



Delegated Report

Householder Planning Application

Planning Application No: 20250393

Location: 50 Apsledene Gravesend Kent DA12 5EE

Description: Retention of the front porch and erection of a single storey side extension.

Applicant: Mr Mihai Iordan

Site Visit Date: 30.04.25 and 10.07.25

Preliminary Matters

The initial submission for an extension to the application property was for a proposed front extension. During the course of the application, it was noted that the existing porch did not benefit from planning approval and therefore needed to be included in the application as Permitted Development rights are restricted for the property. Notwithstanding this, the proposed front extension was considered to be contrary to Planning Policy and guidance. As such, the agent was emailed in order to be given the opportunity to explore whether an extension to the side of the property would work in line with Design Guidance and Policy. The agent responded with revised plans and agreed to a description change and an extension of time to determine the application. As the proposal was for a revised scheme, reconsultation was carried out.

Submitted Documents/Plans

Application Form;
Site Location Plan;
Drawing No. 33901 – Ground Floor Plan and Block Plan – Existing;
Drawing No. 33902 – Elevations – Existing;
Drawing No. 33903 – REVISED Ground Floor Plan and Block Plan – Proposed;
Drawing No. 33904 – REVISED Elevations – Proposed;
Drawing No. 33905 – REVISED Ground Floor Plan and Block Plan – Pre-Existing; and
Drawing No. 33906 – REVISED Elevations – Pre-Existing.

Superseded Documents/Plans

~~Drawing No. 33903 – Ground Floor Plan and Block Plan – Proposed; and~~
~~Drawing No. 33904 – Elevations – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19780815	Substitution of 16 three bedroom houses in place of 16 two bedroom houses	Permitted	05.10.1978
19770404	Erection of 484 dwelling units and the laying out of estate roads	Permitted	23.06.1977

19770197	Erection of 404 dwelling units and the laying out of estate roads	Permitted	13.04.1977
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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

Four surrounding properties were consulted, a site notice was displayed on 10.07.25 and no responses were received. The overall consultation period expired on 01.08.25.

Site Description

The application property is a detached bungalow.

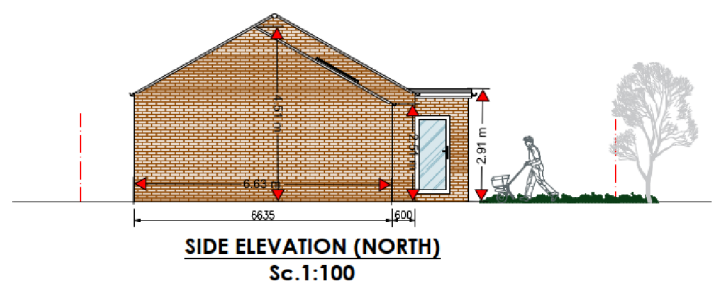
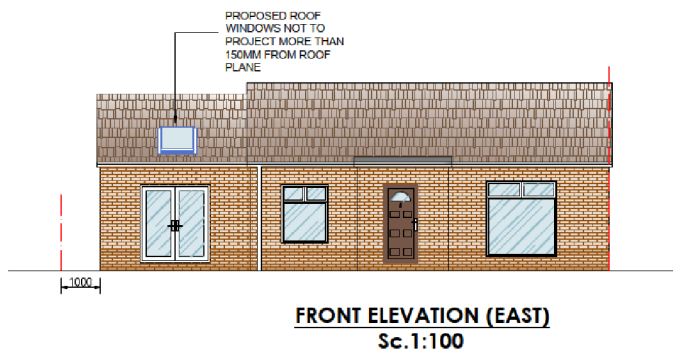
Site Photo

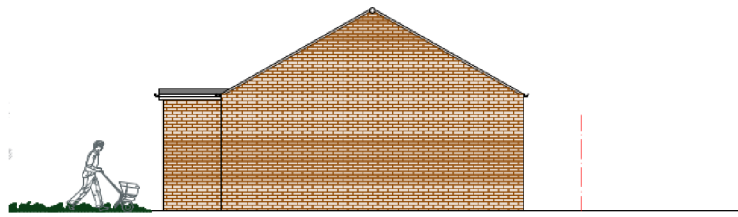


This application proposes the retention of the front porch and erection of a single storey side extension.

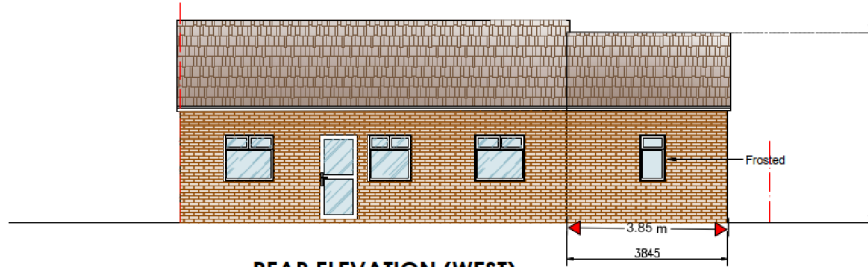
Proposed Development

The extension would create space for internal layout changes along with a new additional bedroom and ensuite.

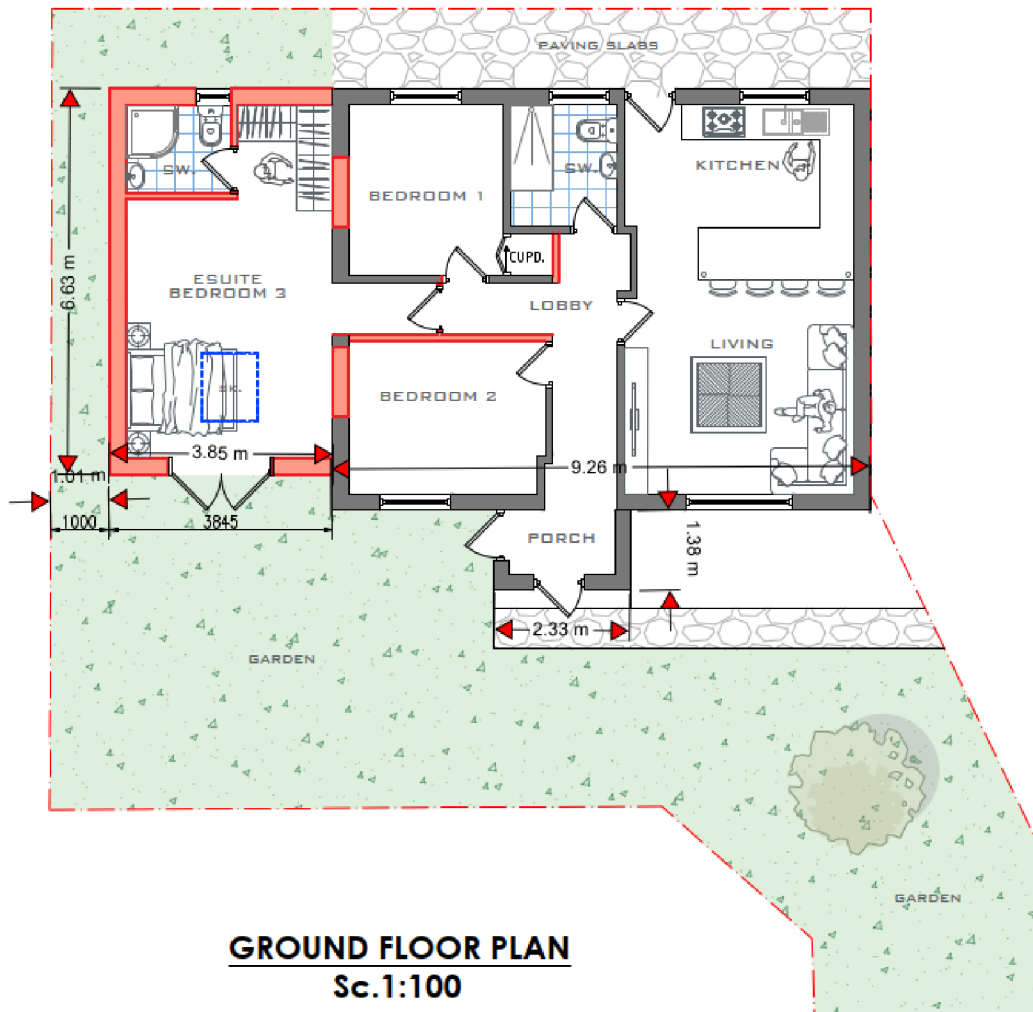




SIDE ELEVATION (SOUTH)
Sc.1:100



REAR ELEVATION (WEST)
Sc.1:100



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.

Ideally, the roof form of the porch would be designed to integrate better with the main dwelling. Notwithstanding this, the porch is not excessive in scale and is an acceptable extension to the dwelling in terms of Design, Character and Appearance.

The proposed side extension has been designed to be a subservient and sympathetic addition to the dwelling. The extension is set back from the front elevation, set down from the main roof slope and would be less than half the width of the dwelling. In addition, the roof form compliments the existing roof form, and sufficient space is retained between the extension and the site boundaries. If planning permission were to be forthcoming, external materials can be secured by condition to match those used in the external surfaces of the existing dwelling. Therefore, 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) in terms of design, character and appearance.

Amenity of Future Occupiers

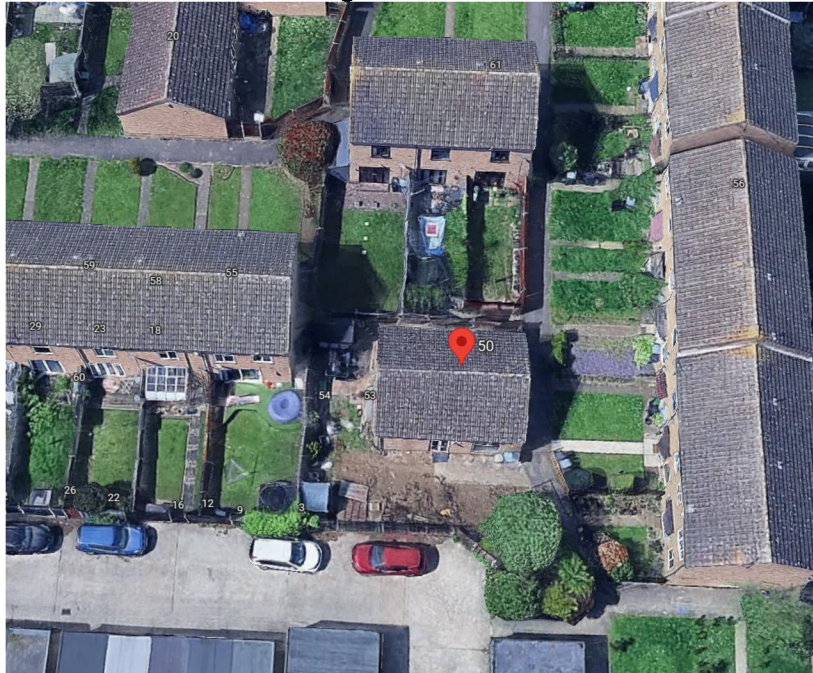
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. it is noted that the garden area has an unusual layout, however, it is considered that sufficient garden space is retained, for future occupiers, post development. In addition, sufficient light and room area would be provided. It is noted that the en-suite shower room would be undersized, however other facilities are available and a shower takes up significantly less space than a bath. There could be overlooking and privacy issues with regards to the new rooflight proposed (to serve a bedroom). This could be conditioned to be obscure glazed, as necessary. It is also noted that window to window privacy distances would not be met. However, this is not considered to detrimentally impact amenity, as assessed in the neighbouring amenity section below. 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.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

Google Aerial View



In situ, the proposed single storey extension is not considered to impact neighbouring amenity in terms of loss of light, loss of outlook or causing a sense of enclosure. In terms of privacy, there is new fenestration proposed. Although the new windows would not meet the RLG (2020) privacy distance requirements from neighbouring windows, the fenestration is at ground floor level, and no new windows are proposed in the flank elevations of the dwelling. Furthermore, there are existing boundary treatments in situ:

Site photos





Therefore, on balance, this is not considered sufficient harm to warrant refusal of the application on these grounds.

Overall, the proposal is not considered to detrimentally impact neighbouring amenity and therefore amenity

is safeguarded in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal. It is noted an additional bedroom is proposed, however there are garages, parking areas and on street parking available.

Any Other Material Planning Considerations

Tree Preservation Order

There is a tree located in the front garden with a tree preservation order on it. However, the proposed extension would be located a sufficient distance away from the tree.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Proximity of gas pipelines

There is a gas pipeline impacting the front and flank boundary of the application site. Therefore, an informative could be added to the decision notice stating that it is advisable for the applicant to contact SGN (Southern Gas Networks) and National Grid to establish the exact location of all gas infrastructure in the surrounding area, prior to the commencement of any groundworks at the application site.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

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

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	5 th August 2025	Dated:	05 August 2025

