

Delegated Report

Householder Planning Application

Planning Application No: 20250295

Location: 18 Ruffets Wood Gravesend Kent DA12 5JQ

Description: Erection of single storey rear extension.

Applicant: Mr Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 25/03/2025;
Drawing Number 01 (Floor Plan and Elevations – Existing);
Drawing Number 02 (Floor Plans and Elevations – Proposed);
Drawing Number 03 (Site Location Plan); and
Drawing Number 04 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19770404	Erection of 484 dwelling units and the laying out of estate roads	Permitted	23.06.1977

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

Ward Councillors - No comments received

Neighbouring properties

8 surrounding properties were consulted and a site notice was displayed on 7th April 2025. No responses were received and the consultation period ended on 02.05.2025.

Officer's Analysis

Design, Character and Appearance

18 Ruffets Wood is a detached bungalow located on the Western side of the highway. The property is soft landscaped to the frontage with en-bloc garage to the rear.



The application seeks permission for the erection of a single storey rear extension.

The extension would have a pitched roof at a maximum height of 4.07m and an eaves height of 2.82m. The extension proposes an overall width of 4.4m and would project from the rear elevation by 4.5m. The extension would create space for a new living area and internal alterations to create space for a third bedroom to the property. The application proposes bi-fold doors to the flank elevation leading to the rear garden and a window to the rear elevation, both serving the newly created living room. The proposal would be constructed with a brick finish and uPVC windows and doors to match the existing.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application proposes to increase the number of bedrooms at the property from two to three. Gravesham's Residential Guidelines state that a property with three or more bedrooms should have a minimum amenity area of 60sq m and a minimum depth of 10m.

Post development the site would retain an amenity area of 108.9sqm and a depth of circa 9.76m. Whilst the depth of the garden is below the guidelines, the shortfall is considered to be minimal and as such the proposal is considered to be acceptable in terms of remaining amenity space.

Furthermore all proposed room sizes are in accordance with the minimum standards as set out in the residential guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The host dwelling is a detached property set away from neighbouring properties. The proposal is considered to be modest in height and therefore does not raise concerns on the impact of neighbouring property in terms of outlook, overshadowing or loss of light.

Whilst the application does introduce bi-fold doors to the flank elevation, due to the distance from neighbouring properties and existing boundary treatments in place, it is not considered to have a detrimental impact on neighbouring privacy.

No neighbour representations have been received.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Whilst the application does introduce an additional bedroom to the property, due to the sustainable location of the application site, with close proximity to shops and public transport, the application does not raise concerns with parking and highways.

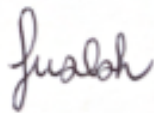
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	13th May 2025	Dated:	15 May 2025