



Delegated Report

Planning Application

Planning Application No: 20260768

Location: 50 Lewis Road Istead Rise Gravesend Kent

Description: Demolition of existing bungalow. Erection of a self build 1.5 storey dwelling with associated works, hard and soft landscaping, new parking arrangement and extension to dropped kerb. Replacement of existing fences with brick boundary dwarf wall.

Applicant: Mr Wareing

Site Visit Date: Previous street view visit undertaken and photos provided

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
BNG Self Build Form 36 (received on 29.07.26);
Drawing No. 28180_EX_01 Rev. A – Site Location Plan;
Drawing No. 28180_EX_02 Rev. A – Block Plan – Existing;
Drawing No. 28180_EX_03 Rev. A – Site Plan – Existing;
Drawing No. 28180_EX_04 Rev. A – Elevations – North East – Existing;
Drawing No. 28180_EX_05 Rev. A – Elevations – North West – Existing;
Drawing No. 28180_EX_06 Rev. A – Elevations – South West – Existing;
Drawing No. 28180_EX_07 Rev. A – Elevations – South East – Existing;
Drawing No. 28180_EX_08 Rev. B – Ground Floor Plan – Existing;
Drawing No. 28180_EX_09 Rev. A – Roof Plan – Existing;
Drawing No. 28180_EX_10 Rev. A – Street Elevation – Existing;
Drawing No. 28180_EX_11 Rev. A – Section A-A – Existing;
Drawing No. 28180_PL_01 Rev. B – Block Plan – Proposed;
Drawing No. 28180_PL_02 Rev. B – Site Plan – Proposed;
Drawing No. 28180_PL_03 Rev. B – Ground Floor Plan – Proposed;
Drawing No. 28180_PL_04 Rev. B – First Floor Plan – Proposed;
Drawing No. 28180_PL_05 Rev. B – Roof Plan – Proposed;
Drawing No. 28180_PL_06 Rev. B – Elevations – North East – Proposed;
Drawing No. 28180_PL_07 Rev. A – Elevations – North West – Proposed;
Drawing No. 28180_PL_08 Rev. B – Elevations – South West – Proposed;
Drawing No. 28180_PL_09 Rev. A – Elevations – South East – Proposed;
Drawing No. 28180_PL_10 Rev. B – Street Elevation – Proposed;
Drawing No. 28180_PL_11 Rev. A – Section A-A – Proposed; and
Drawing No. 28180_PL_12 Rev. A – Section B-B – Proposed.

Relevant Planning/Appeal History

Reference	Description	Decision	Decision Date
20250533	Demolition of existing bungalow and erection of a self-build	Refused	01.08.2025

	detached two storey house with canopy to rear elevation and rear deck.		
AP 2025/050/ REF	Demolition of existing bungalow and erection of a self-build detached two storey house with canopy to rear elevation and rear deck.	Appeal Dismissed	02.02.2026

This application follows refusal and subsequent dismissed appeal of application 20250533 for the demolition of existing bungalow and erection of a self-build detached two storey house with canopy to rear elevation and rear deck. This revised proposal is for a 1.5 storey detached replacement dwelling with associated works, hard and soft landscaping, new parking arrangement and extension to dropped kerb. Replacement of existing fences with brick boundary dwarf wall.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 4 -Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – 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)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act

2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement, the Court found that the weight to be given to an emerging Local Plan was a matter of planning judgement, which had to be reached having fully considered the relevant part of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan.**

This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

The comments made for the previous (refused) application are re-iterated.

There is no objection to this application. The site falls within the buffer zone of a former landfill site so a contaminated land watching brief condition is recommended. In addition, due to the proximity to other dwellings a Demolition and Construction Environmental Management Plan is advised.

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the

LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate.

GBC Waste

No comments received.

KCC Biodiversity

No comments received.

KCC Heritage Conservation

Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required.

I hope that the above is helpful and would be pleased to discuss further if required.

Southern Water

Thank you for your correspondence, please see our comments below regarding the above application

Proposed works involve demolition:

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Proposed soakaways:

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance:

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered. Southern Water will refuse any request to discharge surface water into our 'foul only' sewer network. This includes where the surface water hierarchy has been followed and all alternative options have been exhausted. This approach ensures that we work together to better protect the environment, improve water quality, and reduce flood risk. It also supports our work to separate rainwater from sewage at source to meet storm overflow reduction targets under Defra's Storm Overflows

Discharge Reduction Plan, as well as to reduce the number of sewer flooding incidents that are caused by hydraulic overload of our sewer network during periods of sustained rainfall. Applications for surface water connections into a combined sewer will only be permitted if;

- a) there are no alternative options under the surface water disposal hierarchy.
- b) there is capacity*.

The above is supported by our Surface Water Management Policy, which is available to view on our website. It is also supported by the National standards for sustainable drainage systems (SuDS) - GOV.UK which states the following in Paragraph 1.10 - Surface water runoff from the development shall not discharge to a foul drainage system'

Condition:

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate):

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Connection to public sewer - capacity available desktop study under 50:

Southern Water has undertaken a desktop study of the area, and our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Connection to water distribution main:



Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

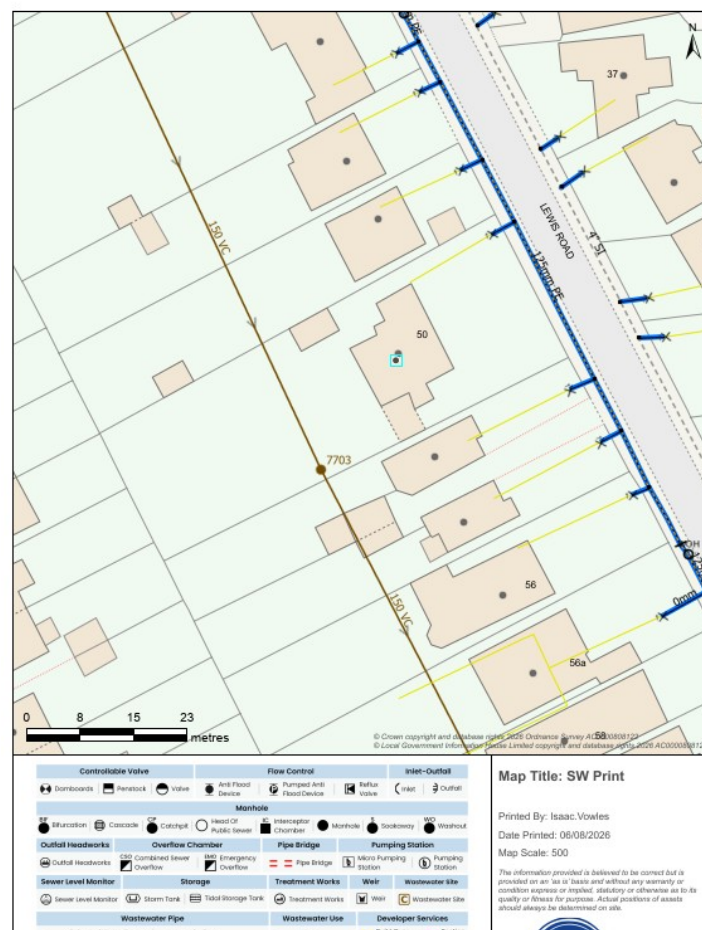
<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available to read on our website via the following link www.southernwater.co.uk/developing-building/connection-charging-arrangements

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

For further assistance, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (TEL: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Map Extract from Southern Water



KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

Referring to the above description, it would appear that this development proposal does not meet the



criteria to warrant involvement from the Local Highway Authority in accordance with the current consultation protocol arrangements. However if there are any material highway safety concerns that you consider should be brought to the attention of the Local Highway Authority, then please contact us again with your specific concerns for consideration.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Southern Gas Network

Southern Gas Network have provided a guidance booklet attached to their response. This can be viewed on Public Access.

Southern Gas Map Extract:



Thank you for your enquiry, there is a high pressure pipeline in the vicinity of your works. Your proposals would require the exact location of this pipeline and other SGN assets to be located before any work commences, either by electronic detection or by hand excavated trial holes as specified in the attached

SW/2 document. These works must be supervised by an SGN representative, please contact Kyle Stevens on 07960479287 / kyle.stevens@sgn.co.uk to arrange a pre-works site visit and any future supervision. We would like to reiterate that no works should be carried out within the vicinity of a high pressure pipeline until consultation with an SGN representative has occurred. We thank you for your patience at this time

Please note that no mechanical excavations are permitted within 3m of the pipeline at any time.

This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works		
Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
GM11	HP	3.0
This table does not include SGN's low medium and intermediate pressure assets, which may be in the vicinity.		

Building Proximity Distance

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the event of any legal proceedings at a later date.

Vehicle Crossing

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence. The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require

installation at no cost to SGN.

9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.

10. Intrusive construction methods will require an agreed method statement prior to work starting.

11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.

12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please note that further restrictions on activities may need to be imposed as a result of a site inspection. For any further information please contact SGN on the details above.

Local Ward Councillors

No comments received.

Neighbouring properties

Nine surrounding properties were consulted and no representations were received. The overall consultation period expired on 21.08.26.

Site Description

50 Lewis Road is a detached bungalow fronting the south-western side of Lewis Road.

Photos provided with application



Fig.3 - Front view of site from Lewis Road (North East)



Fig.4 - Rear elevation of site showing existing extension



Fig.5 - View of garden showing step down



Fig.6 - View of garden



Fig.7 - View of garden showing existing shed



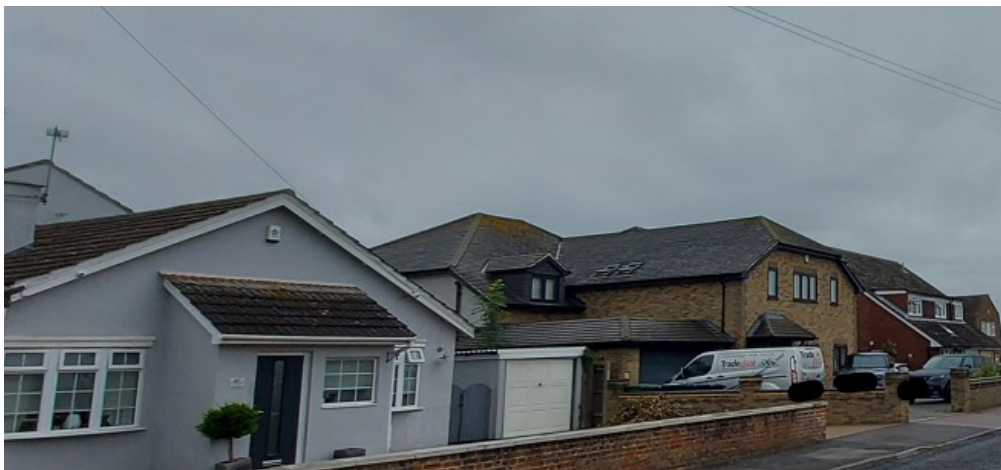
Fig.8 - View of garden showing existing patio

In the immediate local vicinity, there are bungalows and chalet bungalows with some two storey dwellings



located further along Lewis Road.

Site Photos from previous visit



Previous application 20250533 was refused on the following grounds:

1. The proposed replacement dwelling and associated works, by virtue of its size, bulk, massing and design would be an overly dominant and incongruous form of development which would not be in keeping with the immediate street scene it is situated in and would cause harm to the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policy CS19 (Development and

Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

2. The development would have a detrimental impact on neighbouring amenity in terms of loss of privacy and overbearing impact due to the design, siting and scale of the proposal. As such, the proposal fails to safeguard the amenity of surrounding properties contrary to Policy CS19 (LPCS) (2014) and Section 12 of the NPPF (2024).

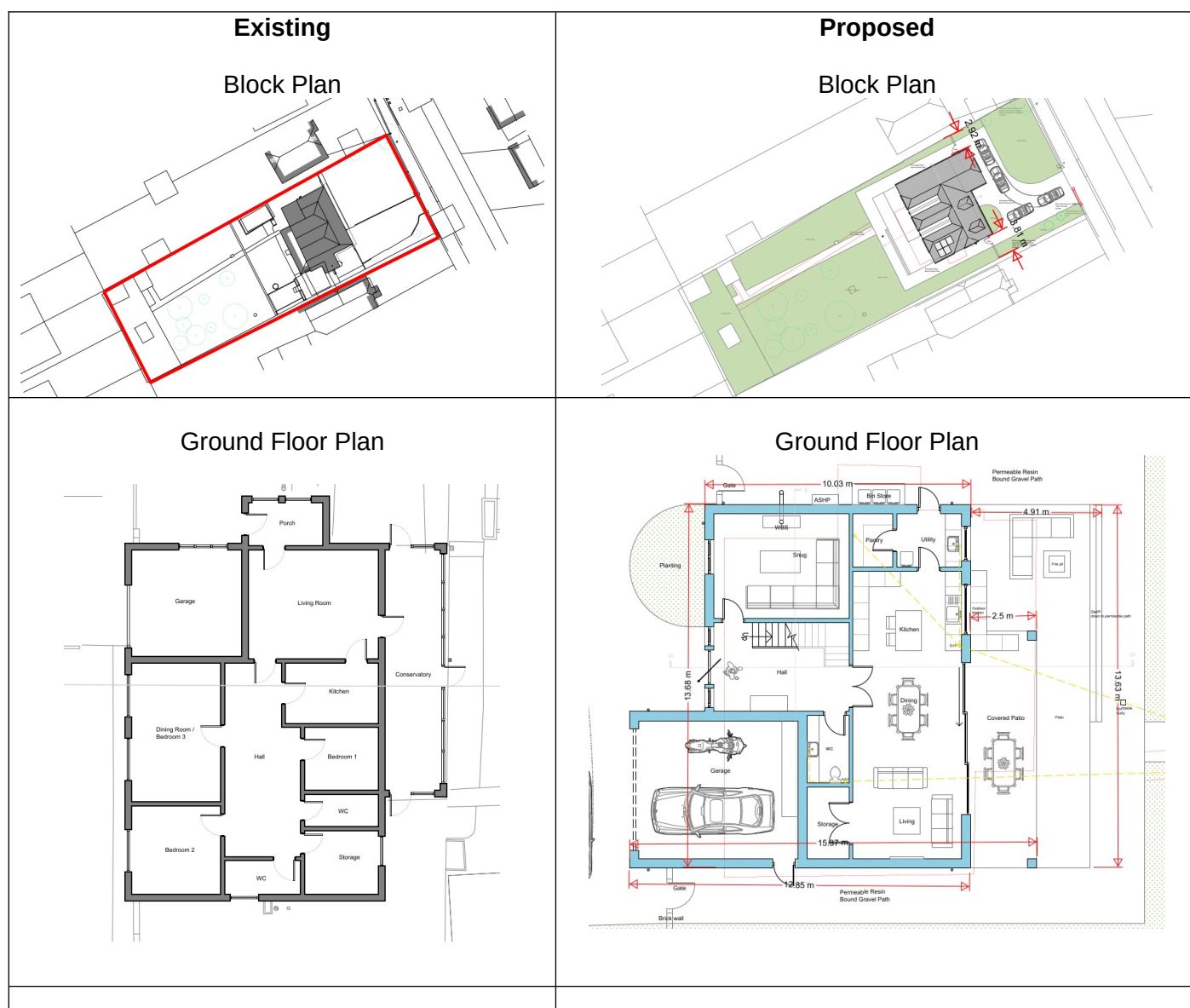
In the subsequent appeal decision, the inspector found that the development would harm the character and appearance of the area and would also harm the living conditions of No.52 Lewis Road due to an adverse impact on outlook and an overbearing effect that would result in an adverse sense of enclosure.

As such, it stands to be considered whether this revised proposal overcomes the previous concerns, and whether any new concerns arise.

Proposed Development

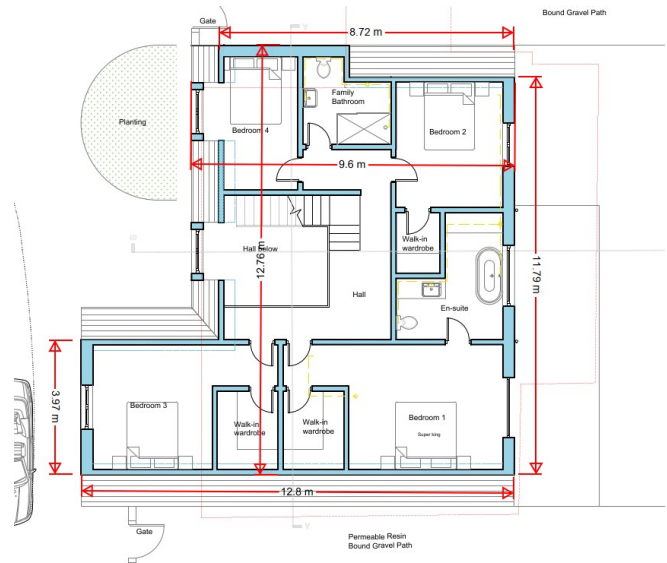
The replacement dwelling would have 4 bedrooms, resulting in an increase of 1 bedroom.

Case officer measurements are indicated on the plans below in black and red:

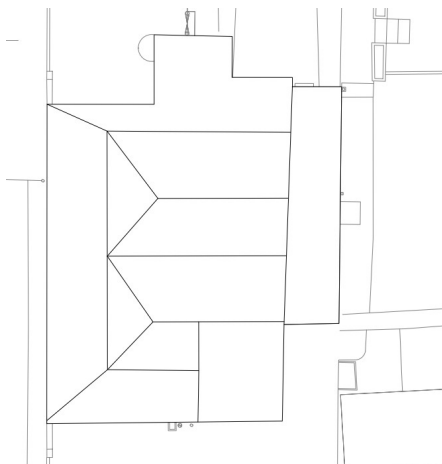


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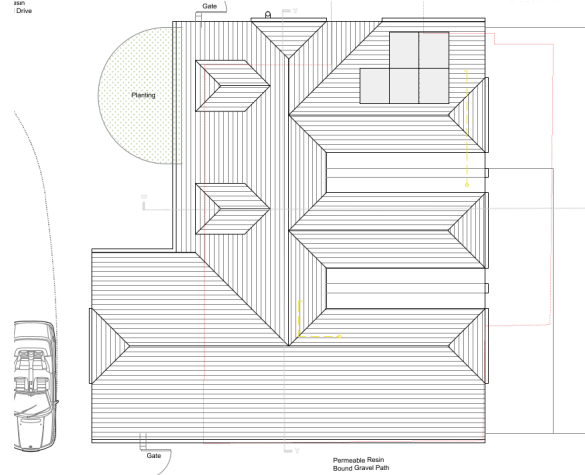
First Floor Plan



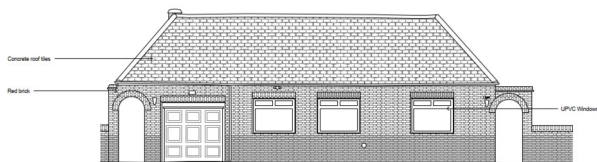
Roof Plan



Roof Plan



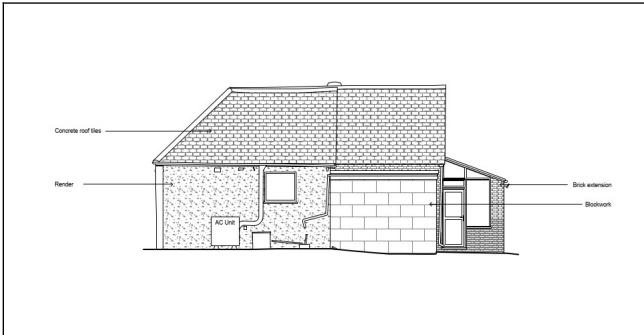
North East Elevation



North East Elevation



North West Elevation



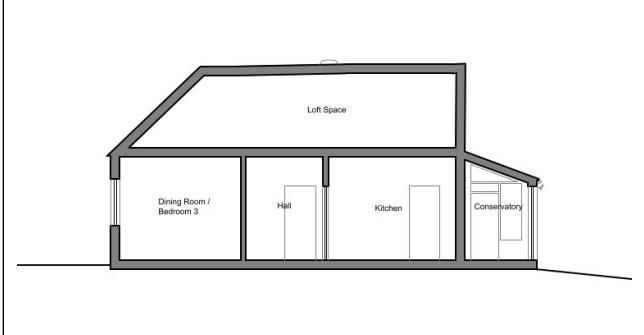
South West Elevation



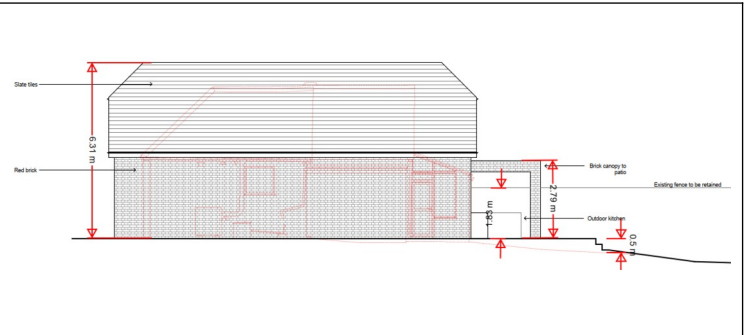
South East Elevation



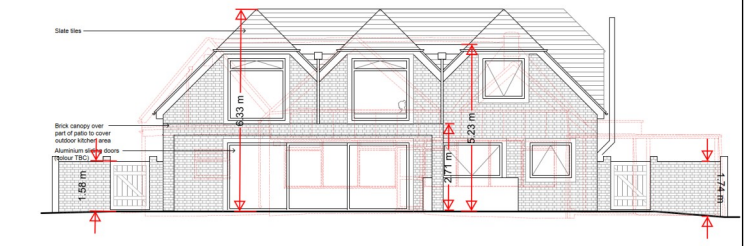
Section AA



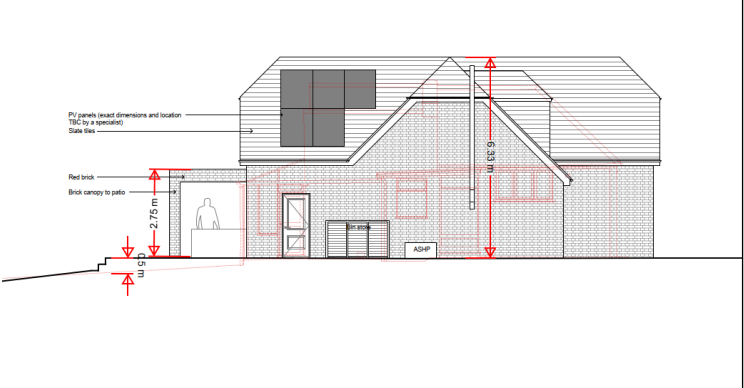
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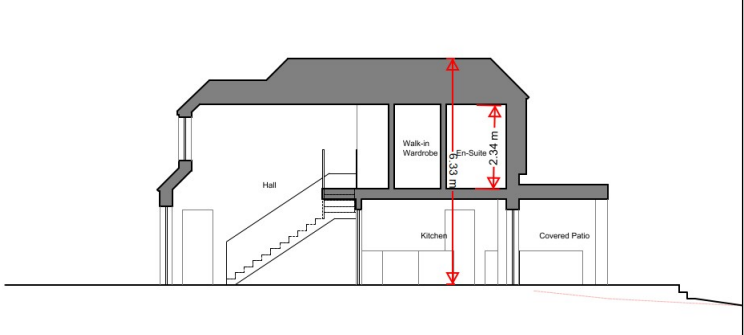
South West Elevation



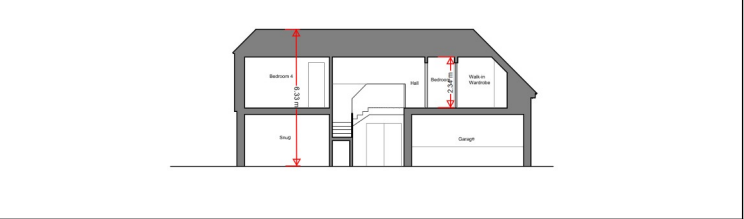
South East Elevation



Section AA



Section BB





Proposed Street Scene



Officer's Analysis

Principle of Development

Policy S4 of the National Planning Policy Framework (NPPF) (2026) sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map.

This application proposes the erection of a 1.5 storey detached replacement dwelling (with associated works) following a previous refusal under application ref. 20250533 and a subsequent pre-application enquiry. As previously established, the principle of a replacement dwelling at the site was considered to be acceptable. However, the proposal would need to comply with policy considerations and not be substantially outweighed by adverse effects. The key considerations are set out below.

Impact on the Landscape and, Design, Character and Appearance

The property is situated within the Istead Arable Farmlands Landscape Character Area. Relevant Policy considerations include paragraph N2 of the National Planning Policy Framework (NPPF) (2026), which aims for development to contribute positively to the natural environment and identify opportunities to conserve and enhance. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Section 14 of the NPPF (2026) seeks to promote high-quality places and sets out the Government's requirements in relation to design issues. Policy DP3(1) states that development proposals should respond positively to their context, including the history, character and features of the site and its surroundings, ensuring they integrate with and enhance the local area. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

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.

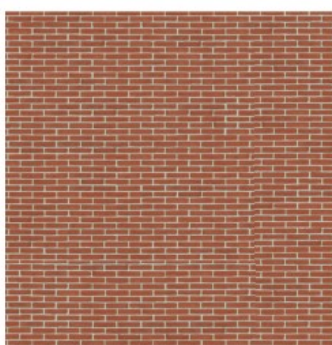
The neighbouring properties either side of the application site are detached chalet bungalow style properties. No.52 Lewis Road is a similar height to the existing bungalow, and No.48 is greater in height. Whilst the appearance of the properties in the vicinity of the application site could be considered to be varied, most of the properties are detached bungalows or chalet bungalow style properties. Therefore, an enlargement of the dwelling can be considered acceptable in principle.

Materials

The proposed external materials including; slate tiles, timber doors, red brick walls, aluminium casement windows in heritage style (with stone surround) are considered to be good quality materials, acceptable in principle. In the event planning permission is granted, samples and details of materials can be added to the decision notice to ensure the appearance of the dwelling would be a visually attractive development that would integrate well within the street scene.



Slate Roof Tiles



Red Brick



Timber



Stone Surround to Aluminium Windows



Reconstituted Stone of Similar Colour



Slate Roof Hips/Dormers on Lewis Rd

Rear Deck/Covered Patio

A raised deck is proposed to the rear of the property and a covered patio area would be provided on the patio, the patio would be raised approximately 0.5m above the garden, and would project across the full width of the dwelling. The patio would project a total depth of approximately 4.91m from the rear elevation of the dwelling. The proposed canopy would be built from brick to a height of approximately 2.79m and a depth of 2.50m. Whilst the canopy would be a large permanent structure, its open nature would ensure it does not appear overly bulky. It is also noted that a number of properties benefit from raised rear patios

within the immediate locality, as such, this aspect of the scheme would be in keeping with the existing pattern of development along Lewis Road, and the canopy would be acceptable given its size and open sided nature.

Solar Panels

Concerns were raised regarding the number of solar panels proposed as a part of the previously refused scheme. The submitted plans show there would be five solar panels to the southeastern roof slope, the panels would be set well into the roof slope and would not dominate it. It is also noted that there are several neighbouring properties along Lewis Road with solar panels. The number, and size of the PV panels proposed here would be in keeping with the existing pattern of development. It is noted from the submitted plans that the size and location of the PV panels may be subject to change, it is advised that if the arrangement shown on the plans is to change, they should comply with the below guidance:

Solar Panels

10.24 The installation of solar panels (photovoltaic and thermal) on dwellings may be 'permitted development' with no need to apply to the Council for planning permission. There are, however, important limits and conditions which must be met to benefit from these permitted development rights.

10.25 Solar panels should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.

10.26 Conservation Areas - wall mounted panels must not be fitted to a wall which fronts a highway. Equipment on a building should be sited, so far as is practicable, to minimize the effect on the external appearance of the building and the amenity of the area.

10.27 Further information on the conditions that need to be met for the proposal to be permitted development can be found on the Planning Portal.

Front Garden and Landscaping

It is noted that there are changes proposed to the property's front garden area. Due to the siting and scale of the proposed replacement dwelling, the front garden would be reduced in size. It is considered that the retained front garden area would be acceptable in size would remain in keeping with the character of neighbouring properties along this area of Lewis Road, which typically have generous front garden areas.

Following the changes made in accordance with the pre-app advice given, it is considered that the proposed extension to the vehicular crossover and increased hardstanding area is acceptable. The driveway itself would be constructed using permeable bound resin, and a larger proportion of soft landscaping and planting is proposed which offers an improved balance between the hard and soft landscaping.

Proposed Landscaping

Where possible, existing trees and vegetation will be retained. New native planting is proposed as indicated on the site plan, with suggested planting as shown in the figures below. The driveway (of permeable material) will be carefully landscaped and lined with greenery. Existing fences are to be retained to the rear (with any that need replacing to match the existing). Brick boundary walls are proposed to the front, as shown.



Fig. 32 Existing fences to be retained



Fig. 33 Proposed brick boundary wall



Fig. 33 Resin bound gravel to proposed driveway and paths



Fig. 34 Proposed native hawthorn hedging

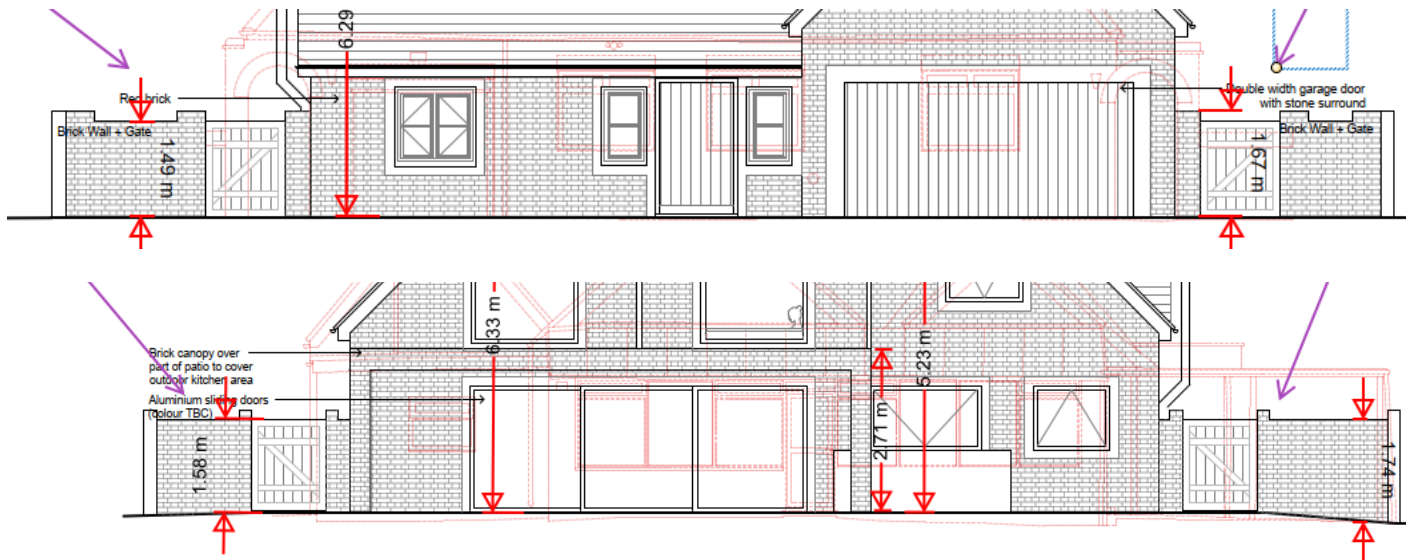


Fig. 35 Proposed native dog rose hedging



Boundary Treatments

As set out within the Design and Access Statement, the rear deck has been checked in accordance with existing boundary treatments to ensure there are no issues of overlooking, with existing fences proposed to be retained. Existing timber fences to the rear are to be retained (or replaced to match as necessary), with a proposed brick wall and gate either side of the dwelling, towards the property frontage, rather than the previously proposed fencing:



In addition, the existing boundary fences to the front of the property are proposed to be replaced with a brick boundary dwarf wall (subject to neighbour consent).

There are no concerns in terms of design with regards to the proposed boundary treatments.

Proposed Replacement Dwelling

The previously proposed dwelling was considered to constitute an overdevelopment of the plot, the appeal inspector upheld the council's position that the dwelling would be excessive in width, depth, height, and overall scale, bulk and massing. In their report the inspector concluded that;

the proposal would result in a dwelling that would be incongruous within the streetscene due to its excessive height, massing and roof form. It would fail to respect the prevailing character of the area and would erode the established sense of spaciousness that derives from the modest scale and subdued roofscape of neighbouring dwellings.

The replacement dwelling would be 1.5 storeys in height, it would be 'L' shaped, with a front projection which would have a barn style hipped roof over it. The dwelling would have a ridge height of approximately 6.33m, a width of approximately 13.68m, and a depth of approximately 12.85m (not including the rear deck and covered patio). To the front roof slope there would be two modest dormers with hipped roofs. The dormers would be set well into the roof slope and would not dominate it. To the rear elevation there would be three projections each with a barn style hipped roof, the two valleys between the projections would be infilled with flat roofs. It is considered that the three rear projections would somewhat reflect the characteristics of the rear existing building, and the flat roofed infills would be acceptable as they would not dominate the rear of the building. In any case, these projections would be to the rear and would not be visible from any public vantage points. The dwelling would be set well in from the side boundaries of the site, and as shown in the street scene plan above, the ridge line height would be acceptable, when read in conjunction to the ridge lines of the neighbouring dwellings to the north and south.

The following extract is from the planning inspectors report;

The plot widths and architectural detailing of individual dwellings on Lewis Road vary. However, there is a

notable proportion of bungalows and dwellings that are single-storey or 1.5 storeys in height, with first-floor accommodation commonly contained within the roof via dormers rather than by full-height two-storey walls. Hipped roofs are characteristic, and where front gables are present, they tend to be modest in scale and number and often finished with a barn hipped roof. These features combine to deliver a generally low and subdued built form that reads as visually restrained and contributes to a spacious suburban character. The rhythm of buildings with mostly low profiles produces a sense of balance and hierarchy, with no single dwelling appearing unduly dominant in the streetscene

It is considered that in designing the proposal, the revised scheme has given due consideration the characteristics of Lewis Road which have been set out above by the inspector. The replacement dwelling would no longer dominate the site and would incorporate features such as barn hips and modest front dormers whilst importantly remaining no more than 1.5 storeys. It is considered that the proposal has sufficiently addressed the reasons for refusal relating to the design and character of the replacement dwelling.

Impact on the Landscape

With consideration to the dwellings position within its residential setting, the proposal is not considered to have a detrimental impact on the landscape. In accordance with Section N2 in the NPPF (2026), the plans and documents show that where possible, existing trees, along with vegetation will be retained with new native planning proposed.

Overall, the current proposal is considered to accord with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), along with Policies DP3(1) and N2 of the NPPF (2026).

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users, including adequate access to natural light and protection from noise, pollution and other adverse impacts that could harm health or quality of life.

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The above table sets out the Nationally Described Space Standards (NDDS). The property would be a four-bedroom dwelling with a gross internal area of approximately 248.50m², the four bedrooms would be double bedrooms, three of which would exceed 11.50m² in area, and one that would fall under this amount at 9.50m² and therefore only be suitable for single occupancy. The NDDS requires four-bedroom seven occupant dwellings to have a minimum internal floor area of 115m². The property would exceed the required minimum internal floor area for a property of this size. It is considered that all habitable rooms would receive sufficient natural light.

Gravesham's Residential layout guidelines require properties with four or more bedrooms to have a minimum 100m² or private rear garden. The proposed block plan shows that the resultant garden area would exceed the requirement for a dwelling of this size.

The proposed development demonstrates compliance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy Framework 2026 and it is considered that the amenity of future occupiers is safeguarded.

Neighbouring Amenity

No neighbour responses 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.

Policy DP3 of the National Planning Policy Framework (2026) requires development proposals to respond positively to their context and integrate successfully with their surroundings. In addition, Policy P3 seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document, as well as Policy CS19 (LPCS) (2014) which requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

These policies are relevant in assessing the proposal's impact on neighbouring residential amenity.

The neighbouring properties that are most likely to be impacted by the proposed replacement dwelling are No.48 Lewis Road to the north, and No.52 Lewis Road to the south.

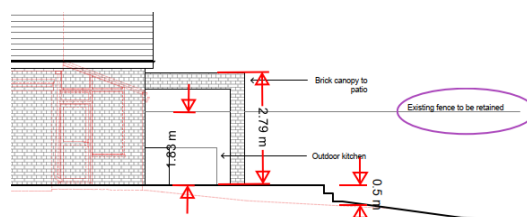
There would be a separation of approximately 4.50m between the side elevation of the proposed dwelling and the neighbouring No.48 to the north. The proposed dwelling would project approximately 0.35m ahead of this property, and approximately 2.45m beyond its rear elevation. There are two rooflights to the facing side elevation of No.48. Given the height of the rooflights, the separation between the two properties, and the pitch of the proposed north facing roof slope, it is considered unlikely there would be significant overbearing or overshadowing to these rooflights. It is also considered unlikely that the development would result in any harmful impact to the front or rear facing windows of this property, given the separation between the properties, and the modest projection beyond its front and rear elevations.

No.52 Lewis Road is a detached chalet style bungalow, there is a single dormer to the north facing side roof slope of this property overlooking the application site. Concerns were raised during the previous application about the impact of the proposal on the side facing dormer of this dwelling, these concerns were echoed in the appeal inspectors report which stated "the proposed two-storey building would be read as dominant when viewed from this opening due to its proximity to the boundary, increased height and overall mass."

Planning records show that this dormer window serves a landing, and at ground floor level there are two windows to the facing side elevation of this dwelling, which serve an en-suite and a landing. Whilst the

increased bulk of the replacement dwelling may result in increased overshadowing and a reduction in outlook from these neighbouring windows, the impact would not be significantly worse than the existing dwelling. Furthermore, the dormer window and the ground floor side windows do not serve as primary habitable room windows, and it is unlikely there would be significant harm to the amenity of occupants of this property. It is therefore considered that the currently proposed scheme would address this element of the previous refusal.

The rear deck would be constructed on a raised platform. As raised in the pre-application enquiry, there were privacy concerns with regards to the rear deck, as the preapp was not supported by any details of proposed boundary treatment, and it was unclear if the raised platform would lead to overlooking to neighbouring properties. It is stated within the Design and Access Statement that this has been reviewed and the existing boundary treatments are sufficient to avoid overlooking and the elevation plan below indicates the existing boundary fence would exceed 1.80m from the level of the deck



On balance, the proposal is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and the objectives of Policies DP3 and P3 of the National Planning Policy Framework 2026.

Parking and Highways

There would be an integral single car garage provided as a part of the scheme along with an extension to the hardstanding area and an extension to the existing access. The hardstanding area would be constructed using permeable resin bound gravel which is suitable for drainage purposes, details of which could be secured by condition if planning permission were to be forthcoming. Dwellings with four or more bedrooms are required to have a maximum of three off street car parking spaces. The proposal demonstrates that sufficient off-street parking would be provided. In addition, the plans show the soft landscaping to the front of the site would not exceed 0.6m in height in order to retain acceptable levels of visibility, and the vehicular access would be widened.

Ecological & Biodiversity Impact

The proposal would result in the loss of biodiversity as soft landscaping would be reduced as a result of the proposal. However, the Design and Access Statement sets out that the driveway would be lined with greenery and planting. As such, a landscaping condition which also specifies the including of ecological measures, can be added to the decision notice, if planning permission were to be forthcoming.

Biodiversity Net Gain

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain

objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

In terms of this application, the proposal is for a replacement self-build dwelling. As such, the proposal would be exempt from the biodiversity net gain condition.

Archaeology

The site is in an Area of Archaeological Potential and KCC Heritage advise that no archaeological measures are required. As such there are no concerns with regards to this constraint.

Drainage

Policy CS18 (LPCS) (2014) sets out the requirements for dealing with sustainable drainage and surface water run-off. An informative shall be added to the decision notice in order to ensure the proposal complies with Building Regulations and Southern Water.

Land Contamination

Policy CS19 (LPCS) (2014) sets out that new development shall be located, designed and constructed to avoid adverse environmental impacts from amongst other things, land contamination. Policy P2 1 (a) of the NPPF (2026) states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks from land instability and land contamination.

The site falls within the buffer zone of a former landfill site and GBC Environmental Protection Officers advise in their comments that a watching brief condition be added to the decision notice if planning permission were to be granted. As such, the potential issue of contamination can be dealt with via condition.

Refuse

Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage and recycling of waste. The proposed plans show the refuse area would be located to the side of the property within a bin store. This is considered to be acceptable.

Conclusion

The application has been fully considered and accords with local and national planning policy.

Subject to condition, the proposed replacement dwelling and associated works is acceptable in terms of design, character and appearance and the amenity of future occupiers and neighbours is safeguarded. There are no concerns in terms of parking and highways. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) along with Section 14 and Policy S3 of the National Planning Policy Framework (NPPF) (2026).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	R Hart
Dated:	17th September 2026	Dated:	17 th September 2026