



Delegated Report

Householder Planning Application

Planning Application No: 20251074

Location: 6 Freeman Road Gravesend Kent DA12 4EF

Description: Erection of a part two storey part single storey rear extension, two storey side extension, rear dormer extension and 4x front velux windows.

Applicant: Mr Avtar Singh

Site Visit Date: Street View Site Visit 15.01.26 and additional photos provided with Application

Submitted Documents/Plans

Application Form;
OS Plan (received on 20.10.25);
Drawing No. 25/DA124EF/AR01C - OS Plan (received on 05.01.26);
Drawing No. 25/DA124EF/AR02B – Block Plan – Existing and Proposed;
Drawing No. 25/DA124EF/AR03B – Ground Floor Plan – Existing and Proposed;
Drawing No. 25/DA124EF/AR04B – First Floor Plan – Existing and Proposed;
Drawing No. 25/DA124EF/AR05B – Loft Plan – Proposed with Existing Elevations;
Drawing No. 25/DA124EF/AR06B – Elevations – Proposed; and
Drawing No. 25/DA124EF/AR07B – Section Plan – Existing and Proposed.

Plan Note

It is noted that there are some measurement discrepancies on the plans, however as the Local Planning Authority are not looking to support the application, further clarification on these matters/amendments have not been sought.

Relevant Planning History

Reference	Description	Decision	Decision Date
20050538	Erection of single storey rear extension to form a kitchen; construction of a dormer extension in the rear roof slope and conversion of the roof space into a bedroom.	Permitted	03.08.2005
20050539	Erection of an attached part two storey and part single storey dwelling incorporating dormer extension in the rear roof slope with associated parking in rear garden.	Application Refused	02.08.2005
Associated Appeal GBC Reference No: AP 2005/00018	Erection of an attached part two storey and part single storey dwelling incorporating dormer extension in the rear roof slope with associated parking in rear garden.	Appeal Dismissed	25.01.2006

/REF			
20050226	Erection of single storey rear extension to form kitchen/diner and construction of dormer extension in the rear roof slope and conversion of the roof space into a bedroom.	Application Refused	11.05.2005
20050227	Erection of an attached part two storey and part single storey dwelling incorporating dormer extension in the rear roof slope and associated parking in the front garden.	Application Refused	11.05.2005
19980128	Erection of part two storey and part single storey side extension to form garage, study and w.c. with bedroom and ensuite w.c./shower room at first floor level.	Permitted	22.04.1998

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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.



Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 15.01.26 and no responses were received. The overall consultation period expired on 06.02.26.

Site Description

6 Freeman Road is a two-storey end of terrace property. Properties along the road are generally arranged in terraced rows, with some semi-detached properties. These sets of dwellings have been designed to include spacious characteristic gaps in between the rows. In the case of the application property, there is space between the flank wall of the dwelling and the site boundary; which is currently used partly for vehicular parking and partly forming the rear/side garden area for the dwelling. The land level slopes downwards to the north-east of the dwelling, and additionally there are land level differences between the rear elevation of the dwelling and the rear garden area, whereby access to the garden is achieved by steps leading down to the garden area. There is also a raised platform in situ.

Site Photos



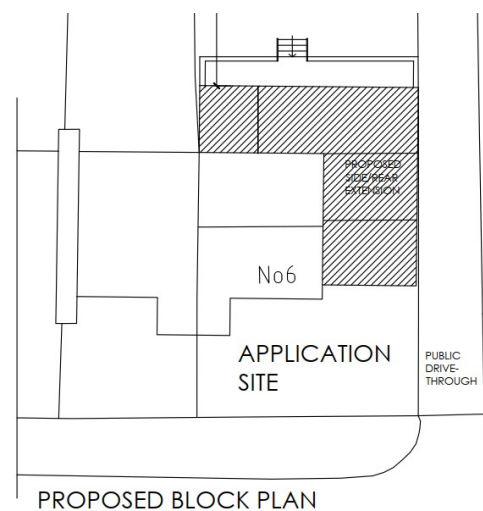
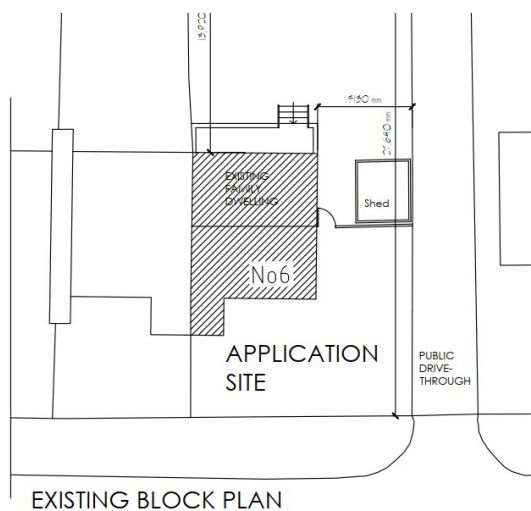
Google Images indicating building lines and characteristic gaps

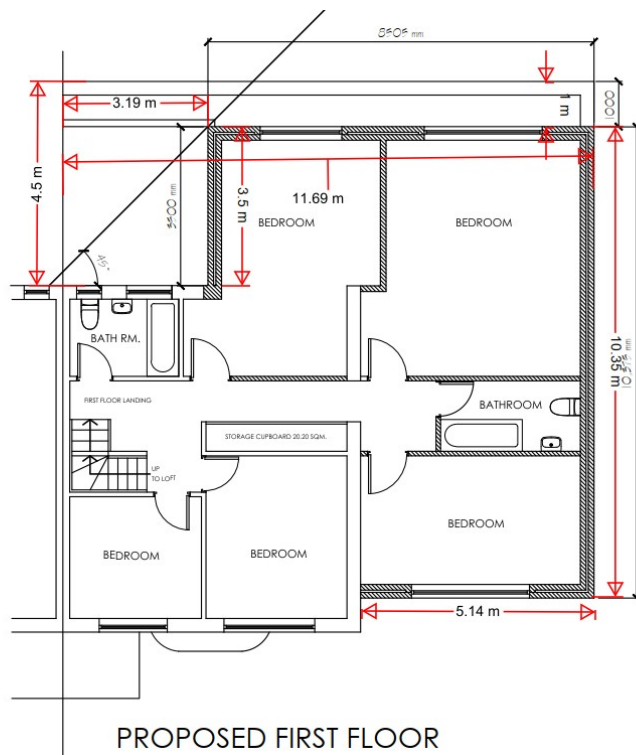
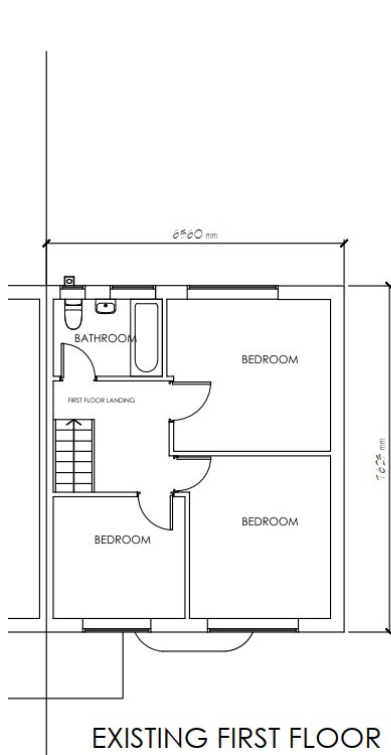
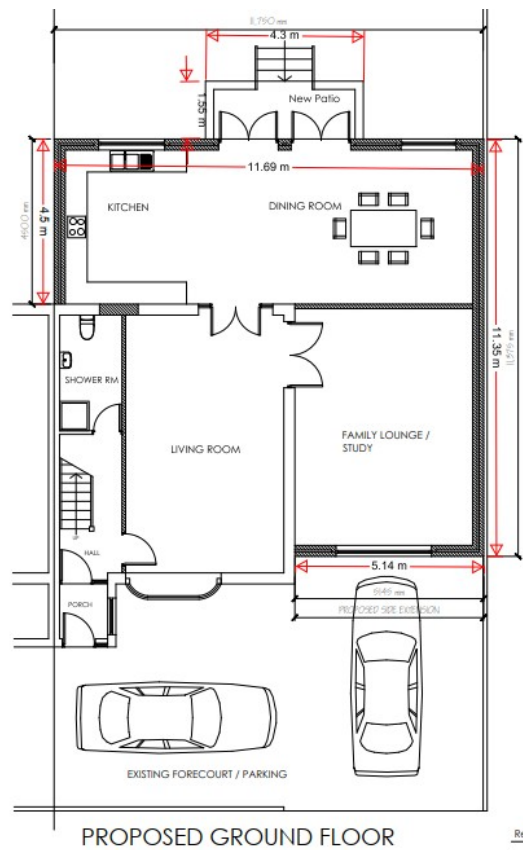
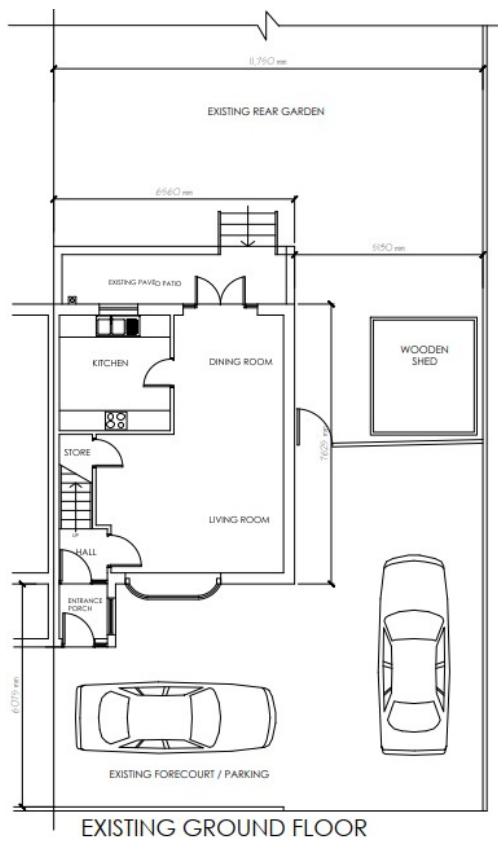


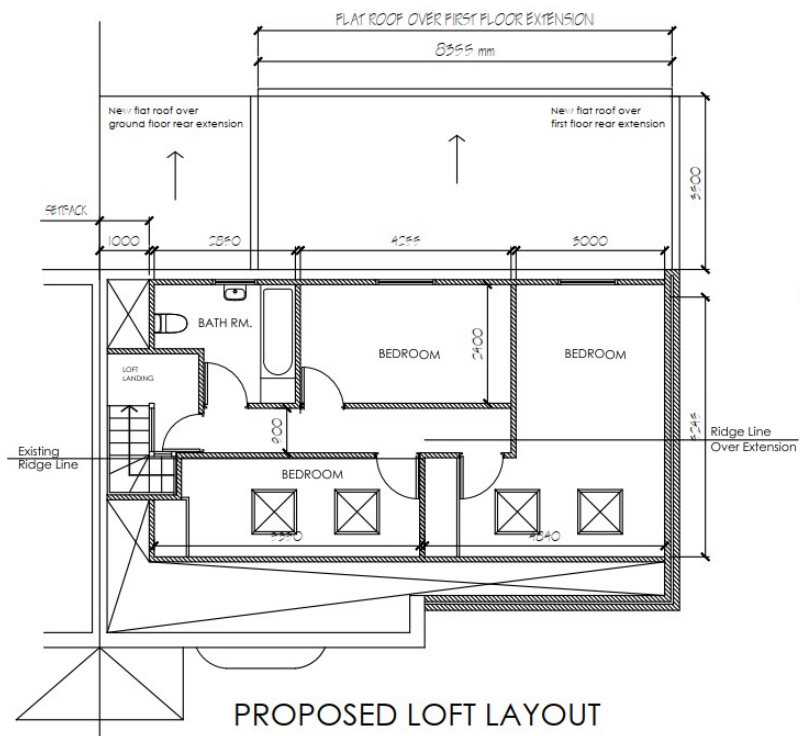
This application proposes the erection of a part two storey part single storey rear extension, two storey side extension, rear dormer extension and 4x front velux windows.

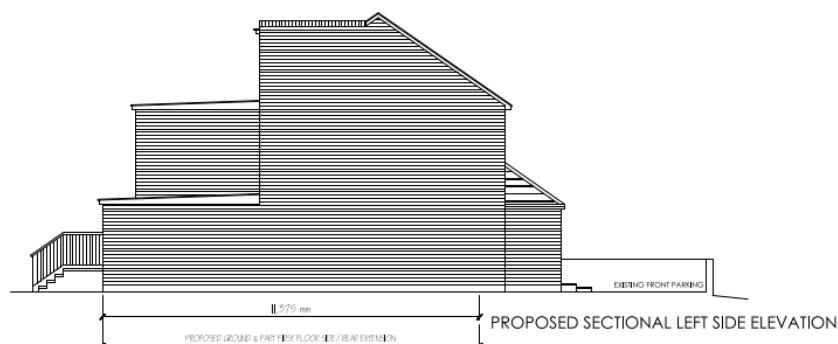
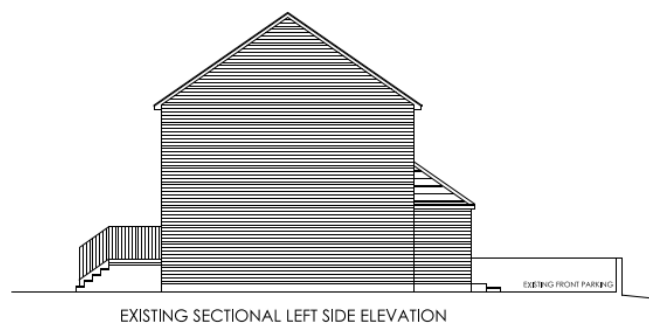
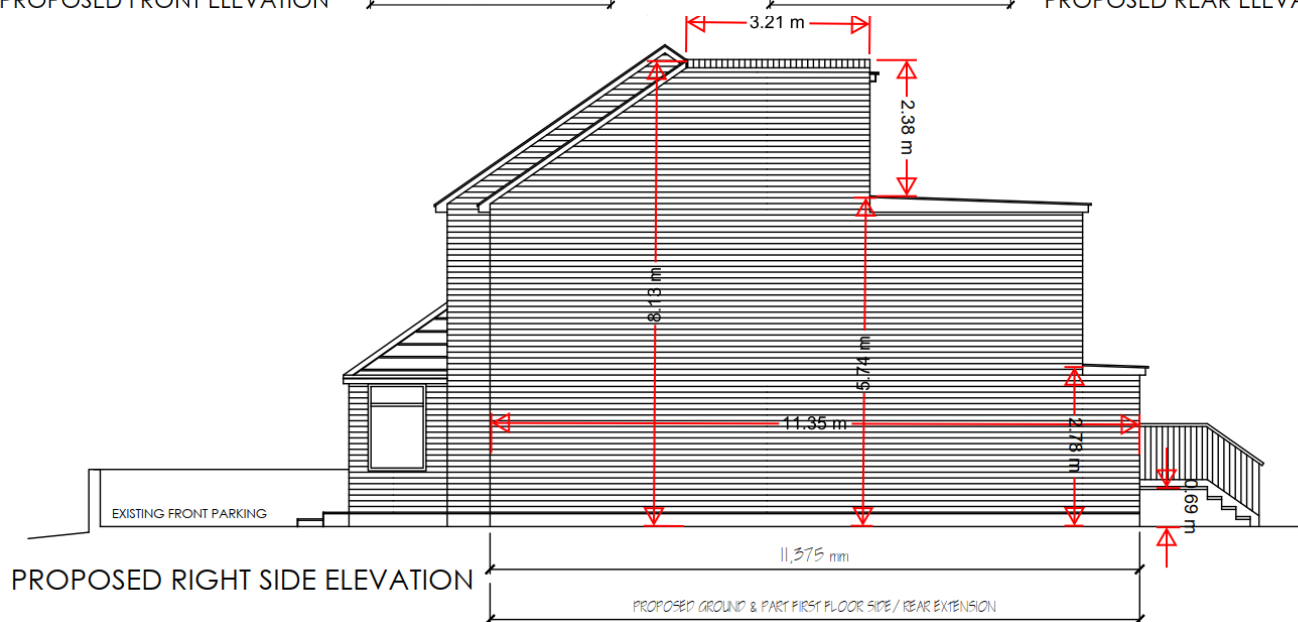
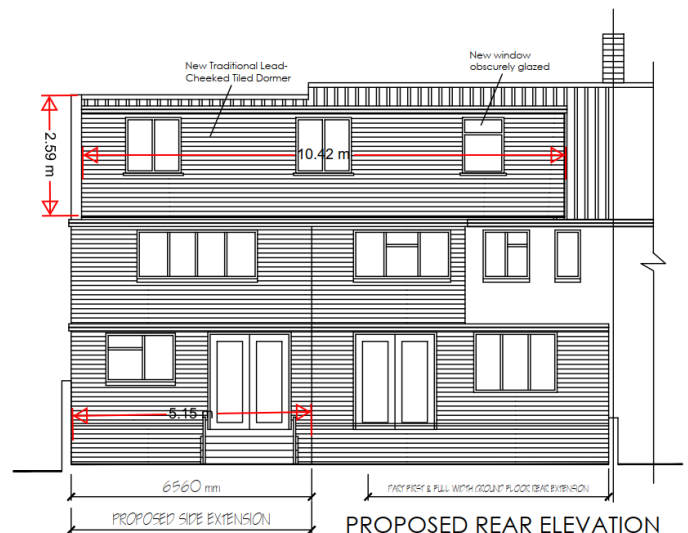
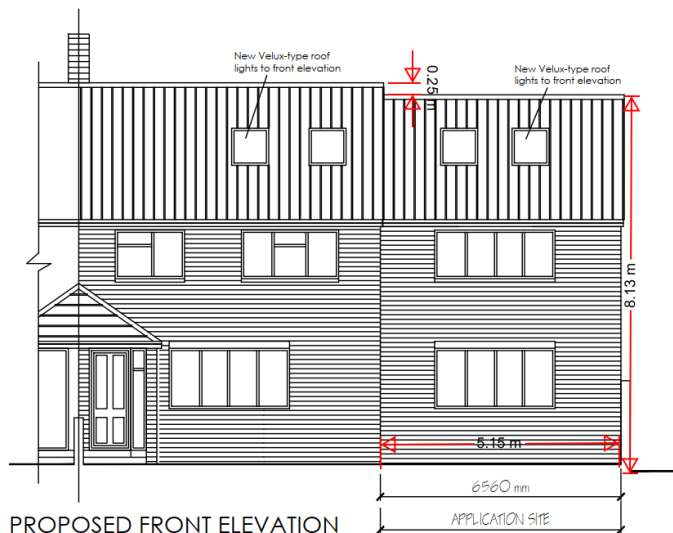
Proposed Development

The proposed development is indicated on the below plans. Case Officer measurements are included in black and red on the drawings:









As set out on the plans, the development would create space for enlarged living room/dining area and kitchen at ground floor level; along with a new shower room and family lounge/study. At first floor level, an additional bathroom and two extra bedrooms are proposed, and at second floor level, three bedrooms and an additional bathroom are proposed. This would mean the property would go from a three bedroomed dwelling to an eight bedroomed dwelling. In addition, there would be a new raised deck and access steps connecting the rear elevation of the dwelling to the garden land level.

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 Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

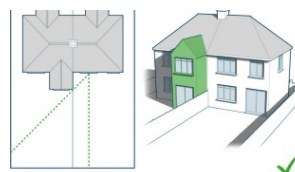
Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

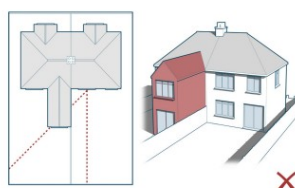
Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms 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.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.



A two storey extension should comply with the 45 degree rule. (See Appendix 1).

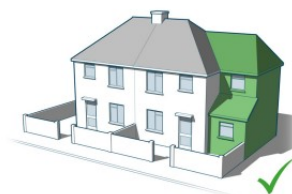


Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of 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, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host 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. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host 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 significantly 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.

- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden



Ground floor set back 0.5m



Unacceptable flat roof

Two storey side extensions should be subordinate in scale to the original house.

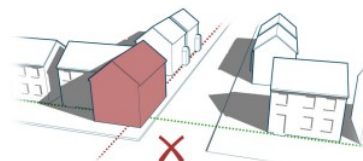


Side extensions should be set back and set in to avoid the 'terrace effect'.

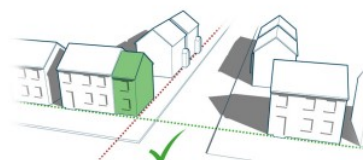
Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



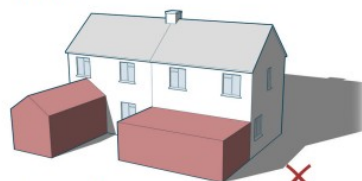
Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

Single Storey Rear Extensions

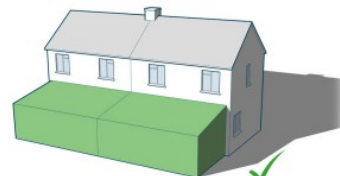
10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.
- Light/Outlook: The 45 / 25 degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development

✓
Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



Appropriate scale and roof design ensures both extensions work together.

As set out on the application form, the proposed external materials would be similar to those of the existing dwelling, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. If planning permission were to be forthcoming for the development, all external facing materials could be secured by condition in order to ensure a satisfactory appearance. Although positive, this in itself would not mitigate poor design and inappropriate scale.

In terms of the character of the area, as established in the site description section of this report, the dwellings along Freeman Road are generally arranged in terraced rows, with some semi-detached properties. These sets of dwellings have been designed to include spacious characteristic gaps in between the rows and the layout of the properties in this manner also create a strong sense of building lines. It is therefore evident that the erosion of these characteristic gaps and spaces can be harmful to the character of the area and street scene. This harm is considered to be evidenced by development that has taken place at No.9 Freeman Road. The single storey extension constructed at No. 9 Freeman Road (which arguably has less of an impact than a two-storey extension) was approved prior to the current Local Plan and design guidance, back in 2007 (20070253) and was essentially constructed up to the shared boundary with No.7:



This single storey extension is considered to have an incongruous appearance within the street scene and erodes the symmetry of this row of houses.

In the case of this current application property, there is space between the flank wall of the dwelling and the site boundary; which is currently used partly for vehicular parking and partly forming the rear/side garden area for the dwelling. Although there would be some disruption to the building line it is considered that the principle of a two-storey extension at this property could be considered acceptable, providing that it would accord with planning policy, relevant design guidance and not detrimentally impact amenity and parking. This shall now be considered below.

The proposed development would essentially fill the entire width of the site, from the shared boundary with No.8 to the application site boundary, and would also wrap around and project from the rear elevation. In addition, the extension(s) would include a flat roof element at first floor level, an awkward amalgamation of roof form and height, along with a large scale flat roof dormer which would span across both the existing roof and the extended part, dominating the roof slope. The scale, design, bulk and massing, and unsympathetic nature of the development does not comply with planning policy or Gravesham's aforementioned design guidance, and would cause detrimental harm to the appearance of the dwelling. Further to this, the development would be highly visible from the street scene, more so given its prominent corner location, and would remove the characteristic space in and around the dwelling. The proposed development as a whole is considered to be extremely poor design resulting in overdevelopment of the site and an incongruous, disproportionately broad and dominant dwelling; to the detriment of the character and appearance of the host dwelling, surrounding area and street scene. The Planning Inspector for a dismissed appeal at 22 Mulberry Road (reference: 6001413 - Appendix 1) similarly found that a disproportionate extension, constructed up to the boundary would *remove the gap between the dwellings and increase the apparent width and bulk of the appeal property, eroding the established pattern of development*. The development was found to *harm the character and appearance of the appeal dwelling and the surrounding area*.

Therefore, overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and surrounding area. As such, the proposal would be contrary to 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 proposed block plan indicates sufficient garden depth and area would be retained post development. In terms of room sizes, the proposal would also accord with the guidance. However, it is unclear from the plans submitted whether the rooms in the converted loft space would provide sufficient head room for future occupiers. In any case, the loft bedroom proposed in the front roof slope would be narrow and have very poor outlook via rooflights only. As such, the development is not considered to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour representations were received as a result of the consultation carried out for this application.

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

In situ, and with consideration to the path of the sun, the development is not considered to result in a detrimental loss of light to neighbouring properties. The part of the rear extension abutting the boundary with No. 8 Freeman Road would be single storey, and it is considered that the space between the two

storey elements and neighbouring properties would be sufficient to avoid harmful light loss. Similarly, the proposal is not considered to result in a sense of enclosure for neighbouring properties.

In terms of privacy, the proposal does raise concern. It is noted that there is no fenestration proposed in the flank walls of the extension. However, the proposal would result in a significant increase in the level of fenestration at first floor and roof level (within the dormer extension). This is considered to result in a sense of overlooking and perceived overlooking, over the private garden areas of No.8 and No.4 Freeman Road, with No.4 being particularly impacted given that it lies on a lower land level than the application property.

In addition, the development would result in development of a significant scale being within close proximity to No.4 Freeman Road. As aforementioned above, No.4 is on a lower land level and as such would be subject to experiencing an unneighbourly and unacceptable overbearing development, detrimental to neighbouring amenity.

Therefore, the proposal would fail to safeguard the amenity of neighbouring properties in terms of the sense of overlooking and perceived overlooking of the private garden areas of neighbouring properties due to the substantial increase in fenestration at height. In addition, the proposal is considered to be an overbearing development, constructed up to the flank boundary at high level. As such the development fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

An additional 5 bedrooms are proposed. Although a specific parking plan has not been provided, it is evident that the proposal would result in a loss of the existing hardstanding area within the property frontage. The existing and proposed ground floor plans indicate that the existing parking provision of two spaces would not change. Two spaces for an 8 bedroom dwelling is not considered to be sufficient off-street parking provision, and the manoeuvring on and off the forecourt, as presented would appear awkward. As such the proposal is not considered to accord with SPG 4 – KCC Parking Standards (2006) and Gravesham Householder Extensions/Alterations Design Guide (2021).

Biodiversity

No soft landscaping or planting has been incorporated into the plans. If planning permission were to be forthcoming for the development, further discussions could have been had regarding this matter, or alternatively this could have been secured by condition.

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.

Contamination

The site lies within 'The Nest' Historic Landfill Buffer Zone. As such, if planning permission were to be forthcoming, an appropriately worded condition relating to a watching brief could be added to the decision notice.

Conclusion

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and surrounding

area. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014), insofar as it seeks to ensure proposals are well-designed and integrate well with the surrounding area, along with Section 12 of the National Planning Policy Framework (2024). The proposal would also not adhere to guidance in the Householder Extensions and Alterations SPD (2021), which seeks subordinate extensions and harmonious rooflines, and the Design for Gravesham SPD (2024), which expects development to respect established scale and built form rhythm.

The proposal does not demonstrate there would be sufficient head room in the converted loft space. Moreover, the loft bedroom proposed within the front roof slope would be narrow and have very poor outlook via rooflights only. As such, the development is not considered to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The proposal would fail to safeguard the amenity of neighbouring properties in terms of the sense of overlooking and perceived overlooking of the private garden areas of neighbouring properties due to the substantial increase in fenestration at height. In addition, the proposal is considered to be an overbearing development, constructed up to the flank boundary at high level. As such the development fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The proposal fails to demonstrate sufficient off-street parking provision for an eight bedroomed property, as well as failing to provide adequate arrangements for vehicle manoeuvring on and off the forecourt. As such the proposal is not considered to accord with SPG 4 – KCC Parking Standards (2006) and Gravesham Householder Extensions/Alterations Design Guide (2021).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	10th February 2026	Dated:	10th February 2026