

Delegated Report

Householder Planning Application

Planning Application No: 20251254

Location: 14 Milton Avenue Gravesend Kent DA12 1QL

Description: Erection of a single storey rear extension and loft conversion into habitable rooms with rear dormer.

Applicant: Mr Aaron Imms

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 07/12/2025;

Site Location Plan;

Block Plan – Existing;

Drawing Number EX100 (Site Layout Plan – Existing);

Drawing Number PR600 (Site Layout Plan – Proposed);

Drawing Number PR100 (Ground Floor Plan – Proposed);

Drawing Number PR200 (First and Second Floor Plans – Proposed);

Drawing Number PR300 (Front and Rear Elevations – Proposed);

Drawing Number PR400 (Side Elevation – Proposed);

Drawing Number PR500 (Roof Plan – Proposed);

Drawing Number EX400 (Roof Plan – Existing);

Drawing Number EX300 (Front and Rear Elevations – Existing);

Drawing Number EX500 (Side Elevation – Existing) and

Drawing Number EX200 (Floor Plans – Existing).

Relevant Planning History

No relevant history

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

Ward Councillors – No comments received

Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed on 16.02.2026. No responses were received and the consultation period ended on 13.03.2026.

Officer's Analysis

Design, Character and Appearance

14 Milton Avenue is a two-storey terraced property located on the eastern side of the highway.



The application proposes the erection of a single storey rear extension and loft conversion into habitable rooms with rear dormer.

The single storey rear extension would have a flat roof with rooflight at a height of 3.08m. The extension proposes an overall width of 5.87m and would project from the rear elevation by 3.45m. The extension would create space for an open plan kitchen/dining area. To the rear elevation there would be patio doors and a window. The proposal would be constructed with a rendered finish to match the existing.

The application also proposes a loft conversion with rear dormer. The proposed dormer would have a height of 2.66m and a width of 5.34m. It would be inset from the flanks by 0.27m and 0.57m, set down from the ridge by 0.14m.

The proposal would create space for a fourth bedroom with en suite and walk in wardrobe. There would be 2no windows to the rear elevation serving the bedroom and WC. Any window serving a WC would be required to be obscure glazed to Pilkington Level 3 or above.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property to 4.

Gravesham's Residential Layout Guidelines state that a 4 bedroom property should have a minimum remaining amenity requirement as set out below:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the application site would retain a rear garden space of 86.52m² and a depth of 14.92m.

Whilst the post development amenity area is below the recommended guidelines, this is not considered to be a large shortfall. Furthermore, the remaining garden depth would meet the recommendation and therefore on balance it would be unreasonable to refuse the application on these grounds alone.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposed single storey rear extension is modest in height and does not look to introduce any windows to the flank elevations and as such raises no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.



The proposed rear dormer would introduce a habitable to window to second floor level. However, by way of the orientation of the application site and distance from neighbouring properties to the rear, there are no concerns with the impact on neighbouring properties:



No neighbour representations have been received.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The application introduces a fourth bedroom to the property.

Whilst there is no existing parking provision at the application site, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Furthermore, it was also noted during officer visit that there is a large volume of on street parking in the immediate area.

As such, there are no concerns with parking and highways.

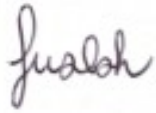
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	24 March 2026	Dated:	24 March 2026