

Delegated Report

Householder Planning Application

Planning Application No: 20250113

Location: 42 Cambria Crescent Gravesend Kent DA12 4NH

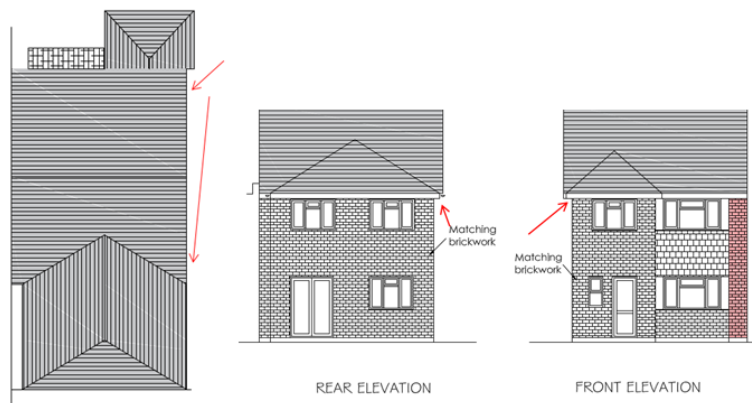
Description: Erection of a part first floor, part two storey front extension, erection of a first floor rear extension and erection of an outbuilding in the rear garden.

Applicant: Mr And Mrs B Idonije

Site Visit Date: N/A

Preliminary Matters

During the course of the application, plan discrepancies relating to the roof were noted:



As such, the agent was contacted to give the opportunity to amend the plans, and revised plans were received on 28.03.25 and accepted by the Local Planning Authority. In this instance, it was considered that re-consultation was not necessary.

Submitted Documents/Plans

Application Form;
Drawing No. 42CC/A301A – REVISED Site Location Plan Roof Plan and Floor Plans – Existing;
Drawing No. 42CC/A302 – Elevations – Existing;
Drawing No. 42CC/A303A – REVISED Roof Plan and Floor Plan – Proposed;
Drawing No. 42CC/A304 – Elevations – Proposed;
Drawing No. 42CC/A305 – Elevations and Floor Plan of Outbuilding – Proposed; and
Drawing No. 42CC/A306 – Block Plans – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. 42CC/A301 – Site Location Plan Roof Plan and Floor Plans – Existing; and~~
~~Drawing No. 42CC/A303 – Roof Plan and Floor Plan – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20020567	Erection of two storey rear extension to form kitchen and w.c. at ground floor level with bedroom and enlarged bedroom at first floor level and erection of a front porch.	Permitted	30.08.2002

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.

Health and Safety Executive

20250113 42 Cambria Crescent
HSE 26 Feb. 25

Thank you for your email seeking HSE's observations on application 20250113.

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on this planning application and any future developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- * residential accommodation;
- * more than 250m² of retail floor space;
- * more than 500m² of office floor space;
- * more than 750m² of floor space to be used for an industrial process;
- * transport links;
- * or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology:

www.hse.gov.uk/landuseplanning/methodology.htm

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 17.02.25 and one representation was received in support of the proposal. The overall consultation period expired on 17.03.25. The representation made fully supports the proposed works, however requested that a full soak away be installed at the front of the property due to concerns with the existing situation. This would not fall under the planning remit for this application but will fall under other legislation such as building control. Although not a planning matter, it should be noted that building regulations do not permit soakaways within 5.00m of a building or the highway.

Site Description

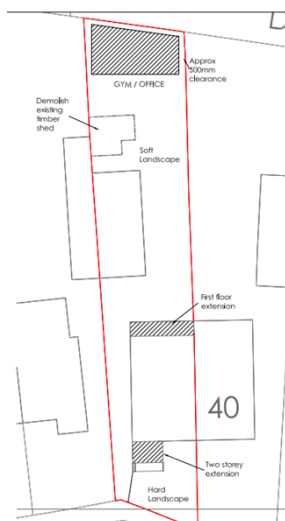
42 Cambria Crescent is a two storey, semi-detached property fronting the northern side of the highway.

Google Images

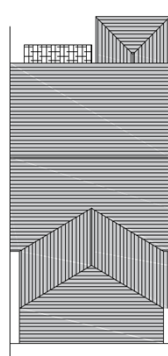


Proposed Development

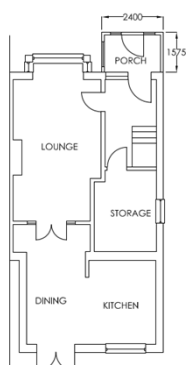
The development would create space for a lobby and WC at ground floor level, and an enlarged study and enlargement of two bedrooms at first floor level. The dimensions are indicated on the plans below (case officer measurements are in black and red).



Existing



ROOF PLAN
Scale 1:100

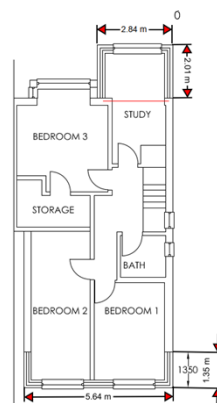
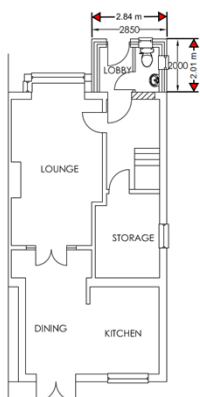
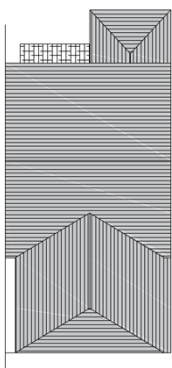


GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

Proposed



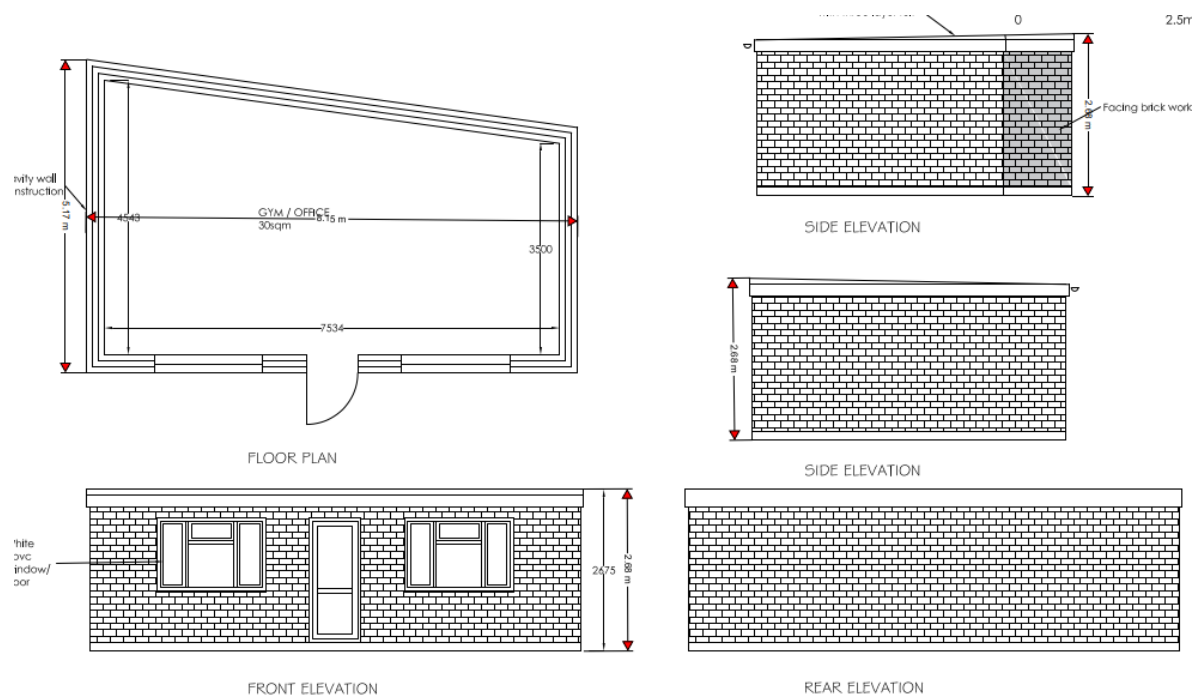
Existing



Proposed



In addition, the proposed outbuilding would provide space for a home gym and office:



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.

The application property has an existing part two storey and part single storey rear extension. The proposed first floor rear extension would essentially infill the extension at first floor level, to match neighbouring property, No.40 Cambria Crescent. The extension would remain set down from the main roof ridge and maintain a sense of subservience to the main dwelling. With consideration to the current design guidance and policy, full width two storey rear extensions are generally undesirable in design terms. However, given the existing situation, the proposal is not considered to detrimentally impact the character of the host dwelling or local vicinity. In addition, the development would not be visible from the street scene and would therefore have no impact in this regard.

In terms of the two-storey front extension, there are multiple examples of this type of development in the surrounding area.

Google Image



The extension has been designed to be subservient to the host dwelling by virtue of its overall scale, set down from the roof ridge, and hipped back roof. It is a shame that there is not more separation between the development and the existing bay windows, however, in this instance, this is not considered significant enough to warrant a refusal. Given that two storey front extensions are not an uncommon feature within the area, the development is considered to be acceptable.

The proposed outbuilding would be situated at the back of the rear garden. It would be used as a gym and office. Although the outbuilding would largely span the width of the garden, it is not overly excessive in height or depth and is considered to be proportionate in relation to the scale of the host dwelling and plot. In addition, the plans show the demolition of an existing timber shed which would counteract some of the garden space taken up by the proposed outbuilding.

In terms of materials, the documents and plans show that the proposed external materials of the proposed extension and the outbuilding would match the existing dwelling. This can be secured by condition to ensure a good visual relationship between the existing dwelling and proposed development.

Overall, the proposal is considered to accord with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024), for the reasons outlined above.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The proposal is considered to provide sufficient room and garden space for future occupiers. 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

As aforementioned above, one response was received as a result of the consultation carried out for this application, in support of the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In situ, with consideration to the scale of the proposal, the development is not considered to detrimentally impact neighbouring amenity. As aforementioned above, No. 40 Cambria Crescent has an existing two storey rear extension. In addition, it is considered there is a sufficient gap between the application property and No. 44 Cambria Crescent. Moreover, the new window in the flank elevation facing No. 44 would serve a WC and as such could be conditioned to be obscure glazed. As such, there are no concerns in terms of privacy. Therefore, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in terms of neighbouring amenity.

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal.

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.

Conclusion

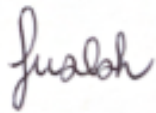
The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is not considered to detrimentally impact the character and appearance of the host dwelling and street scene and has been designed to be subservient to the host dwelling. In addition, the proposal does not harm the amenity of future occupiers and neighbours.

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:	2 nd April 2025	Dated:	03 April 2025