



Delegated Report

Householder Planning Application

Planning Application No: 20250116

Location: 64 Hillingdon Road Gravesend Kent DA11 7LG

Description: Alterations to the existing detached garage in the rear garden, incorporating a single storey side extension, raise in roof height and conversion to garden room and storage area.

Applicant: Mr C Sumner

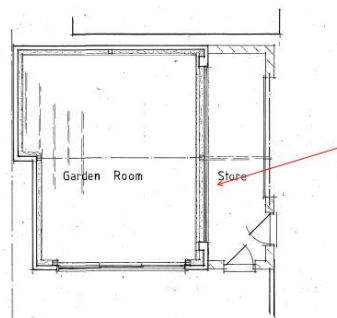
Site Visit Date: 27.02.25

Submitted Documents/Plans

Application Form;
Drawing No. SC2410 – 01 – Floor Plans and Elevations Existing with Block Plan – Existing and Proposed,
Drawing No. SC2410 – Floor Plans and Elevations – Proposed (Garage); and
OS Plan.

Plan Note

During the validation stages of this proposal, it was queried how the garden room would be accessed, as the plans indicate a wall (indicated below) separating the garden room and store:



The agent has confirmed the room would be accessed by the 3-section sliding door.

Relevant Planning History

Reference	Description	Decision	Decision Date
19880206	Erection of single storey rear extension to form wc and breakfast room.	Permitted	07.06.1988
19490728	Erection of a private garage	Permitted	27.01.1950
19480162	Erection of a detached dwelling house	Permitted	17.07.1948

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

Ten surrounding properties were consulted, a site notice was displayed on 27.02.25 and no representations were received. The overall consultation period expired on 23.03.25.

Site Description

64 Hillingdon Road is a two-storey detached property fronting the northern side of the highway.

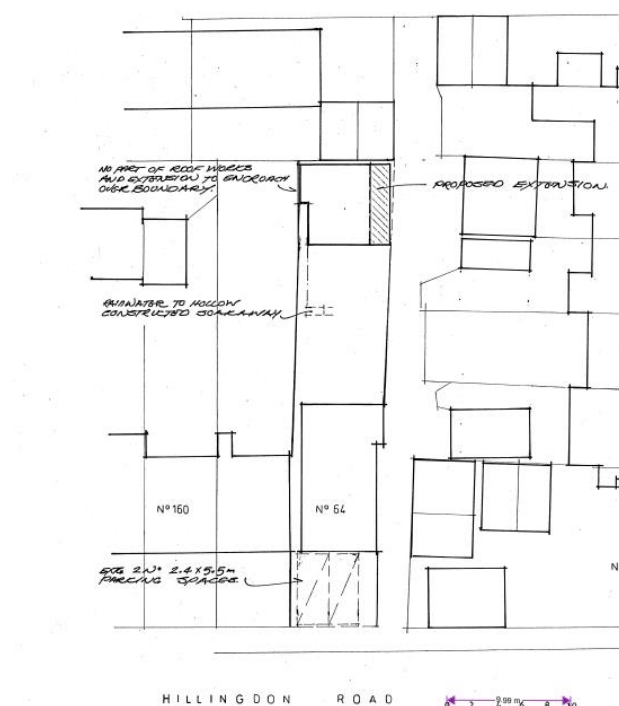
Site Photos showing front of property and Rear/Side of property including existing garage



This application proposes alterations to the existing detached garage in the rear garden, incorporating a single storey side extension, raise in roof height and conversion to form a garden room and storage area.

Proposed Development

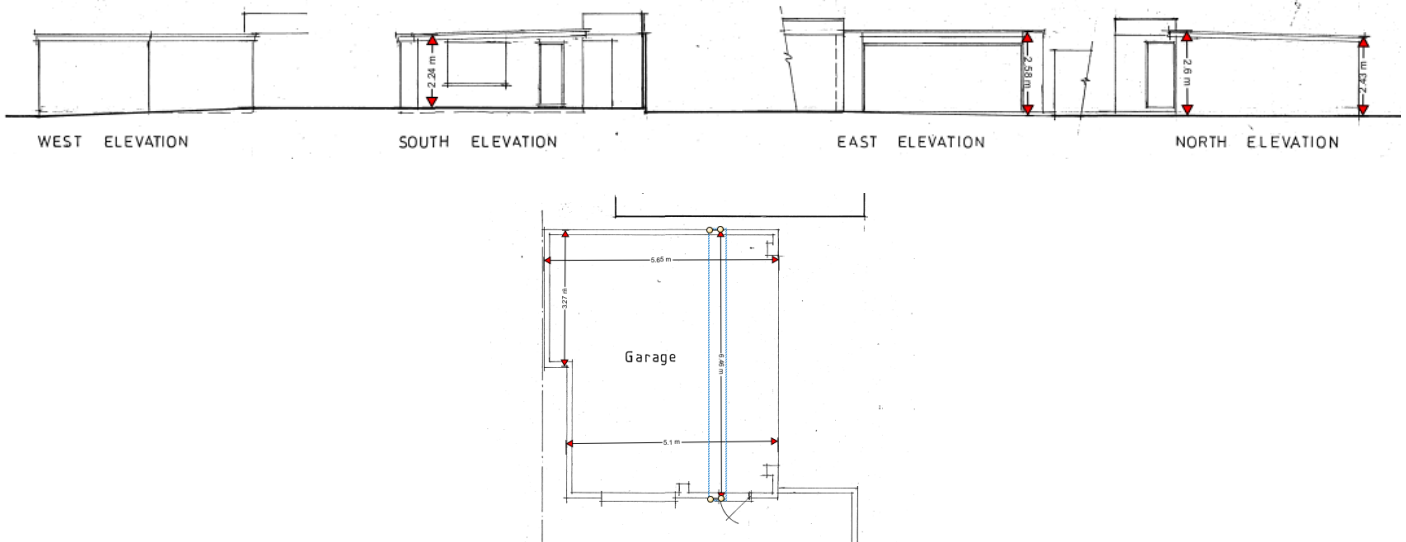
The development would include an extension towards the existing alley/access way:



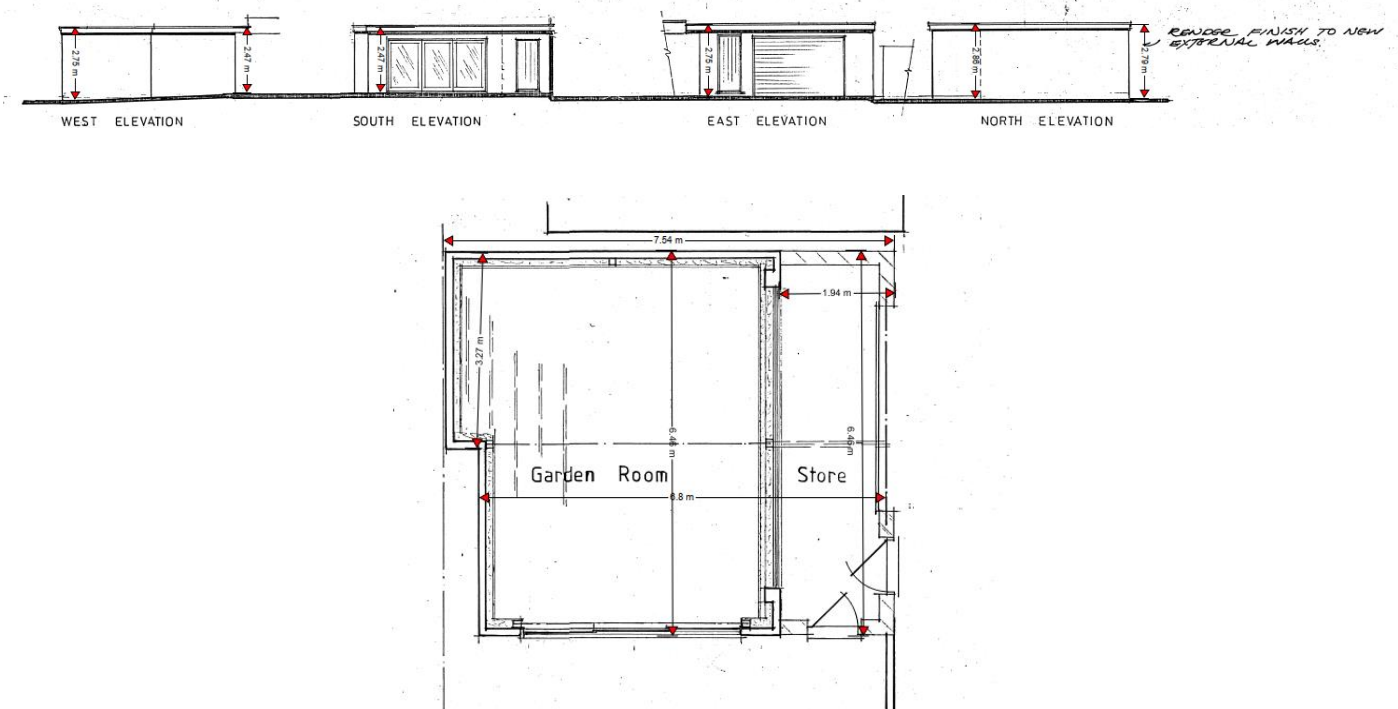
Certificate A has been signed on the application form to state the parcel of land in question is solely owned by the applicant/agent. The applicant should note that it is their responsibility to ensure the development falls entirely within their ownership, to avoid landownership issues arising post decision.

In addition to the extension, there would be an increase in overall roof height. The case officer measurements are indicated on the plans below.

Existing



Proposed



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) 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 developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The converted garage would be rendered, retaining a garage door, along with the installation of new doors and a 3-section sliding door. The proposed development is not considered to result in a building of excessive bulk, scale or mass. It would essentially be an infill extension within the existing alley/access way. Garages, areas of hardstanding and outbuildings can often be seen within shared access ways in the urban area and as such, the proposal, in situ, is not considered to be out of character. Furthermore, the development would not be visible from Hillingdon Road, and would only be viewed in a very limited capacity from Mead Road. As such, the proposal is not considered to detrimentally impact the street scene or the character and appearance of the main dwelling and surrounding area.

There are no concerns regarding the proposed use of the outbuilding in terms of being incidental to the main dwelling. Nonetheless, a condition will be attached safeguarding this.

Therefore, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The garden space would not be impacted by this proposal. Whilst garden rooms and storage areas are not specified within the guidance, it is considered that sufficient space is provided. The proposed development would therefore 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 this 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, the development is not considered to impact neighbouring amenity and as such, the proposal safeguards neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The proposal would result in the loss of a garage. However, there is a hardstanding area at the property frontage which is currently used to park two cars. As such, there are no concerns in terms of 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.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Woodfield Avenue Historic Landfill Site Buffer Zone. In addition, there may be some contaminants derived from garage use. As such, if planning permission were to be granted, a watching brief condition would be added to the decision notice in order to prevent harm to human health and pollution of the environment.

Conclusion

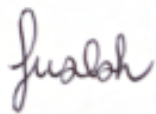
The application has been fully considered and is in accordance with local and national planning policy.

The extension, alteration and conversion of the garage would be carried out using acceptable external materials, and is considered to be acceptable in terms of design, character and appearance. Moreover, the proposal would protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

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:	3rd April 2025	Dated:	07 April 2025