



Delegated Report

Householder Planning Application

Planning Application No: 20250207

Location: 39 Admers Wood Vigo Gravesend Kent

Description: Erection of a single storey front extension.

Applicant: Mr & Mrs Reeves

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 31/03/2025;
Supplementary Information – Supporting Statement
Drawing Number 125 003 (Site Plan – Existing);
Drawing Number 125 004A (Floor Plans and Elevations – Proposed);
Drawing Number 125 002 (Floor Plans and Elevations – Existing);
Drawing Number 112 001 (Block Plan and Location Plan); and
Drawing Number 125 005A (Site Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250017	Erection of single storey rear and front extensions with roof lights	Refused	03.03.2025
19520363	Renewal of outline permission for extension of permission (TH/6/52/83) for a further 3 years.	Permitted	03.09.1958
19520107	Renewal of outline permission for development of land for housing estate purposes.	Permitted	24.08.1955

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)

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Parish Councillors – No comment received

Ward Councillors – No comment received

Neighbouring properties

Four surrounding properties were consulted and a site Notice was displayed on 24.03.2025. One response was received. Concerns were raised with the following:

- Shared downpipe and effect on future flooding of gardens.

The consultation period ended on 18.04.2025.

Preliminary Matters

This application is a resubmission of application 20250017 for 'Erection of single storey rear and front extensions with roof lights' was refused for the following reason:

1. *The proposal results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to 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.*

The current application looks to overcome this reason for refusal.

Officer's Analysis

Design, Character and Appearance

39 Admers Wood is a terraced dwellinghouse located on the northern side of the highway.

The application proposes the erection of a single storey front extension only.

The single storey front extension will replace the existing store area to the front elevation. It will have a shallow pitched roof at a maximum height of 3.24m and an eaves height of 2.28m. It will have a proposed width of 5.5m and will project from the front elevation by 1.83m.

The extension will create space for internal alterations to provide a fourth bedroom and ground floor WC. To the front elevation there will be an entrance door and 2no windows which are aligned to match the existing windows of the host dwelling. It will be finished with materials to match existing. Any window serving a WC will be required to be obscure glazed to Pilkington Level 3 and will be conditioned as such.

Within the immediate area there several examples of flat and shallow pitched roof porches and front extensions within the immediate area;

Google Earth Image of surrounding area:



Therefore, the proposed front extension is not considered to look out of character or detrimental to the host dwelling or surrounding street scene.

Neighbouring raised concerns with the proposed drainage. The plans provided show a downpipe to be continued from the existing drainage in the same location and is considered to be sufficient for the development. Any drainage would also be reviewed with Building Regulations for the development and any further issues are considered to be a civil matter between neighbouring parties.

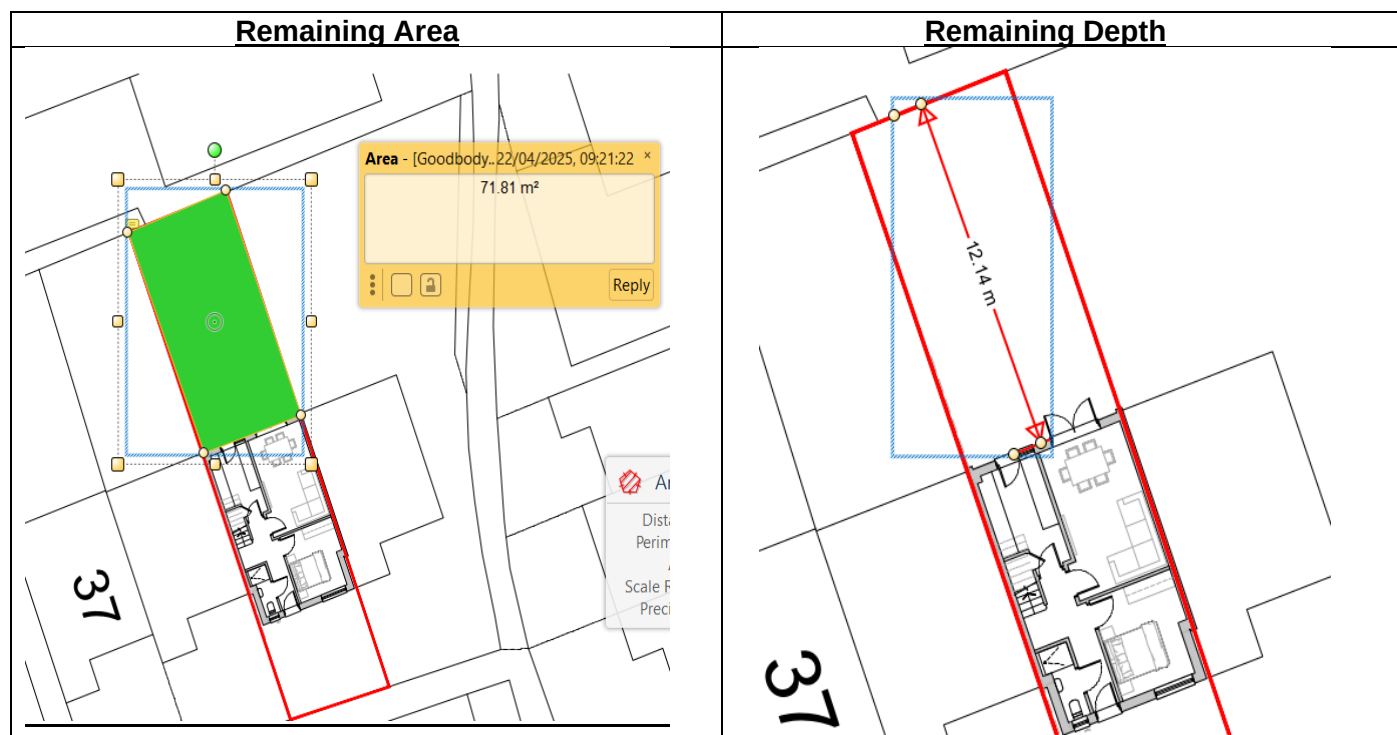
As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (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 from three to four. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

The previous application was refused as the proposal resulted in an undersized garden area of 56.01m².

The current application has removed the single storey rear extension included in the previous application which results in the garden area remaining the same size . However, post development, the garden now has an approx. area of 71.8m² and a depth of 12.14m



Whilst the post development amenity area remains below the recommended guidelines in terms of area, it does exceed the minimum depth. It is noted that by way of the removal of the rear extension, the current application has gone some way to address the previous reason for refusal. The application no longer proposes to reduce the existing amenity area and whilst the number of bedrooms increases from three to four, it is noted that there is ample amenity space within the surrounding area of Vigo Village.

As such, the current application is considered to retain a satisfactory amount of amenity area from the previous application and it would now be unreasonable to refuse the application on these grounds.

Therefore, the proposal 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. The previous ground of refusal has been satisfactorily addressed.

Neighbouring Amenity

The application introduces a habitable window to the front elevation of the front extension, serving the newly formed fourth bedroom. However, there are no neighbouring properties directly opposite the proposed window and as such will not have a detrimental impact on neighbouring privacy.

There is a habitable window to the front elevation of neighbouring property known as 38 Admers Wood. Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle.

Whilst the proposal does slightly encroach upon the 45 degree angle, the extension does not look to increase upon the existing footprint of the original storeroom of the host dwelling:



Furthermore, the proposal has been designed with a sloped roof which would also lessen the impact of overshadowing.

As such it is considered that the proposed extension does not have more of an impact on the daylight or the outlook of the neighbouring property than the existing storeroom.

Therefore, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and 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 property looks to introduce a fourth bedroom to the dwelling, which would increase the parking requirements by half a parking space from 1.5 to 2 spaces.

Whilst there is currently no off-road parking provision within the application site, there is a parking area directly opposite the dwelling as shown below:



Furthermore, due to the close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

Any Other Material Planning Considerations

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Vigo Scarptop Woodlands Landscape Character Area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland. It is unlikely that the proposal would have a detrimental effect on the landscape character area to the site being within the rural settlement.

Impact on Kent Downs National Landscape

The site lies within the Kent Downs National Landscape. The NPPF confirms that the National Landscape equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176.) The proposal would be within the rural settlement of Vigo.

It is therefore not considered that the proposal would not harm the natural beauty of the Kent Downs National Landscape.

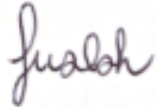
Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. The previous ground of refusal has been satisfactorily addressed by removing the rear extension, and proceeding with the front extension only. As such it is recommended that the proposal is permitted 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:	22 nd April 2025	Dated:	23 April 2025