

Delegated Report

Householder Planning Application

Planning Application No: 20260097

Location: 20 Orchard Avenue Gravesend Kent DA11 7NX

Description: Erection of a part single and part two storey rear extension.

Applicant: Mr Amarjit Gill

Site Visit Date: 11 March 2026

Submitted Documents/Plans

Householder Application for Planning Permission form;
Site location plan;
Drawing no. 100 Location plan;
Drawing no. 101 Existing block plan;
Drawing no. 102 Existing layouts;
Drawing no. 103 Existing elevations;
Drawing no. 201 Proposed block plan;
Drawing no. 202 Proposed layouts;
Drawing no. 203 Proposed elevations; and
Drawing no. 204 Existing and proposed roof plans.

Procedural Issues

It is noted that the proposed western elevation drawing does not show the retained bathroom window that is shown on the proposed layout drawing and that the existing and proposed block plans appear to be shown at the wrong scale (1:200 rather than 1:500). But despite these inaccuracies, it has been possible to fully assess the proposed development.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250621	Erection of a single storey outbuilding with pitched roof.	Permitted	15.09.2025
20191216	Extension to the vehicular access and hardstanding.	Permitted	01.05.2020
19860323	Erection of a detached two storey dwelling with an attached garage at the side	Permitted	10.06.1986
19490562	Detached bungalow	Permitted	01.07.1949

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

Neighbouring properties

The application was publicised to four neighbouring properties by letter. No representations have been received and the overall consultation period expired in 20 February 2026.

Officer's Analysis

Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the

significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to two storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the host property in terms of depth (extensions to extensions will not generally be supported); should not be of greater width than the original building; should generally not be built adjoining the side boundaries of the site, should have roof designs that reflect and not overwhelm the main roof and window patterns and proportions that are in keeping with the host building and local character.

The application property is a detached, two storey dwelling set in a relatively large plot. The proposed development comprises of a part single storey and part two storey rear extension, with an L-shaped ground floor element that extends across the full width of the rear of the building. The extension has a depth of 4 metres on the eastern side and 6.7 metres on the western side, with the first floor element being located on the western side of the building. The first floor element has a width of 4.7 metres.

The proposed development would add significant depth and height to the rear of the building (on the western side especially) and would result in a sizeable increase in built form overall. When viewed from the side, in particular, the extension would appear as a dominant feature of the application property. The proposed design includes large areas of bricked, blank façade on either side, which would elongate the dwelling and be visually detrimental. As such, the proposal would not be subservient to the existing building and would result in an overdevelopment of the application site.

The positive features of the proposal include that the proposed external facing materials, fenestration and roof design match with existing and that it would result in the replacement of a flat roof on an existing two storey rear projection with a hipped roof.

It is noted that various properties in Orchard Avenue have been subject to significant extension and alteration. However, every planning application must be judged on its own merits and in its own context and as such, what is acceptable at one site may not be so at another. In this instance, it is considered that the proposed development would be out of character with the existing building.

Overall, it is considered that the negative impacts of the proposed design would significantly outweigh the positive features. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and would be detrimental to visual amenity, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the NPPF 2024 and to the Householder Extensions/Alterations Design Guide 2023.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedroom would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and although the proposed development would result in a reduction in the size of the rear garden, the residual rear garden area and depth (even accounting for an approved outbuilding) would exceed the minimum requirement for a dwelling with four or more bedrooms in the Residential Layout Guidelines (June 2020).

The proposed development would result in an existing rear bedroom window having a poor outlook and being slightly overshadowed. However, these impacts would not be significantly detrimental to the residential amenity of future occupiers.



It is noted that the proposal would result in the loss of various windows at the rear of the application property (to a kitchen, dining room, bathroom and en-suite) thereby reducing the levels of natural light available in these rooms. However, due to some alternative windows being provided, to the proposed internal layout alterations and because some affected rooms are non-habitable, there would be no significant detriment to the living conditions of future occupiers.

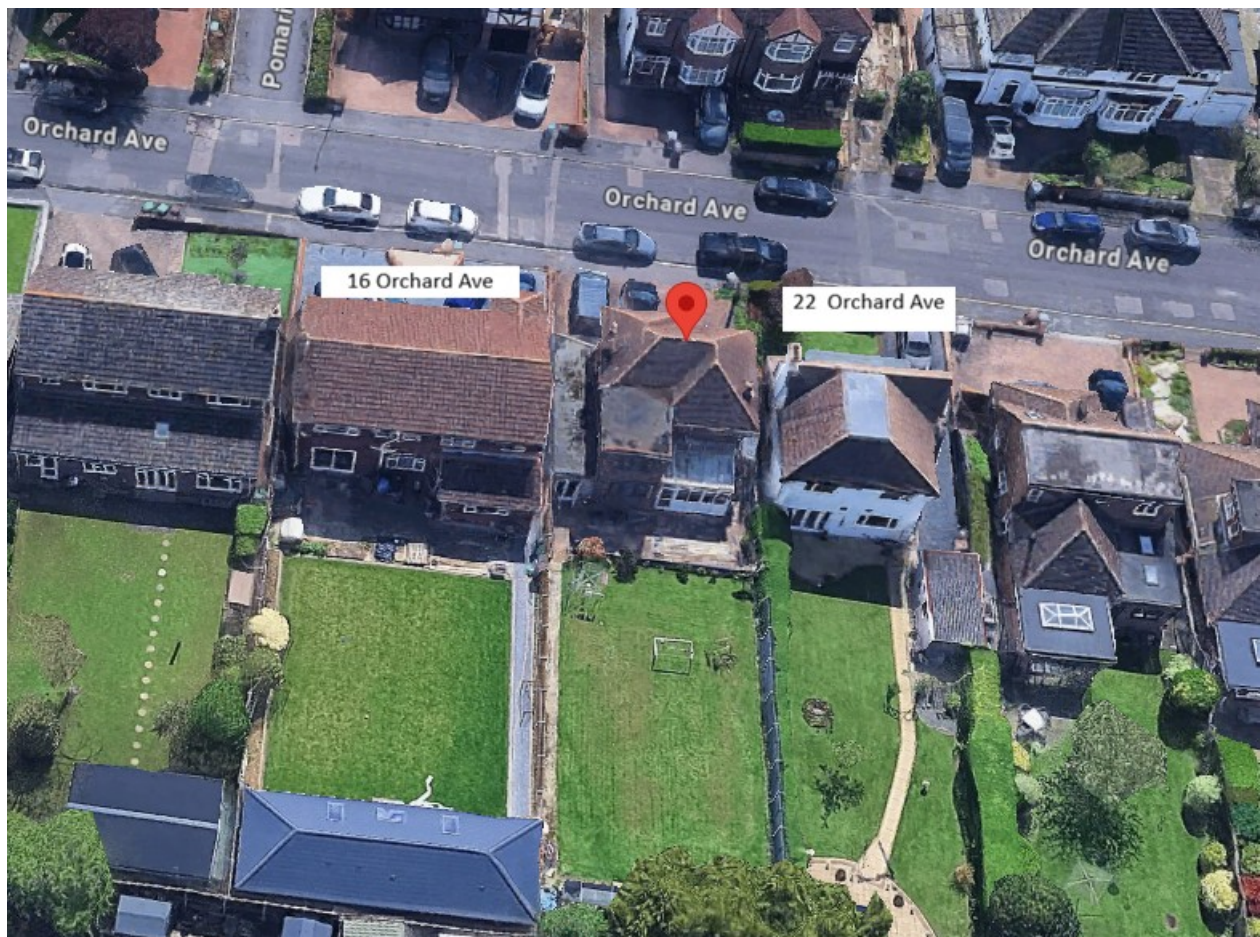
Overall, the proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Paragraph 135(f) of the NPPF 2024 sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers.

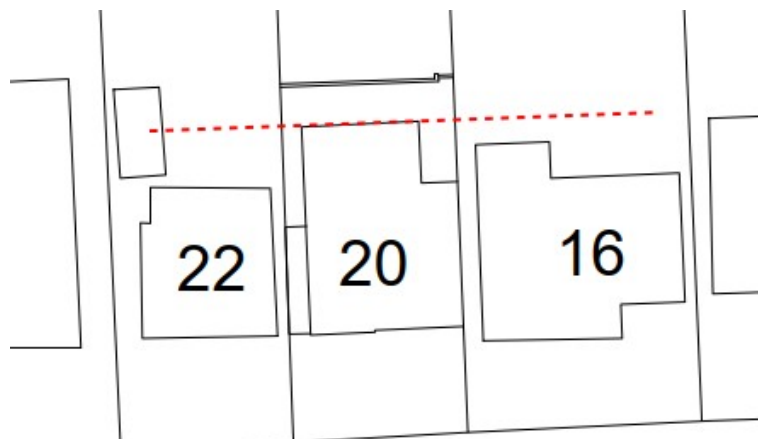
The closest residential properties to the application site are nos. 16 and 22 Orchard Avenue (located to the east and west respectively) and nos. 16 and 18 Branchley Avenue (located to the north).



No. 16 Orchard Avenue has a single storey rear projection that extends beyond the existing rear elevation at the application site and is located some 1.3 metres from the side boundary of the application property, on slightly higher ground. No. 16 has various openings in the side and rear elevations close to the proposed development. In the rear elevation, are a kitchen window at ground floor and a bedroom window at first floor level. In the side elevation, are a utility room window and a door and window to a garage at ground floor and an ensuite window and hallway window at first floor level.

No. 22 Orchard Avenue has a two storey rear projection that extends beyond the original rear elevation at the application property (but is almost in line with the existing conservatory) and is located some 0.7 metres from the side boundary with the application site, on slightly lower ground. No. 22 has a window at ground floor level (to a dining room) and a bedroom window at first floor level, in the rear elevation closest to the application site. In the side elevation that faces it, there is a secondary bedroom window at first floor level.

Due to the north facing orientation of the properties, there would be no adverse sunlight impacts to any of the affected windows. However, due to the depth and height of the proposed extension and its proximity to the side boundaries of the application site, there would be some loss of daylight and some adverse overbearing impacts to the neighbouring occupiers;



For no. 22 Orchard Avenue, in terms of overbearing impacts, due to the close proximity of the proposed extension and its depth and height when viewed from a dwelling on lower ground, these would be detrimental to residential amenity. In terms of overshadowing impacts, due to the proximity of the proposed extension and its relative depth and height, the bedroom and dining room windows at no. 22 would experience a loss of daylight, which would be detrimental to residential amenity.

For no. 16 Orchard Avenue, due to its set back and the greater separation between the property and the proposed extension, because the extension would be mainly single storey on this side and because the affected side windows are to non-habitable rooms, it is considered that any adverse overshadowing and overbearing impacts would not be so significant as to warrant a refusal of planning permission.

The proposed development would introduce a number of new windows to the application property. However, due to the screening provided by existing boundary treatments and to the depth of the rear garden, there would be no adverse overlooking impacts to any of the surrounding residential occupiers.

Overall, it is considered that the proposed development, by virtue of its height and proximity to the boundary with no. 22 Orchard Avenue, would be likely to be severely oppressive and overbearing, causing overshadowing and curtailing outlook for the occupants of that dwelling. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and Paragraph 135(f) of the National Planning Policy Framework (2024).

Parking and Highways

The proposed development would result in the dwelling increasing from four bedrooms to five and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area can accommodate three vehicles, which would be in line with the requirements of the Borough Council's adopted Vehicle Parking Standards for a dwelling with four or more bedrooms.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with

Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 3, a Site of Special Scientific Interest (SSSI) Impact Risk Zone and a smoke control area. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to any sensitive habitats, archaeological features or groundwater. As such, the proposal would be in line with Policies CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

It should be noted that, had there not been overriding design and amenity concerns regarding the proposed development, the applicant would have been asked to provide amended plans to correct the inaccuracies highlighted in the 'Procedural Issues' section of this report.

Conclusion

The proposed development would have no adverse residential amenity for future occupiers, highway safety, archaeology, sensitive habitats or groundwater impacts. However, the proposal would be an overdevelopment of the application site, which would be out of character with the existing building and be detrimental to visual amenity.

Overall, it is considered that the adverse impacts of the proposed development attract significant weight and would significantly and demonstrably outweigh the benefits of the proposal. Therefore, following a thorough assessment of the application and all material planning considerations, it is considered that the proposed development cannot be supported.

Recommendation

That planning permission should be refused on the following grounds;

1. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and be detrimental to visual amenity and be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.
2. The proposed development, by virtue of its height and proximity to the boundary with no. 22 Orchard Avenue, would be likely to be severely oppressive and overbearing, causing overshadowing and curtailing outlook for the occupants of that dwelling. The proposal would therefore be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and Paragraph 135(f) of the National Planning Policy Framework (2024).

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

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
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Signed:	K Joyce	Signed:	Jusab
Dated:	17th March 2026	Dated:	24 March 2026