



Delegated Report

Householder Planning Application

Planning Application No: 20251268

Location: West Cottage 119 Downs Road Istead Rise Gravesend

Description: Demolition of existing outbuilding and erection of a single storey side extension and internal alterations.

Applicant: Mr Justin West

Site Visit Date: Desktop

Submitted Documents/Plans

Application form;
Drawing no. 119-DOWNS-ROAD-SE-01 Rev. A – Existing Floor Plan Block Plan & Roof Plan;
Drawing no. 119-DOWNS-ROAD-SE-02 Rev. A – Existing Elevations;
Drawing no. 119-DOWNS-ROAD-SE-03 Rev. A – Proposed Floor Plan Block Plan & Roof Plan; and
Drawing no. 119-DOWNS-ROAD-SE-04 Rev. A – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220197	Erection of a two storey rear extension, first floor side extension, internal alterations and adjustment to rear garden retaining wall.	Permitted	21.04.2022
20220136	Retrospective application for erection of an outbuilding in rear garden with home gym and entertaining space.	Permitted	06.04.2022
20210752	Erection of a two storey rear extension, first floor side extension, internal alterations and adjustment to rear garden retaining wall.	Withdrawn	02.09.2021
19980338	Erection of front porch and single storey side and rear extension to form enlarged kitchen, lobby and w.c.	Permitted	08.07.1998

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

No response

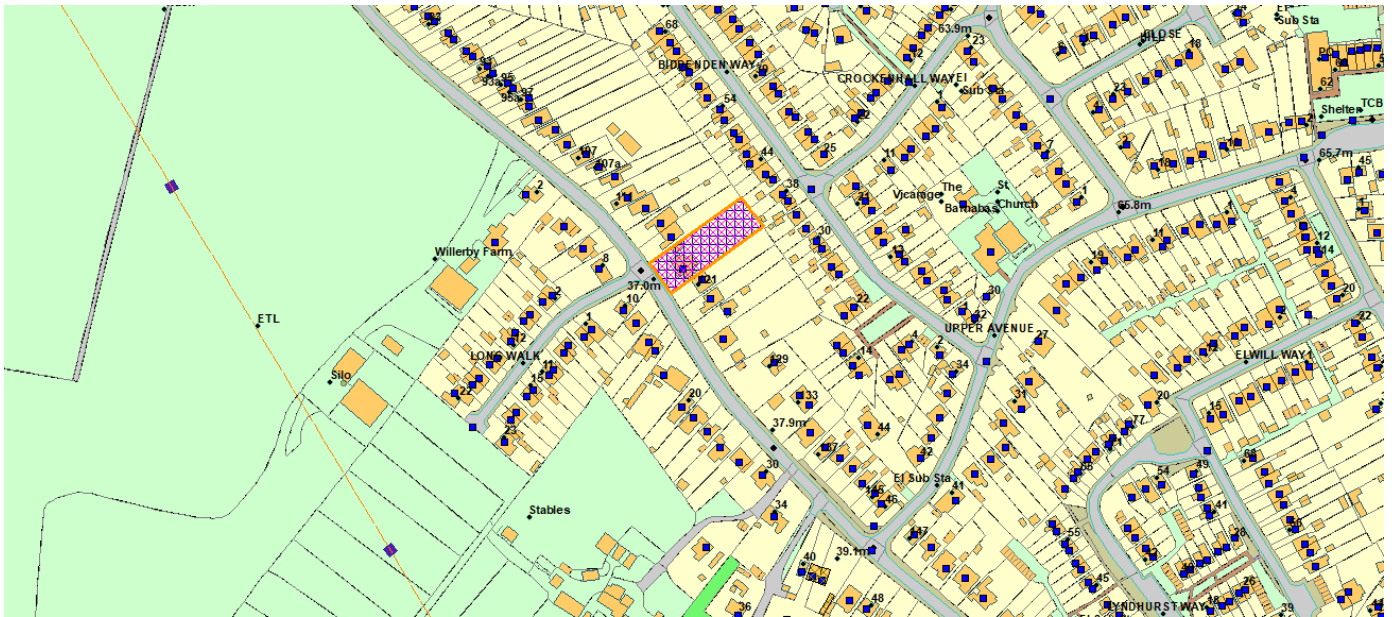
- Ward Councillors

Neighbouring properties

7 surrounding properties were consulted with an overall consultation expiry date of 14 January 2026 – no comments received.

Officer's Analysis

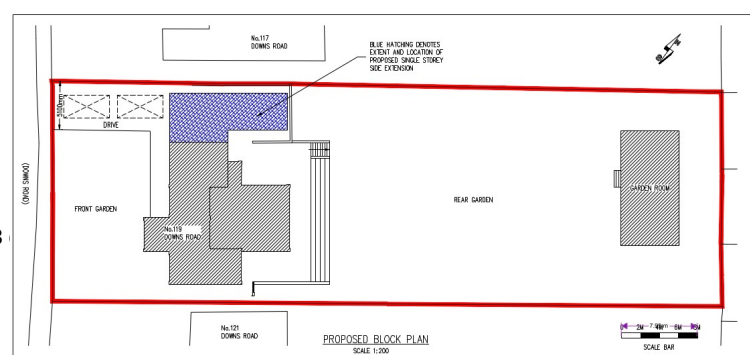
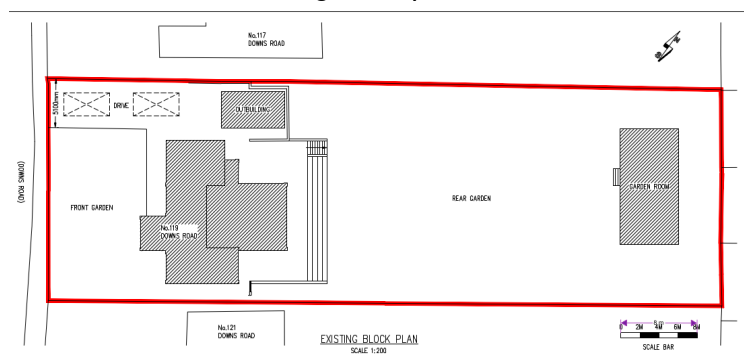
The application site is a two storey detached dwelling situated on the north eastern side of Downs Road opposite the junction with Long Walk. The site is located in Istead Rise, a rural settlement inset from the Green Belt and within the Istead Arable Farmlands Landscape Character Area. It is shown below:



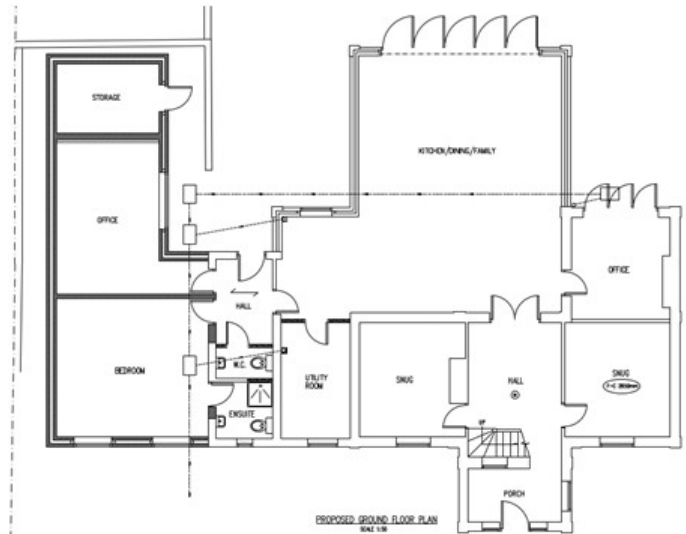
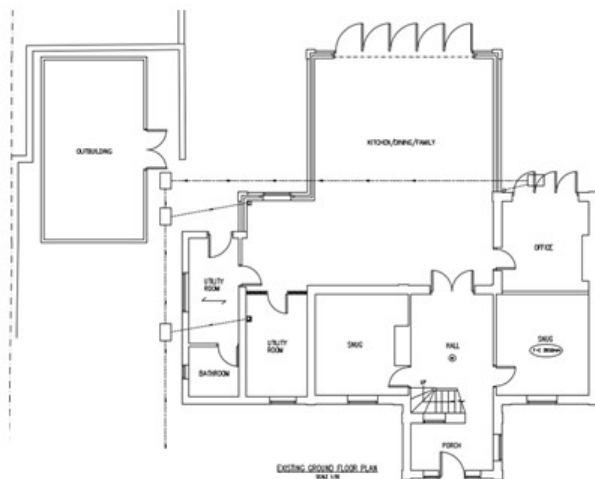
The proposal is for demolition of the existing outbuilding to the north side of the dwelling and erection of a single storey side extension.

For ease of reference the existing and proposed plans and elevations are as follows:

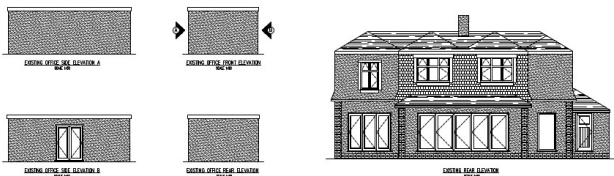
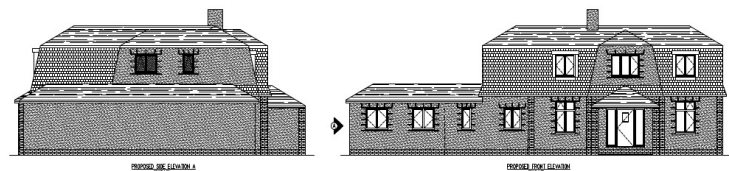
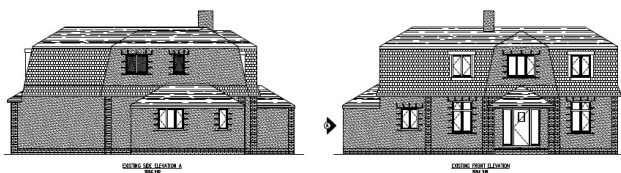
Block Plans Existing & Proposed



Floor Plans Existing & Proposed



Elevations Existing & Proposed



The principal issues in the consideration of this application are as follows.

Principal

Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Istead Rise and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance

The application property consists of a detached two storey dwelling situated in the rural area but in the built up area of Istead Rise a rural settlement inset from the Green Belt. The dwellings are all fairly tightly packed although this application site has a fairly long plot.

The property has been previously extended with a two storey rear extension and first floor side extension (extended under ref. 20220197) on the north western side and a front porch and a single storey side extension on the south eastern side (extended under ref. 19980338).

The proposal is to remove the existing outbuilding and erect a single storey side extension onto the side of the existing single storey side extension. The extension would be 5.1m in depth, 12.4m in depth and 3.8m to the top of the roof which would have a sloping pitch around the apron and then a flat roof in the centre (not visible). There would be two windows in the front elevation and a window and door in the south-east side elevation; there would be no windows in the rear or north-west flank elevations. It would be faced with matching materials – render and brickwork for the walls and tiles for the roof.

In regard to single storey side extensions the Council's Householder Extensions/Alterations Design Guide (2021) it states that side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, it states that single storey side extensions should be designed in accordance with the guidance as follows.

- Footprint: Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported;
- Height: Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- Width: Extensions should generally be no greater than half the width of the original building;
- Design: Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities;
- Materials: Matching external materials and window / door frames should be used;
- Overlooking: Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties;
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook; and
- Garden Space: Adequate garden area for the enlarged house should be retained following development.

In respect of this guidance, the extension would not lie behind the main front building line and would instead be built in line with the main front wall of the dwelling. The existing single storey side extension element is not set back and it has been decided to continue this wall rather than set the proposed extension back from it. Given that the proposed side extension would connect onto the existing side extension this approach is not considered unacceptable and would allow the extensions and the roofs to be designed as one overall extension rather than two disjointed elements trying to connect which could appear rather disjointed.

The extension would be the same height as the existing single storey side extension.

The width would be no more than half the width of the original dwelling (original width is 12.87m and the proposed extension is 5.1m).

The roof would be flat in the centre but this would not be visible from the street due to the pitched apron around it therefore, the roof is considered in keeping with the host dwelling. The windows would match the existing fenestration in the dwelling in terms of size and style. Materials would match the existing. There would still be a large garden area and the extension would not be an overly dominant addition. There would still be a 1m gap between the flank of the extension and the boundary with no. 117 Downs Road.

The proposal therefore meets all of the requirements of the guidance. Although, in conjunction with the existing single storey side extension the proposed extension would appear as a fairly wide extension, it's width would not be more than half of the original width of the dwelling and it is nicely designed with the pitched roof apron meaning the flat roof would not be visible; all materials would match existing. The

extension would be very deep at 12.4m however, it would extend the depth of the original host dwelling and then extend beyond the original rear wall to the same depth as the existing single storey rear extension element (permitted under ref. 20220197). Given this, whilst it is acknowledged that the extension is large it is considered that the extension would not appear so overly dominant or out of keeping in terms of its scale in this particular context and this plot and certainly not enough to refuse the application or for a refusal to be defensible on appeal. Furthermore, the extension would replace the existing outbuilding which is built in line with the rear wall of the existing single storey rear extension and so it is only the area to the side of the original host dwelling which would be additional built form.

Overall on balance the proposed extension is considered acceptable in respect of scale and character and would protect the character and appearance of the host dwelling and the streetscene. In respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Landscape Character

The site is located in the Istead Arable Farmlands Landscape Character Area. As the proposal is for an extension to a property in a built-up area of housing within the rural settlement of Istead Rise, it is considered there would be no harmful impact on the surrounding landscape character and in respect of this matter the proposal is compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Amenity of Occupiers

In the proposed extension there would be a bedroom, office and storage. The bedroom would 21 sq. m and would therefore exceed the minimum standard for a double bedroom as set out in the Technical Housing Standards (2015).

The property would have a garden that would be 982 sq. m and 45m in depth which would be far in excess of the minimum requirements for garden area and rear garden depth as set out in SPG2 (2020).

In respect of the amenity of occupiers the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed extension would be on the north-western side of the dwelling. The property to the north-west is no. 117 Downs Road. The rear half of the proposed extension would be built on the site of the existing outbuilding, the front part would be new built form where currently there is none. The extension would be built 1m in from the boundary with no. 117 and would be single storey with a pitched roof apron with flat roof behind to a total height of 3.8m. Given the height of the extension, distance from no. 117 and existing boundary treatments, it is considered that the proposed extension would not impact on the amenity of no. 117 by virtue of overshadowing, loss of light or overbearing. There are no windows proposed in the flank elevation facing no. 117 therefore no overlooking. The windows in the rear and other flank elevation would face into the garden of the application property. In respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would result in the property increasing from a four to a five bedroom property. There are two parking spaces on the front drive as existing which is considered to meet the maximum parking requirements as set out in SPG4 (2006) for a dwelling with four or more bedrooms which is three spaces. As such in respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

Archaeology

The site is located in an area of Archaeological Potential but for other similar applications for dwellings in

the vicinity KCC Heritage have confirmed that the proposals were unlikely to have a significant below-ground archaeological impact. In this case the extension would also be built over where the existing outbuilding is which would be demolished. It is therefore considered that there is no need for any archaeological work or watching brief condition in this case, should permission be forthcoming. In respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

Although large, after going through all the issues it is considered that on balance the proposed single storey side extension is on balance acceptable in respect of design, character and appearance. It is also acceptable in respect of principle, landscape character, occupier and neighbouring amenity and parking and highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	6th February 2026	Dated:	9th February 2026