

Delegated Report

Householder Planning Application

Planning Application No: 20260187

Location: 48 Parrock Road Gravesend Kent DA12 1QH

Description: Erection of a single storey rear/side extension with roof lanterns.

Applicant: Mr Dalton

Site Visit Date: Previous Site Visit Undertaken

Submitted Documents/Plans

Application Form;
Drawing No. 01 – Floor Plan and Elevations – Existing;
Drawing No. 02A – Floor Plan and Elevations – Proposed;
Drawing No. 03 – Site Location Plan; and
Drawing No. 04A – Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150408	**REVISED DESCRIPTION** Erection of single storey one bedroom annex.	Application Refused	16.06.2015
20120085	Erection of two storey, three bedroom detached dwelling with two car parking spaces (Dismissed on Appeal – Gravesham Reference: 2012/00016/REF)	Application Refused	05.04.2012
20110973	Erection of a detached two storey, three bedroom dwelling with three car parking spaces.	Application Refused	04.01.2012
20080506	Application for variation of condition 2 of Appeal Decision reference number APP/K2230/C/02/1085707 for retention of the open fronted garage and roof store over; to permit the room over to be occupied by a lodger.	Permitted	12.11.2008
20070806	Application for a Lawful Development Certificate in respect of the existing use of the room above the open-fronted garage as residential subservient to the existing dwelling.	Certificate Refused	27.03.2008
20010441	Retention of open fronted garage and roof store over.	Application Refused	30.07.2001
19920341	Application for the variation of condition (iii) attached to planning permission ref. no. GR90/830 for the formation of a driveway and access onto Parrock Road.	Permitted	14.01.1993
19900830	** REVISED LAYOUT PLAN ** Erection of 2 no detached two storey dwellings each with an attached double garage at the side.	Permitted	22.02.1991

19880193	Outline application for erection of 2 no detached dwellings with garages and access onto Parrock Rd (Allowed on Appeal- Gravesham Reference: 1988/00042/REF)	Application Refused	29.07.1988
19860088	Outline application for the erection of two detached dwellings with double garages and access on to Parrock Road. (Dismissed on Appeal- Gravesham Reference: 1986/00034/REF)	Application Refused	07.04.1986

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 responses were received. The overall consultation period expired on 16.03.26.

Site Description

48 Parrock Road is one of two dwellings constructed to the south east of Parrock Road, served by an access road situated between 1 Parrock Avenue and 50 Parrock Road.

Proposed Development

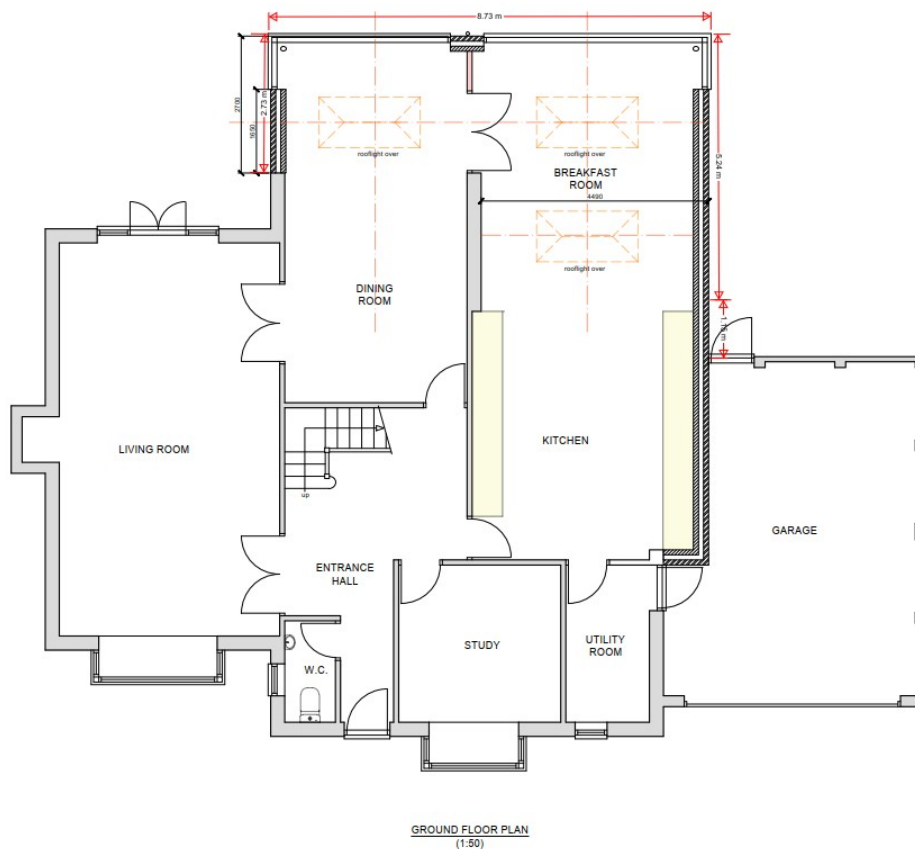
This application proposes the demolition of the existing single storey rear projection, and the erection of a single storey rear/side extension with roof lanterns.

Existing



Proposed





Officer's Analysis

Design, Character and Appearance

The proposed extension would have a maximum depth of approximately 5.24m, a width of 8.73m and a height of 3.32m (including roof lights). It is considered to be a fairly large extension, and it is unfortunate that the extension would have a flat roof, rather than pitched- which would be more in keeping with the pleasant character of the dwelling. Notwithstanding this, the proposed development is considered to be a subservient addition to the dwelling, would use external materials to match the existing brick walls and fenestration, and would not be visible from the public vantage point. The extension would create space for internal layout changes to facilitate an enlarged kitchen area, breakfast room and dining room.

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 and is therefore 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

The proposed development would not harm the amenity of neighbouring properties in terms of loss of light, loss of privacy or loss of outlook. It is noted that the fenestration would wrap around the flank elevations of the extension, however this is at ground floor level and in situ is not considered to have a detrimental impact on neighbouring privacy. In addition, the extension would not cause a sense of enclosure. 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

The plans show an internal reduction to the size of the garage. However, this is not considered to impact the off-street parking provision for the property.

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.

Gas Pipelines

Due to the presence of a gas pipeline within the vicinity of the site, the applicant should contact Southern Gas Networks before carrying out any works on site.

Groundwater Protection Zone

The site is located within Groundwater Protection Zone 1, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

Part of the existing garage is to form the kitchen. As such is planning permission were to be granted, a watching brief condition would be added to the decision notice in case any contamination is encountered.

Conclusion

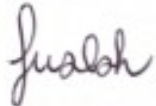
The application has been fully considered and accords with local and national planning policy.

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:	L Hankin	Signed:	
Dated:	19th March 2026	Dated:	20 March 2026