



Delegated Report

Householder Planning Application

Planning Application No: 20251276

Location: 23 Thomas Drive Gravesend Kent DA12 5PY

Description: Demolition of existing single storey rear extension and erection of replacement single storey rear extension with rooflight, single storey side extension, and associated internal and external works

Applicant: Mr and Mrs C. Lock

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 15/12/2025;
Supplementary Information – Cover Letter;
Drawing Number 1000 (OS Plan);
Drawing Number 1001 (Block Plan – Existing);
Drawing Number 1010 (Ground Floor Plan – Existing);
Drawing Number 1011 (First Floor Plan – Existing);
Drawing Number 1012 (Second Floor Plan – Existing);
Drawing Number 1013 (Roof Plan – Existing);
Drawing Number 1030 (North Elevation – Existing);
Drawing Number 1031 (South Elevation – Existing);
Drawing Number 1032 (East Elevation – Existing);
Drawing Number 1033 (West Elevation – Existing);
Drawing Number 1101 Rev A (REVISED - Block Plan – Proposed);
Drawing Number 1110 Rev A (REVISED - Ground Floor Plan – Proposed);
Drawing Number 1111 Rev A (Revised First Floor Plan – Proposed);
Drawing Number 1112 Rev A (Second Floor Plan – Proposed);
Drawing Number 1113 (Roof Plan – Proposed);
Drawing Number 1020 (Section AA – Existing);
Drawing Number 1133 Rev A (REVISED West Elevation – Proposed);
Drawing Number 1132 Rev A (REVISED East Elevation – Proposed);
Drawing Number 1131 Rev A (REVISED South Elevation – Proposed);
Drawing Number 1130 Rev A (REVISED North Elevation – Proposed);
Drawing Number 1121 Rev A (REVISED Section BB – Proposed);
Drawing Number 1120 Rev A (REVISED Section AA – Proposed); and
Drawing Number 1021 (Section BB – Existing).

~~Drawing Number 1101 (SUPERSEDED Block Plan – Proposed);~~
~~Drawing Number 1110 (SUPERSEDED Ground Floor Plan – Proposed);~~
~~Drawing Number 1111 (SUPERSEDED First Floor Plan – Proposed);~~
~~Drawing Number 1120 (SUPERSEDED Section AA – Proposed);~~
~~Drawing Number 1121 (SUPERSEDED Section BB – Proposed);~~
~~Drawing Number 1130 (SUPERSEDED North Elevation – Proposed);~~
~~Drawing Number 1133 (SUPERSEDED West Elevation – Proposed);~~
~~Drawing Number 1132 (SUPERSEDED East Elevation – Proposed);~~

Drawing Number 1131 (~~SUPERSEDED South Elevation – Proposed~~);

Relevant Planning History

No relevant history

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

Eight surrounding properties were consulted and no responses were received. The consultation period ended on 13th January 2026.



Preliminary Matters

The initial plans submitted for the single storey side extension proposed a flat roof which would not be looked upon favourably by the Local Authority. The Agent was contacted via email on the 27/01/2026 and subsequently revised plans were submitted in accordance with current policies.

Officer's Analysis

Design, Character and Appearance

23 Thomas Drive is a two-storey semi-detached dwellinghouse located on the south side of the highway. The property is part soft landscaped and part hard standing to the frontage for off road parking. There is an existing extension to the rear elevation which the application looks to demolish.



The application proposes the erection of a single storey rear extension and a single storey side extension.

The single storey rear extension would have a flat roof at a height of 3.3m, a width of 5.6m and would project from the rear elevation by a maximum of 3.75m.

The extension would create space for an open plan living area. To the rear elevation there would be bi-fold doors leading to the garden. The proposal would be constructed with a rendered finish to match the existing.

The single storey side extension would have a pitched roof at a maximum height of 4.3m and an eaves height of 2.84m. The extension would project from the flank elevation by 1.39m and measure 2.62m in length and is very modest in size.

The extension would create space for a downstairs WC and would include a window to the rear elevation which will be conditioned to be obscure glazed to Pilkington Level 3 or above. The extension would have a rendered finish to match that of the existing dwelling.

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

Post development the site would retain an area of 130.88msq and a depth of circa 32.26m, in accordance with recommended 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 proposed single storey rear extension is modest in height and does not introduce any windows to the flank elevations and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

The proposed single storey side extension is also modest in height and set away from neighbouring properties. Furthermore the extension does not propose any windows to the flank elevations. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

No neighbour representations have been received.

Overall, 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).

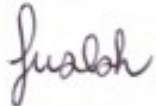
Conclusion

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:	3 rd February 2026	Dated:	03 February 2026