

Delegated Report

Householder Planning Application

Planning Application No: 20251253

Location: 6 Haven Close Istead Rise Gravesend Kent

Description: Demolition of existing conservatory and erection of a single story side and rear extension with two roof lights.

Applicant: Kris Boyson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: HC001 REV P02 (Existing/Proposed Plans and Location Map)
- Drawing No: HC003 REV P01.2 (Proposed Plans and Elevations)
- Drawing No: HC002 REV P01 (Existing Plans and Elevations)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations



National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

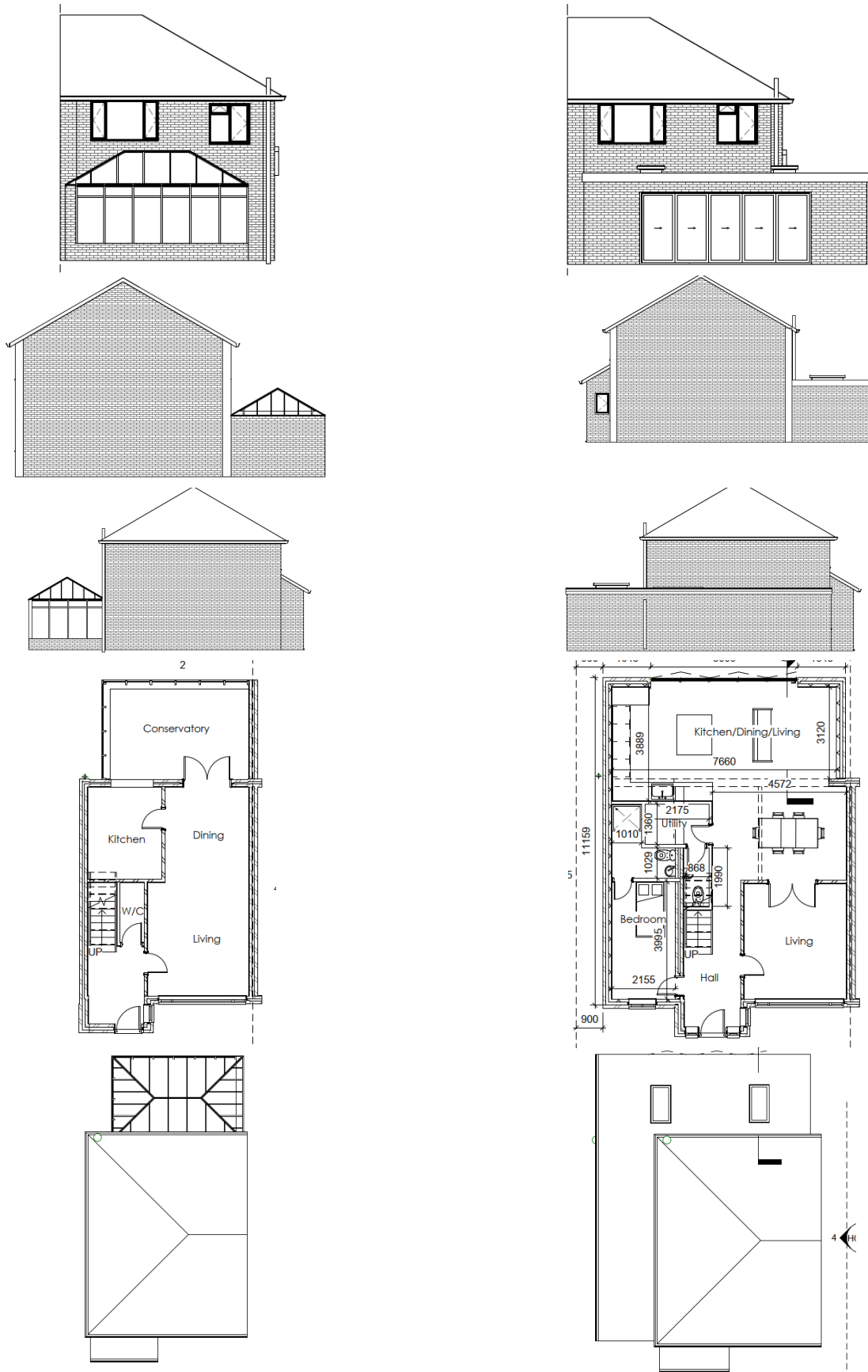
The application was advertised by way of and letters to 4 surrounding properties. The consultation period expired on 02.01.2026 and no comments were received.

Analysis

Proposal

The proposal seeks to demolish an existing conservatory and erect a single storey side and rear extension with two roof lights.





Character and Appearance

The application site is a two storey semi detached house situated at the end of the Haven Close Cul De Sac, the site lies within a rural settlement which is inset from the greenbelt.



The surrounding street scene comprises a mix of dwellings, however in this part of the cul de sac it comprises mainly detached and semi detached dwellings of which several have been clearly extended.



Therefore the principle of development is deemed acceptable as there are clear example of development within the vicinity. The proposal will introduce a single storey side and rear extension which will wrap around the house. There is an existing conservatory in situ which will be demolished and the proposed extension will be constructed to the same depth as this, although it will be wider in order for it to join the side extension.

The side extension is set away form the common boundary and is less than half the width of the main house. It is important to consider the PD fall back in which a single storey side and rear extension could be built without the benefit of planning permission.

The proposed extension is appropriately designed with materials to match and with a subservient roof form. The development is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers



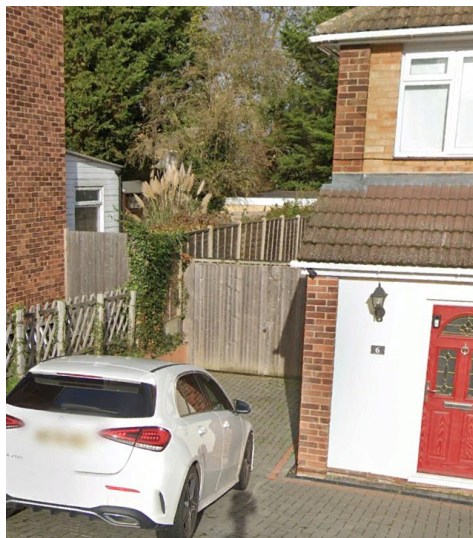
Post development there will still be a generous garden area to satisfy the requirements of the Council's technical guidance taking the additional bedroom into consideration.

The proposal will see a bedroom to the front of the dwelling which will have access to adequate light and outlook, The bedroom size will be approx. 8.5m² which is compliant with the Nationally Described Space Standard for a single bedroom.

The proposal will add additional living space and the proposal is considered to safeguard the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The application site is situated between No.s 5 and 7 Haven Close. No.5 is located to the west and has a single storey rear projection which has a window in its flank wall which faces directly towards No.6.



The proposed extension would not reduce light to this window as the extension is single storey and there would be existing overshadowing as a result of the main dwelling. Furthermore No.5 is situated on higher ground and the proposed extension is not excessively high and set away from the shared boundary. It should be noted that planning permission was granted for a similar extension at 5 Haven Close, under reference 20241141. The proposed conservatory is being replaced with a pitched roof rear extension. Despite this, the proposed extension at 6 Haven Close will not effect the amenity of the neighbouring property, whether the conservatory still exists, or have been replaced by an extension.

No.7 is situated to the east. The proposed rear extension is not too dissimilar to the existing conservatory in terms of its depth, furthermore it is set away from the shared boundary, therefore there are no concerns that the development will cause a loss of light of outlook.

The proposal does not include any windows in the flank elevation, therefore there are no concerns regarding a loss of privacy. The proposal will be conditioned so that PD rights are removed in relation to fenestrations, this means that any windows in the flank elevations are subject of a separate planning application, this condition has been imposed to safeguard the amenity of neighbouring occupiers.

No neighbour representations have been received.

The proposal safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposal will increase the number of bedrooms on the site, however it is evident that there is adequate parking to meet the needs of the proposed development inline with the requirements of SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape

The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

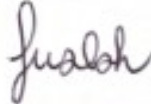
Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed extension, due to the site's location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	27.01.2026	Dated:	28 January 2026