

Delegated Report

Planning Application

Planning Application No: 20251278

Location: 48 Arthur Street Gravesend Kent DA11 0PR

Description: Conversion of basement with new light well to provide storage for hair salon with Infill extension to front of building to provide living area.

Applicant: Mrs H Kaur

Site Visit Date: 9th February 2026

Submitted Documents/Plans

Application Form;
Site Location Plan;
Drawing no. 25063TS-PP-01-EP-A1 – Existing Floor Plans;
Drawing no. 25063TS-PP-02-EE-A1 – Existing Elevations;
Drawing no. 25063TS-PP-03-PP-A1 – Proposed Floor Plans;
Drawing no. 25063TS-PP-04-PE-A1 – Proposed Elevations;
Drawing no. 25063TS-PP-05 – Existing Block Plan; and
Drawing no. 25063TS-PP-06 – Proposed Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250939	Conversion of basement with new light well to provide storage for hair salon with Infill extension to front of building.	Refused	13.11.2025
20230065	Erection of a two storey rear extensions and change of use of the basement to create new commercial unit including new front access and small rear lightwell.	Refused	08.06.2023
20211557	Erection of a two storey rear extension to form 1no. bedsit and a two bedroom self-contained flat.	Refused	13.07.2022
20061113	Conversion of part of ground floor from residential to provide additional retail area involving alterations to existing first floor flat.	Permitted	21.02.2007

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS12 – Green Infrastructure

- CS14 – Housing Type and Size
- CS15 – Housing Density
- 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 4 – Decision Making
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 6 – Building a Strong, Competitive Economy
- Section 7 – Ensuring the Viability of Town Centres
- Section 8 – Promoting Healthy and Safe Communities
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-Designed Places
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 – Conserving and Enhancing the Natural Environment

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 comment.

Neighbouring properties

Eight surrounding properties were consulted and no representations were received. The consultation period expired 12th January 2026.

Officer's Analysis



Preliminary Matters

This application has been submitted following the refusal of application 20250939 which was for a similar proposal. The reasons for the refusal of this application are as follows:

1. The proposed development fails to safeguard the amenity of future occupiers, by virtue of providing a cramped, undersized flat with substandard rooms and no facilities for the storage or recycling of waste. As such, the proposal is considered overdevelopment of the site, which provides a poor quality living environment to the detriment of amenity of future occupiers, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2024).
2. The proposal fails to provide sufficient cycle storage to accord with Kent County Council's Vehicle Parking Standards (SPG4) (2006). Therefore the development is contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan First Review (1994) and the Kent County Council's adopted Vehicle Parking Standards (SPG4) (2006) which seek to ensure that adequate cycle parking is available on site.

Site Description

48 Arthur St is a two storey end of terrace building located on the corner of Arthur St and Cutmore St. there is a commercial unit on ground floor and residential accommodation above and to the rear, with the basement level used for storage. There is an existing single storey part width addition to the rear of the building.

Development Proposal

This application proposes the erection of a single storey rear infill extension to the side of the exiting rear projection, and the conversion of the basement into storage for the existing commercial use at ground level, with a new stairwell formed to the front of the property on Cutmore Street.

The dimensions of the extension are as follows;

- Depth – 3.02m
- Width – 2.7m
- Height (max) – 3.3m
- Height (eaves) – 2.7m



Design, Character and Appearance

Policy CS19 (LPCS) requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular, the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

The proposal consists of an infill extension to the side of the existing rear extension and a stairway and railings to the front of the building. The proposed rear extension would be modest in size, it would have a part pitched, part flat roof which would be set down from the first-floor level. The extension would be built up to the boundary with Arthur Street in line with the side elevation of the main dwelling, there would be two windows and the main entrance door to the residential premises to the side elevation. The extension would be constructed from matching materials which would ensure it harmonises well with the host dwelling.

The railing proposed to the front of the site would be 1m in height and would enclose the proposed stair well providing access to the basement. The railings would be in keeping with existing railings along Cutmore Street. It is considered that the development would be acceptable in design terms and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed extension is modest in size, its size coupled with its siting would ensure that it would not result in any significant overshadowing or overbearing to surrounding neighbouring properties. It is noted that there would be a separation of approximately 13m between the proposed windows to the side elevation of the extension and the residential properties to the southern side on Arthur Street. Whilst it is noted that this separation would be under the required window to window separation, the relationship between the proposed windows and the facing neighbouring windows would be comparable to the established relationship between properties on the north and south side of Arthur Street. Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

The site is in a central location in the town where public transport links are good and there are sufficient parking restrictions in the locality and public car parks available nearby. Therefore, it is considered the development does not need to provide private off-street parking as there is no increase in bedrooms or units.

It is noted that a previous application at the site was refused as the proposals did not include cycle storage. However, as the existing residential unit does not have any cycle storage and there would be no increase in occupancy. As such the lack of cycle storage is not considered to be a reason to refuse the application.

Any Other Material Planning Considerations

Refuse

Policy CS19 (LPCS) requires new development to incorporate facilities for the storage and recycling of waste. The application includes space for the storage of refuse for both the residential and commercial premises to the front of the site. The proposed storage is considered acceptable and would be compliant with Policy CS19.

Ecology and Biodiversity (Bird Mitigation)

The proposed development does not create any additional residential units. Therefore, the SAMMS mitigation payment is not required. There would be no requirement for biodiversity net gain as the development would fall under the De Minimis Exemption.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Adeoye Lawal	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th February 2026	Dated:	10 th February 2026