



Delegated Report

Householder Planning Application

Planning Application No: 20250066

Location: 72 Imperial Drive Gravesend Kent DA12 4LW

Description: Erection of a double storey front extension and a double storey rear extension. Conversion of the loft space to a habitable room with dormer to rear. Erection of an outbuilding in the rear garden.

Applicant: Mr Victor Bassey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 26/01/2025;
Drawing Number SL-001-200 (Floor Plans and Roof Plan – Existing);
Drawing Number SL-001-221 (Elevations and Floor Plan for Outbuilding – Proposed);
Drawing Number SL-001-201REV P2 (REVISED Floor Plan and Roof Plan – Proposed);
Drawing Number SL-001-210 (Site Location Plan, Block Plan and Elevations – Existing); and
Drawing Number SL-001-220 REV P2 (REVISED Block Plan and Elevations – Proposed).

~~Drawing Number SL-001-220 (SUPERSEDED Block Plan and Elevations – Proposed);~~
~~Drawing Number SL-001-201 (SUPERSEDED Floor Plan and Roof Plan – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19830435	Erection of a single storey side extension to form utility room	Permitted	04.08.1983
19740380	Erection of a single storey extension at rear for kitchen and lounge.	Permitted	05.06.1957

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

Six surrounding properties were consulted and a site notice was displayed on 17th February 2025. No responses were received and the consultation period ended on 14th March 2025.

Officer's Analysis

Design, Character and Appearance

72 Imperial Drive is a two storey semi-detached dwellinghouse located on the northern side of the highway. The property is soft landscaped to the frontage with hardstanding and vehicular access leading to a garage to the rear. The property has previously been extended to the side and to the rear and with a porch to the front.



The application proposes the erection of a two storey front extension and a first floor rear extension, with the conversion of the loft space to a habitable room with dormer to the rear roof slope. The application also proposes the erection of an outbuilding to the rear of the garden.

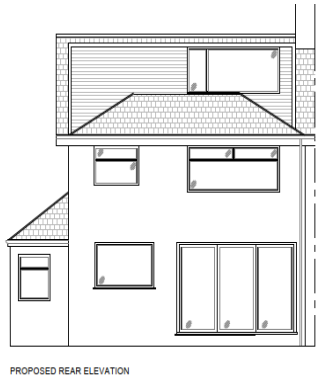
The two storey front extension would have a pitched roof at a maximum height of 6.25m and an eaves height of 4.8m. The extension will project 2.2m from the principal elevation with a width of 2.42m and will be constructed with a brick finish to match the existing dwelling. The extension will create space for a larger entrance hall to the ground floor and a larger bedroom to the first floor, with a replacement entrance door to the ground floor and a window serving the bedroom to the first floor.

It is considered that the two storey front extension would only minimally expand the footprint of the existing front porch. The extension has also been designed with a pitched roof which is in keeping with the existing dwelling. Moreover, this type of extension is very common within Riverview Park estate. There are several examples of similar alterations within the immediate area, as shown below:



Therefore there are no concerns with the two storey front extension.

The application also proposes a first floor rear extension. Initial plans were submitted for a false pitched roof with a large flat element, which would be contrary to current policies within Gravesham Householder Extensions/Alterations Design Guide (2021):



Subsequently, revised plans were submitted which have replaced the flat roof with dual pitched roofs. This is considered to be an improvement in terms of design and in accordance with current policies:



PROPOSED REAR ELEVATION

Therefore, the extension would have dual pitched roofs at a maximum height of 5.8m and an eaves height 4.82m. It will extend across the rear elevation at a width of 6.3m with a projection of 5.6m. The extension will create a fourth bedroom and additional bathroom to the first floor. There will be 2 no windows to the rear elevation serving the bedrooms and a window to the flank elevation serving the bathroom, which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The first floor rear extension is not considered to be excessive in size and bulk and is not detrimental to the host dwelling or the wider street scene and as such, there are no concerns in terms of design.

The application also proposes the conversion of the rear roof slope to habitable room with a dormer window to the rear. The dormer will have a height of 2.08m, a width of 5.85m and will project from the rear roof slope by 3.5m. It will be set in from the sides by 0.3m and 0.5m and down from the ridge by 0.2m.

The dormer will create space for a storage area, with 1no window to the rear elevation, which will be offset to the left. Whilst the positioning of the window is not considered to be ideal in terms of alignment to the existing windows of the host dwelling, as the dormer is to the rear of the property and not visible from a public vantage point, it would be unreasonable to refuse the application on this issue alone.

Therefore, the dormer is not considered to dominate the rear roof slope and as such there are no concerns in terms of design.

Lastly, the application proposes an outbuilding to the base of the rear garden. The outbuilding will have a flat roof and be used as a hobby room with WC. The dimensions of the outbuilding are listed below:

- Depth – 5.43m
- Width – 8m
- Height – 2.79m

The outbuilding will be constructed with a brick finish to the front elevation to match the original dwellinghouse and rendered to the remaining elevations. There will be bi-fold doors and a window to the front elevation and 2no windows to the side elevation, one serving the WC which will be conditioned to be obscure glazed.

As such, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point, and therefore there are no concerns with the proposed

outbuilding.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and 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

Gravesham's Residential Layout Guidelines state that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden would have an area of approx. 92.4m² a maximum depth of 14.6m and a minimum of 8.7m:



Whilst the garden area and the minimum depth are slightly below the recommended guidelines, the shortfall is considered to be minimal and on balance it would be unreasonable to refuse the application on these grounds.

Furthermore, all proposed rooms are in accordance with those set out in Gravesham's Residential Layout Guidelines. The application proposes internal alterations to create space for a fourth bedroom. The proposed bedroom has an internal floor space of 7.32m², above the recommended minimum area of 6.5m².

As such, the proposal would be 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

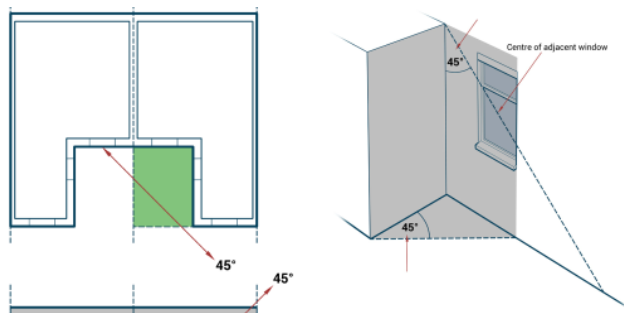
Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle as shown below:

45 degree rule

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

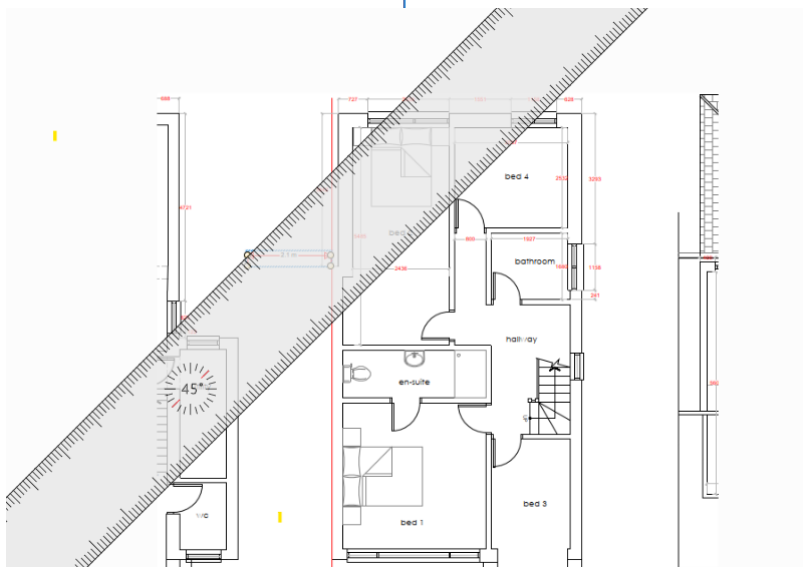
If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.



There appears to be a habitable windows located to the first floor rear elevation of the adjoining neighbouring property known as 74 Imperial Drive.

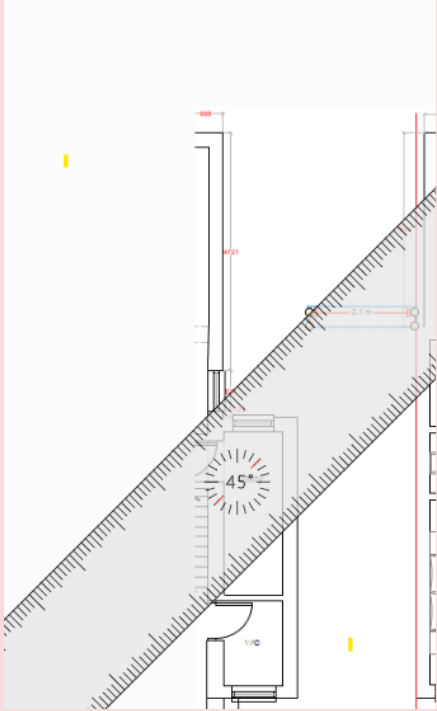
As shown below from the proposed floor plan, the proposal falls foul of the 45 degree test and as such would potentially have a detrimental effect on the daylight and outlook to the neighbouring first floor windows.

Proposed Floor Plan



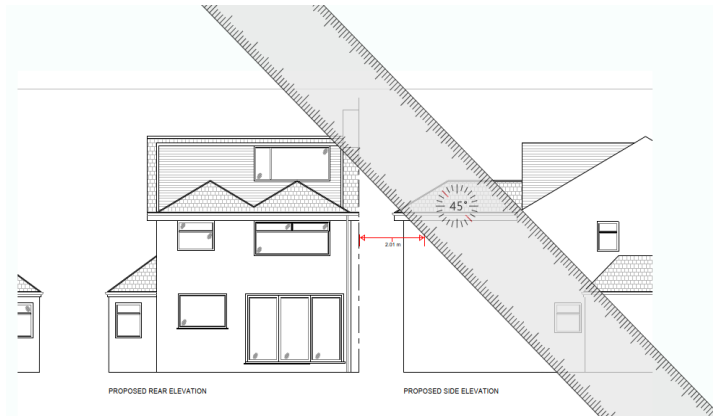
However, as shown below, when the 45 degree rule is applied to the proposed elevation plan, it is determined that, by way of the dual pitched roof, the height of the extension would not be contrary to the rule:

Commented [FW1]: I'm not sure this has been done correctly. The 45 degree should be take from the centre of the closest neighbouring property.



Commented [NG2R1]: Thanks Faye - I think this should be OK now but if not please let me know

Proposed Rear Elevation



As such the extension is not considered to have a detrimental impact on neighbouring properties in terms of loss of light, outlook or sense of enclosure.

The proposal would introduce 2no habitable windows the rear elevation at first floor level. However, due to the distance of neighbouring properties to the rear, the proposal will not have a detrimental effect on privacy.

The proposal also introduces 1no habitable window to the front elevation at first floor level. The application site faces a property on the opposite side of the road known as 51 Imperial Drive. Whilst the window to window distance between the properties measures at 19.30m, which would fall short of the 21m Residential Layout Guideline, it is considered to be minimal and not of greater impact to privacy and overlooking than the existing windows of 70, 72 and 74 Imperial Drive.

As such there are no concerns with neighbouring privacy. No neighbour representations have been received.

Overall, the application is considered to safeguard the amenity of neighbouring properties 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

The application introduces a fourth bedroom to the property, however, there is sufficient off road parking and therefore the application does not raise any concerns with parking and highways.

Conclusion

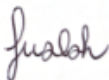
The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or

neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	07 April 2025	Dated:	07 April 2025