

Delegated Report

Householder Planning Application

Planning Application No: 20251238

Location: 54 Britannia Drive Gravesend Kent DA12 4RR

Description: Demolition of garage and erection of a double storey side/rear extension.

Applicant: Mr Baljinder Lalli

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: D-01 (Site Location Plan)
- Drawing No: D-02-1 (Existing Site Plan)
- Drawing No: D-06 (Existing Plans, Elevations and Block Plan)
- Drawing No: D-04 (Existing Elevations)
- Drawing No: D-05 (Proposed Site Plan)
- Drawing No: D-03 (Existing Floor Plans)
- Drawing No: D-07 (Proposed Site Plan)

Supplementary Information

- Design and Access Statement

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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillor

No comments received.

Neighbouring properties

The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 08.01.2026 and no comments were received.

Analysis

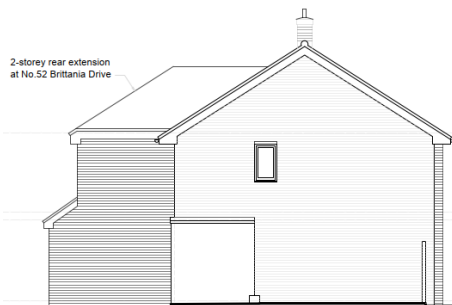
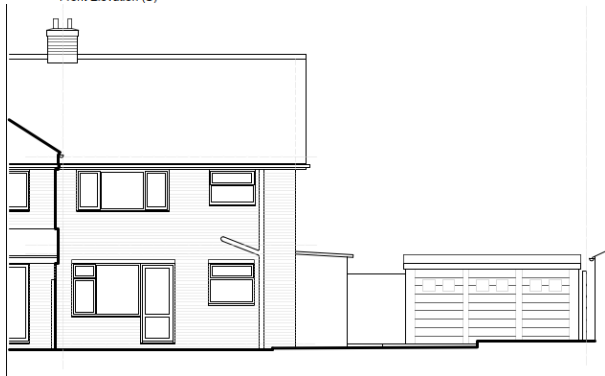
Proposal

Demolition of garage and erection of a double storey side/rear extension.

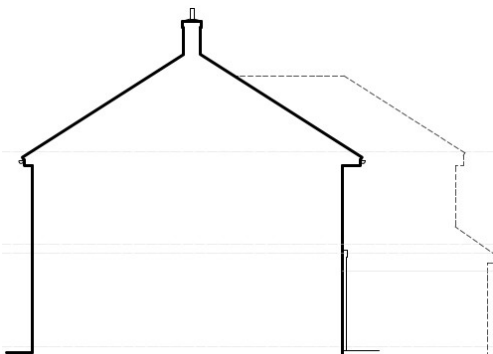




Front Elevation (S)



2-storey rear extension
at No 52 Britania Drive



Front Elevation (S)
As Proposed



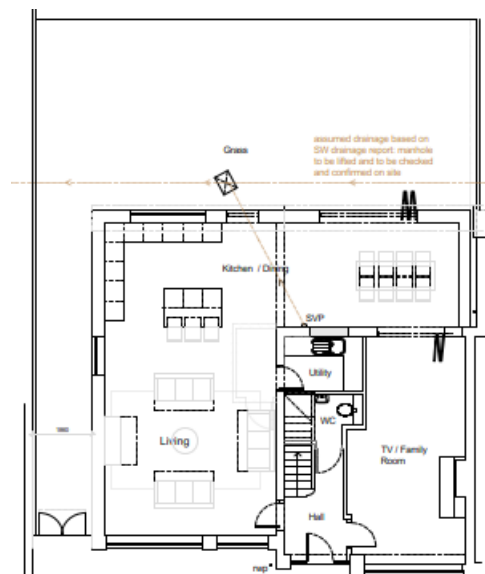
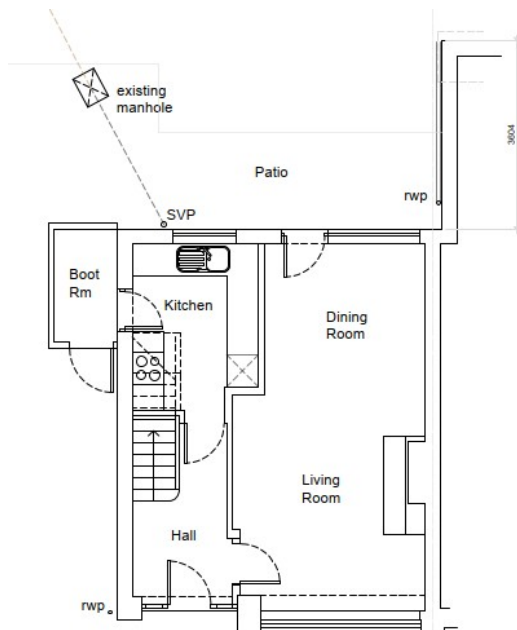
Rear Elevation (N)
As Proposed



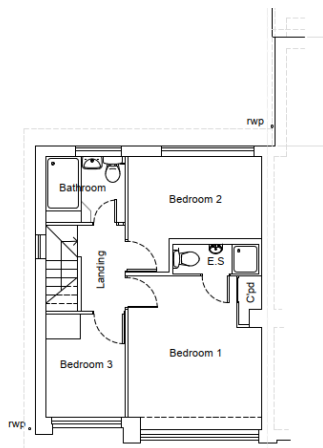
Side Elevation (W)
As Proposed



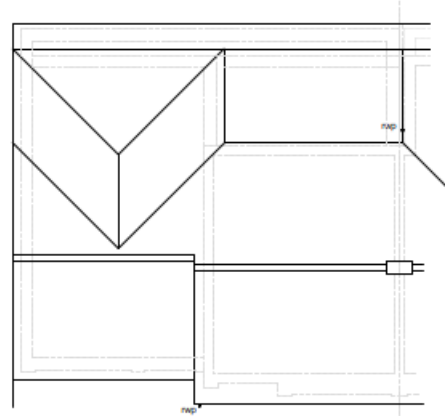
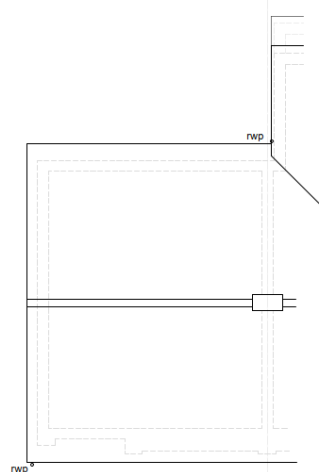
Side Elevation (E)
As Proposed



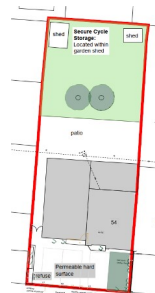
**Ground Floor Plan
As Proposed**



**First Floor Plan
As Proposed**



**Roof Plan
As Proposed**





Character and Appearance

The application site is a two storey semi detached house situated with the Riverview Park Estate which is in the urban part of the Borough of Gravesham.

The area is characterised by two storey semi detached dwellings of which some have been extended. Most extensions are located to the rear of the sites, however there are some single and two storey side extensions of a modest scale within the vicinity. These extensions are generally of a modest scale due to the width of the plots.

The proposal will be assessed inline with planning policy and in this instance SPD4 – Householder Alterations and Extensions Guidance 2021 is relevant. With regards to extensions para 9.2 of the policy states:

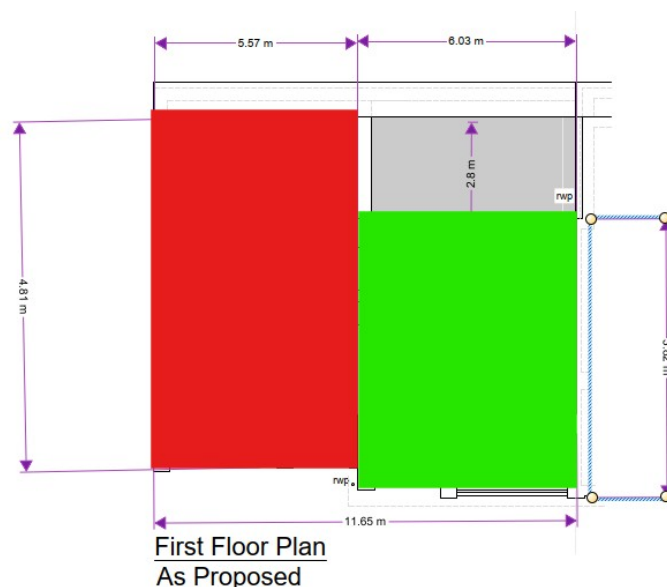
Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Para 10.5 states:

Width: Extensions should generally be no greater than half the width of the host building.

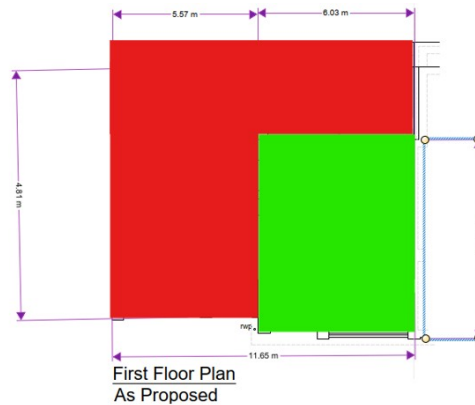
The proposed extension has a width of 5.6m, the width of the original dwelling is 6.21m, therefore the proposed extension is **significantly** above the parameters set out in the SPD and is therefore contrary to guidance.

The extension does not only project to the side it also projects to the rear of the original dwelling. The depth of the original dwelling over two storeys is approx. 3.82m, the depth of the proposed two storey side and rear extension is approx. 4.81m which demonstrates over development of the site which will introduce a significant amount of bulk and massing to a modest semi detached house.



In the plan above area highlighted in red denotes the proposed area for the two storey extension, whilst the area highlighted green denotes the area original dwelling. The below plan shows all of the areas proposed for development including single storey rear extensions and as can be seen from the below the proposed extensions dominate the host dwelling and wrap around the side and rear, not only are the extensions vast in footprint, a large proportion is built over two storeys which fail to demonstrate subordination to the

original dwelling.



The proposed extensions are of such a scale that they resemble an additional dwelling except there is not a front door but instead a door to the rear which could potentially allow for subdivision of the property. There is potential for independent and it is important to note that this requires a separate grant of planning permission.

The proposed development is considerable when compared to the original dwelling which is fairly modest in its size.

The architect has provided examples of similar extensions in the Design and Access Statement within Riverview Park, however it is important to note that each proposal is assessed on its own merits. It is noted some of the cases provided predate the Council's SPD4 Householder Alterations and Extensions Guidance and the other examples show extensions which are not comparable due to their scale or their siting.

For example the architect has provided No 23 Britannia Drive as an example of a similar extension, this is clearly smaller in terms of its width when compared against the original dwelling as can be seen below:



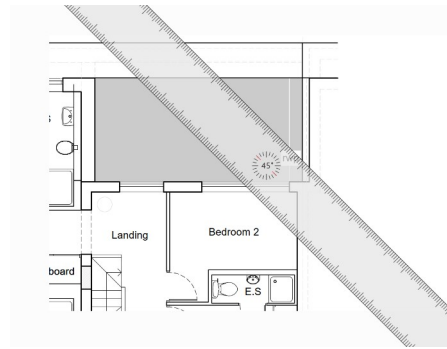
There may be examples of similar extensions within the borough however it is important to highlight that each individual case is assessed on its own merits.

The proposal is not considered to be subservient to the scale of host dwelling and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Post development there will be approx. 229sqm of resultant garden space which is sufficient and compliant with SPG2 Residential layout Guidance 2020.

The proposed extension will not detriment any existing habitable room of outlook, the below 45 degree test was carried out and it shows there will be not harmful effects as a result of the extension.



The new bedrooms will have sufficient access to light and outlook and will comply with the requirements of the Nationally Described Space Standard 2015.

The additional floor space will provide further living space and improve the internal amenity for future occupiers.

The proposal safeguards future occupier amenity in line with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The bulk of the proposed extension is primarily situated on the western elevation of the dwelling and therefore there are no concerns that the proposal will have a harmful impact in terms of loss of light on the adjoining property known as No.52 Britannia Drive. The proposed single storey rear extension will be built up to the shared boundary with No.52, however the depth of the projection will be inline with the neighbouring extension and will therefore have no detrimental impact in terms of loss of light or outlook.

The extension will come closer to the shared boundary with Nos 56 Britannia Drive and No 2 Latona Drive, however any impact would be mainly at the bottom of the garden areas. There will be a window at first floor level which will serve a bathroom which is not a habitable room and would therefore not impact privacy. The proposed window at ground floor level will serve a lounge, however the boundary treatment would offer adequate screening to the garden areas of the aforementioned properties.

The proposal will not impinge on neighbouring privacy.

The proposed development safeguards neighbouring amenity inline with the requirements of SPG2 Residential Layout Guidelines 2020.

Parking and Highways

The proposal shows that the property frontage will have a mix of soft and hard landscaping which will balance the frontage in terms of its appearance.

The proposal shows three parking areas on a permeable hardstanding. Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, where the width of end spaces abut an enclosed boundary should be increased to 2.7m wide and where a space is in front of a front door then the spaces depth must be increase to 6m.

The driveway can easily accommodate two vehicles which means the proposal complies with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposed development is excessive in terms of its scale, the extensions are an incongruous addition

which are not subservient to the scale of the original dwelling. The proposal is therefore recommended for refusal owing to the below ground:

The proposal is not considered to be subservient to the scale of host dwelling and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2024).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03.02.2026	Dated:	4th February 2026