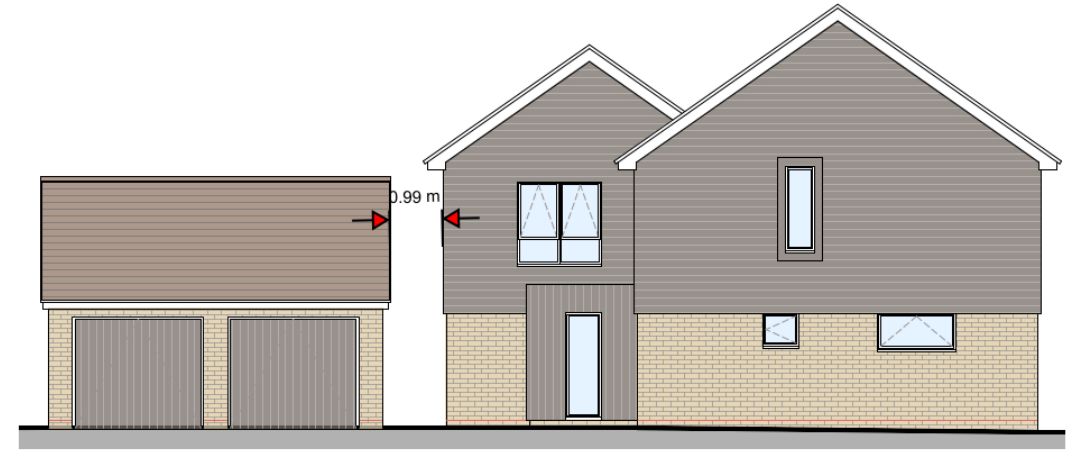


As demonstrated by the block plan measurements below, the property would retain sufficient depth, post development, but would fail to retain sufficient garden area:



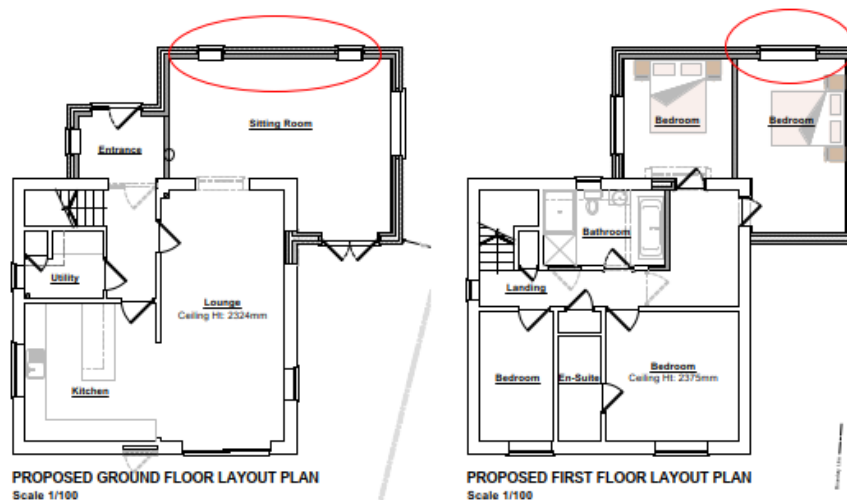
Given the loss of the existing garden area, and that the resultant area would fall below the requirements, the proposal is not considered to safeguard the amenity of future occupiers and is contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Also the garage is positioned within 1m of the flank elevation of the property;



PROPOSED STREET SCENE
Scale 1/100

The approved plans from 20191031 show there are habitable room windows on this elevation;

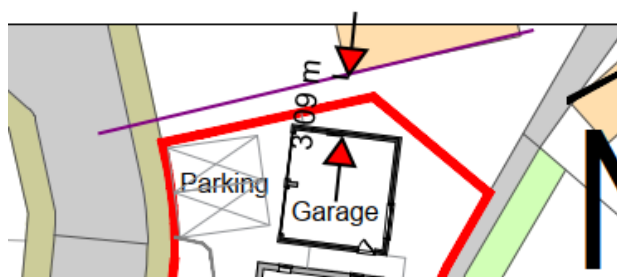
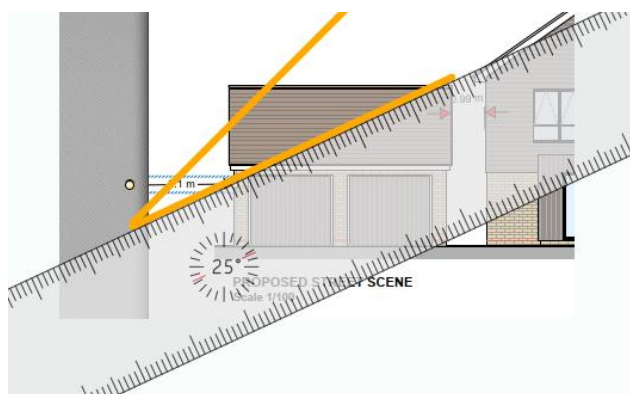


While the ground floor windows are secondary, the first floor window serves a bedroom and this window is likely to be detrimentally affected by the proposed garage. While it is the applicants choice to a certain degree when it comes to restricting the light and outlook to a property, It is not a favourable design option and further fails to safeguard the amenity of future occupiers and is contrary to 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.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. No. 4 Nursery Grove is the property that would be impacted by the development. The proposal raises no concerns in terms of privacy there would no fenestration facing No.4. The garage would be constructed within close proximity to the shared boundary and forward of No.4's building line. The garage is significant in scale and height and is considered to be an unneighbourly form of development. No detailed plans regarding neighbouring impact have been provided as part of the application, however it is considered that there would be an unacceptable loss of light to No. 4 given the path of the sun and the proximity and positioning of the garage:



In addition, the garage and subsequent boundary treatments are likely to have an overbearing impact,

resulting in a reduction in outlook.

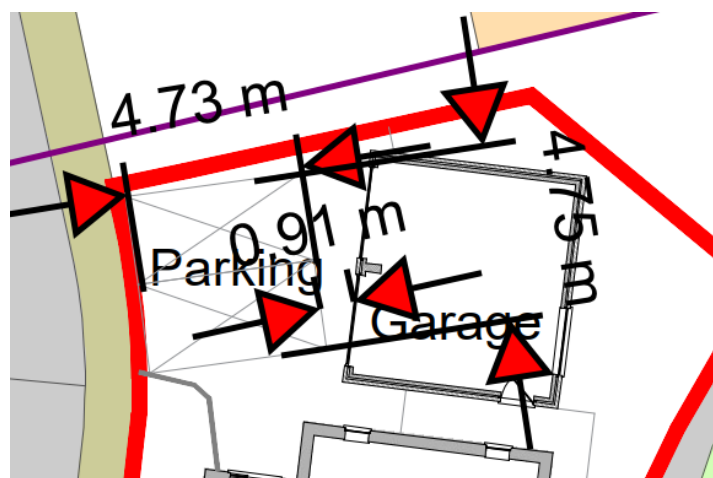
Overall, the proposal is not considered to safeguard neighbouring amenity contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

Proposed car parking spaces

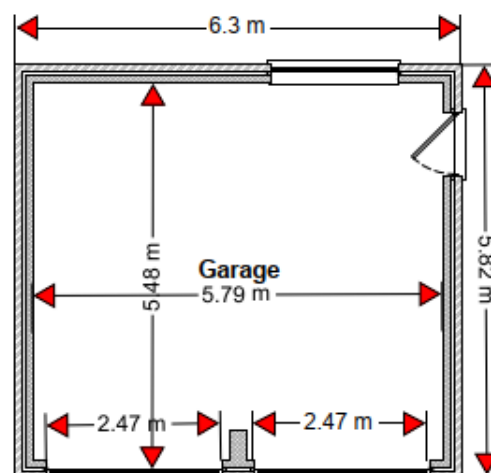
SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021) state that car parking spaces need to be a minimum of 2.50m wide (2.7m where spaces adjoin an enclosed boundary) and 5.00m deep (with 1.00m in and around car parking spaces for access).

A detailed parking layout plan has not been provided, however the block plan shows the proposal would fail to accord with the requirements:



Proposed Double Garage

The aforementioned guidance also sets out the internal dimensions for double garages, which is 5.50m (length) by 6.00m width. The proposed plans show that the internal dimensions would not meet the requirements:



PROPOSED GARAGE LAYOUT PLAN

As such, the proposal would fail to accord with SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021).

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 and 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed development is considered to be harmful to the character and appearance of the host dwelling and street scene, by virtue of its scale, positioning, erosion of open space and prominence in the street scene; which would contribute to the site having a crowded, cramped and overdeveloped appearance. As such, the development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

The proposal would result in a loss of garden area and fails to retain sufficient garden area, post development. As such, the proposal is not considered to safeguard the amenity of future occupiers and is contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

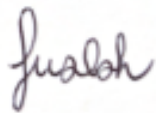
The proposal is considered to represent an unneighbourly form of development, resulting in a detrimental impact to neighbouring amenity in terms of loss of light. In addition, the garage and subsequent boundary treatments are likely to have an overbearing impact, resulting in a reduction in outlook. As such, the proposal is not considered to safeguard neighbouring amenity contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The proposal would provide substandard parking provision, contrary to SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021).

Recommendation

Refusal.

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	6 th May 2025	Dated:	15 May 2025