

Delegated Report

Householder Planning Application

Planning Application No: 20250021

Location: 49 Imperial Drive Gravesend Kent DA12 4LL

Description: Erection of a single storey rear/side extension.

Applicant: Mr David McGhee

Site Visit Date: 04 March 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 01 Existing layout and elevations;
Drawing no. 02 Proposed layout and elevations;
Drawing no. 03 Site location plan; and
Drawing no. 04 Existing and proposed block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
19790495	Erection of single storey extension to form an additional room and covered patio at the rear and the erection of a porch at the front	Permitted	18.07.1979

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites
- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received. The overall consultation period expired on 06 February 2025.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed rear/side extension would attach to an existing rear extension and together they would extend across the full width of the rear elevation. The proposal would also project outwards from the side of the original building by 1.6 metres. However, the extension would not over-dominate the host building and would be set away from the side boundary with no. 47 Imperial Drive Road by 0.8 metres, retaining an external rear access. The proposed external facing materials, roof design and fenestration would match with the existing building/rear extension. It is noted that side projecting extensions have been undertaken

on a number of properties in the vicinity of the application site (including nos. 48, 52, 58 and 60 Imperial Drive) and that the proposed extension would not be widely visible in the surrounding area. In light of this and despite a number of departures from the Householder Extensions/Alterations Design Guide (2021), it is considered that the proposed rear/side extension would not be significantly out of character with the existing building.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would improve the living conditions for future occupiers and there would be no alteration to the rear garden area or depth.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest neighbouring dwellings to the application site are no. 40 Imperial Drive (located to the west) and no. 47 Imperial Drive (located to the east). No. 38 Sirdar Strand is located to the south and nos. 62 and 64 Imperial Drive are located to the north, across the roadway.

The proposed development would introduce a number of new windows to the application property. However, due to their ground floor location, the screening provided by boundary treatments, because there are no windows in the side elevation of no. 47 Imperial Drive that face the application site and because the window in the side elevation of no. 38 Sirdar Strand that faces the application site is obscure glazed, there would be no adverse overlooking impacts to the occupiers of the surrounding dwellings.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) requires new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

Saved Policy P3 of the Gravesham Local Plan Core Strategy (2014) requires development to make provision for vehicle parking in accordance with adopted parking standards unless justified as an exception

and states that parking provision should normally be provided on the development site.

According to the Borough Council's adopted Vehicle Parking Standards, a three bedroom dwelling should have two vehicle parking spaces and according to the KCC Dropped Kerb Guidance and Self-Assessment (2023) document, parking spaces located perpendicular to the roadway should be a minimum of 2.4 metres (width) by 4.8 or 6 metres (depth). Six metres depth would be required if the space is in front of an access door or garage.

The application property has a garage (of 2.6 metres width by 5.4 metres depth internally) and existing driveway of some 2.3 metres width by 16.1 metres depth. As a three bedroom dwelling, the existing on-site parking exceeds the two parking space standard (albeit with a slightly substandard width driveway).

The proposed development would block access to the garage and reduce the depth of the driveway to 10.7 metres. Therefore, the retained driveway could accommodate two vehicles but with a slightly substandard width. As the narrow width of the driveway is an existing situation, a highways ground of refusal could not be substantiated in this regard.

A condition should be attached to any planning permission granted to ensure that the proposed driveway be retained permanently for parking.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Ecology and Biodiversity

Biodiversity Net Gain (BNG) is a mandatory requirement for all new development and proposals must deliver a BNG of at least 10% unless they are exempt. In this instance, the proposed development is a householder proposal and therefore is exempt from BNG.

Any Other Material Planning Considerations

The application site is located within an area of archaeological potential, the Lower Thames Crossing (LTC) Safeguarding Zone and is in close proximity to a gas pipeline (along the site frontage). However, as the proposed development would be located within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology, gas infrastructure or to the route or operation of the LTC.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

Retention of proposed driveway

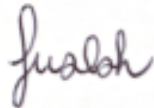
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	05 March 2025	Dated:	05 March 2025