

Delegated Report

Householder Planning Application

Planning Application No: 20250861

Location: 244 Singlewell Road Gravesend Kent DA11 7RE

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

Applicant: Mr Davinder Aujla

Site Visit Date: Desktop Assessment - Photos provided with application

Submitted Documents/Plans

Application Form;
Supplementary Information – Planning Statement;
Drawing No. P1 – Floor Plans – Existing;
Drawing No. P2 – Elevations – Existing;
Drawing No. P20 – Floor Plans – Proposed;
Drawing No. P21 – Elevations – Proposed; and
Drawing No. P22 – Block Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240939	Erection of a two storey rear and two storey side extension.	Refused	20.12.2024
19770870	Erection of two storey extension at rear to form kitchen with bedroom over	Permitted	30.11.1977
19770250	Erection of two storey rear extension to form kitchen shower room and bedroom	Permitted	03.05.1977
19490669	Erection of a private garage and store	Permitted	29.10.1949
19490560	land for a detached house	Permitted	01.07.1949
19480178	Erection of two blocks of three houses and two blocks of three garages	Permitted	29.11.1948

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

Local Ward Councillors

No comments received.

Neighbouring properties

7 surrounding properties were consulted and one response was received in support of the proposal. The overall consultation period expired on 25.09.25.

Site Description and Context

244 Singlewell Road is a two-storey detached dwelling fronting the western side of Singlewell Road. This application proposes the erection of a two-storey rear extension and single storey side extension. In terms of the character and appearance of the area, it is noted that other properties in the road vary in design and have been previously extended. Some of these extensions and alterations are excessive, and can be considered to demonstrate the harm that unsympathetic overdevelopment can cause to the appearance of the host dwelling and wider street scene. As such, proposals need to be carefully considered to ensure the proposal is appropriately designed, proportionate and not detrimental to the character and appearance of the host dwelling and street scene.

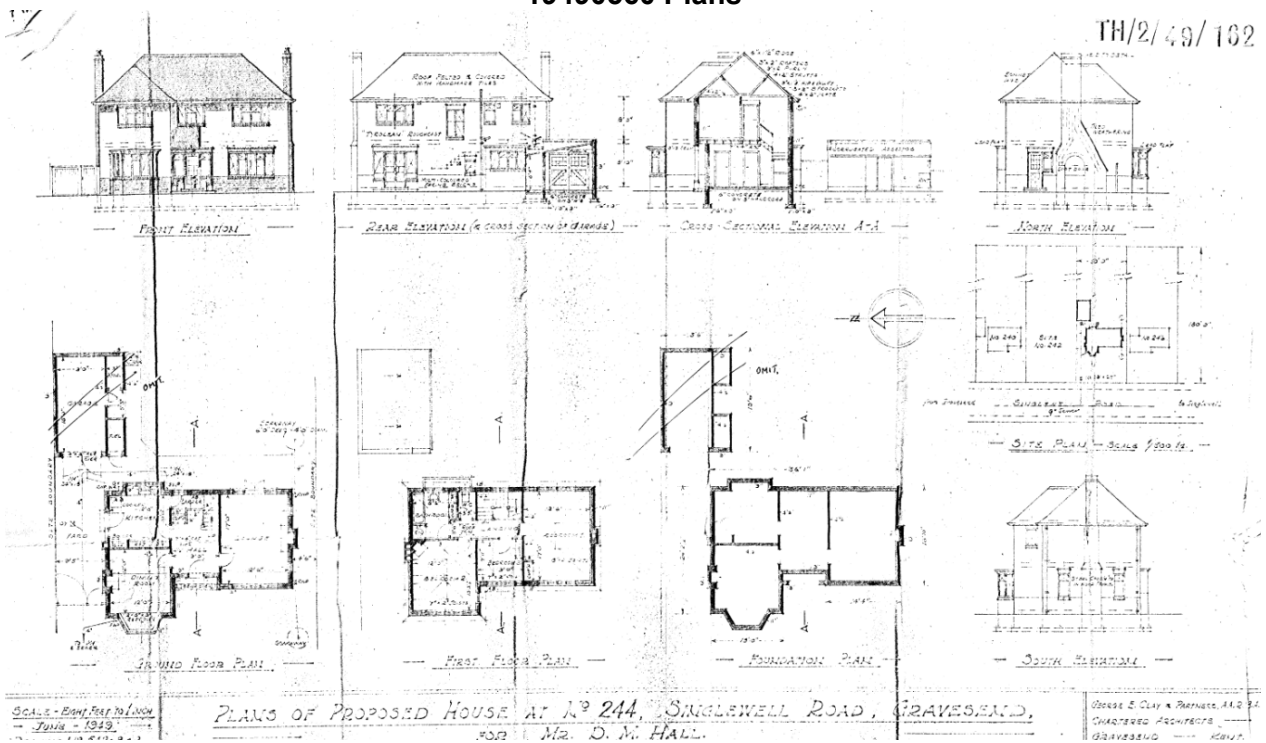
Photo provided with application



EXISTING FRONT ELEVATION ON SINGLEWELL ROAD

As evidenced by the planning history of the site and existing plans provided with this enquiry, 244 Singlewell Road has already been previously extended:

19490560 Plans

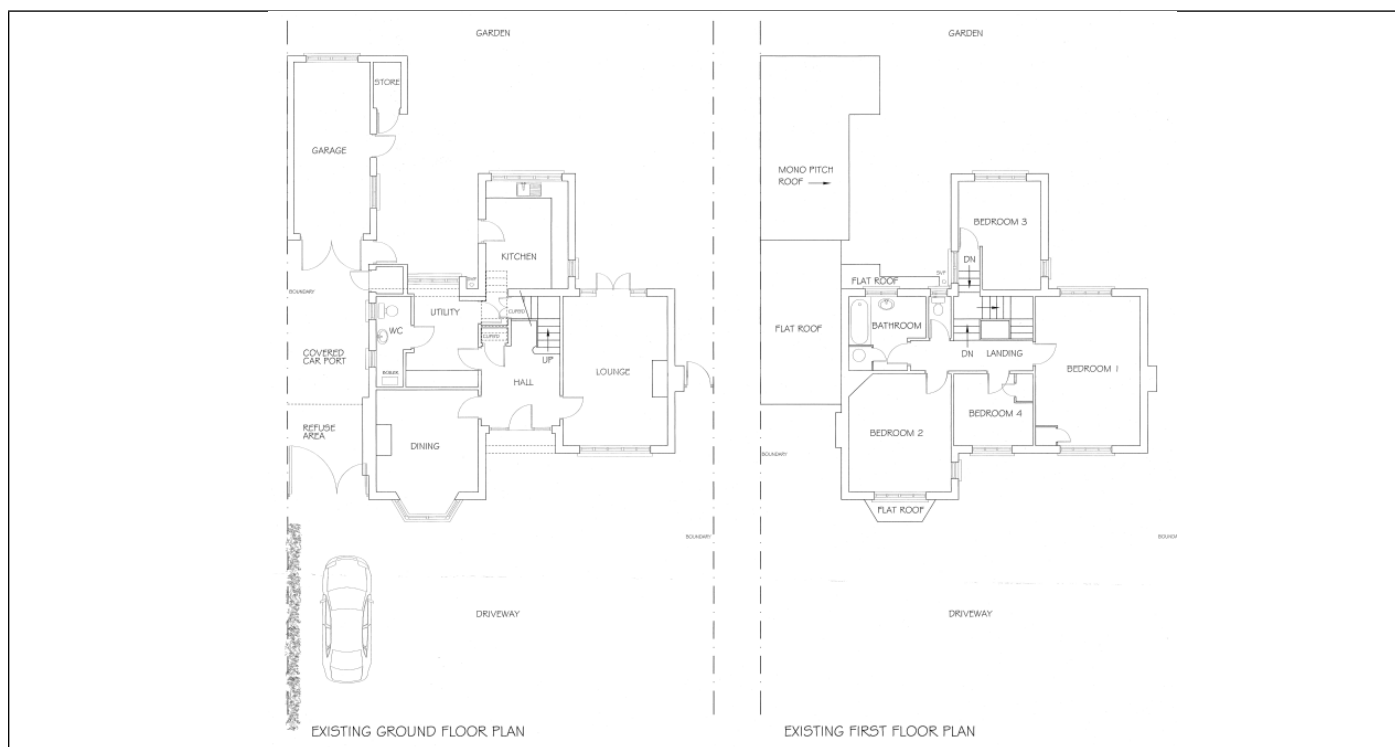


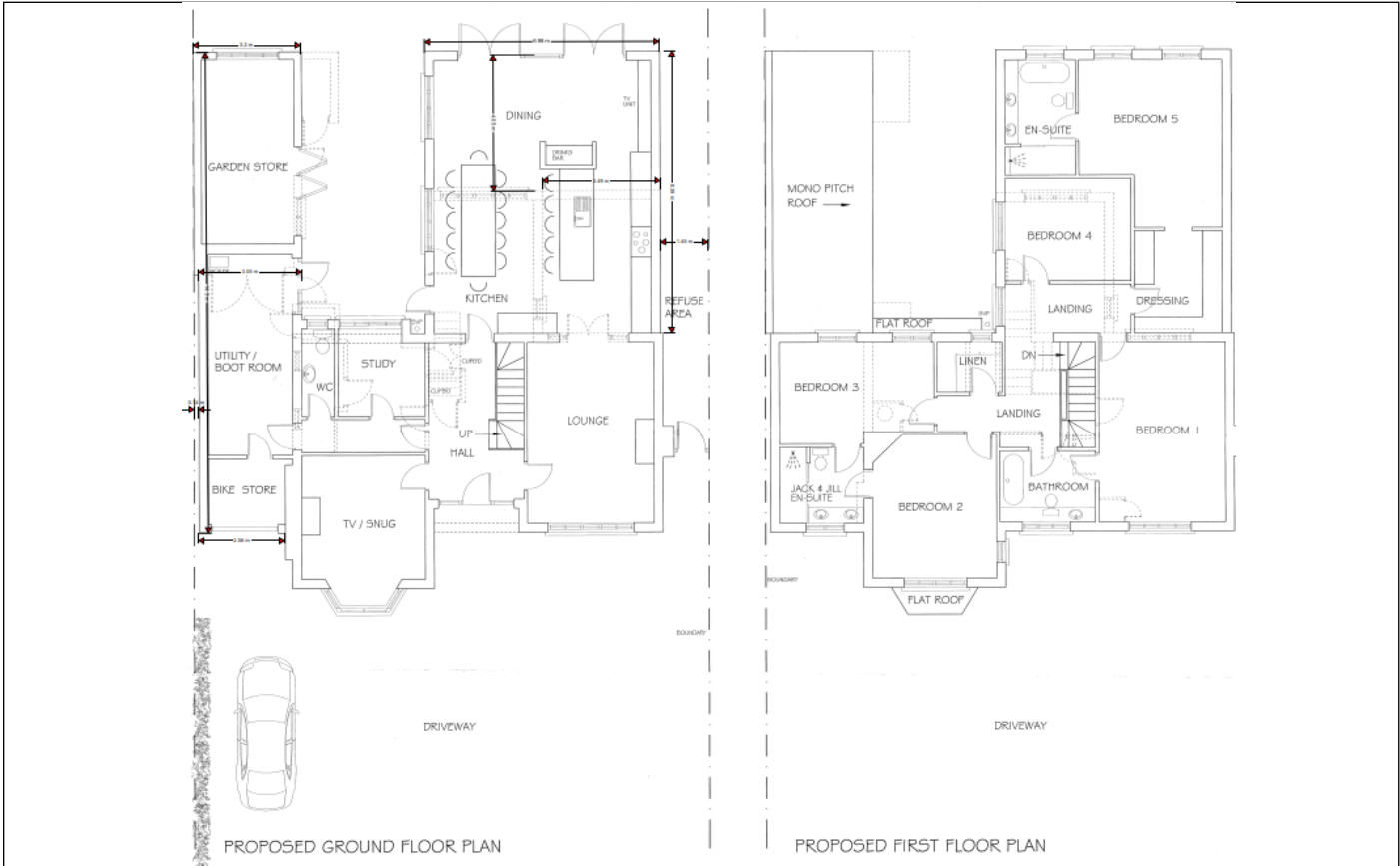
This current application follows refused application 20240939 (erection of a two storey rear and two storey side extension), the grounds for refusal were as follows:

1. *The proposal by virtue of its design, scale, bulk and massing would be overly dominant additions which would create a larger and more prominent dwelling that would not respect the character and appearance of the host dwelling or the surrounding area. As such the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 12 of the National Planning Policy Framework (2024).*
2. *The proposal by virtue of its siting, design and proximity to the neighbouring dwellings would result in existing and future occupiers of the application dwelling being overlooked which would be harmful to their privacy. As such in respect of occupier amenity the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2024).*
3. *The proposal by virtue of its siting, scale, bulk, massing and design and proximity to the neighbouring dwellings either side of the application dwelling would result in overshadowing, detrimental impact on outlook, sense of enclosure, overlooking and would generally be an overbearing and unneighbourly form of development which would be harmful to the amenity and privacy of both neighbouring dwellings. As such in respect of neighbouring amenity the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2024).*

The refused plans for 20240939 are included below, for context:

20240939 Plans





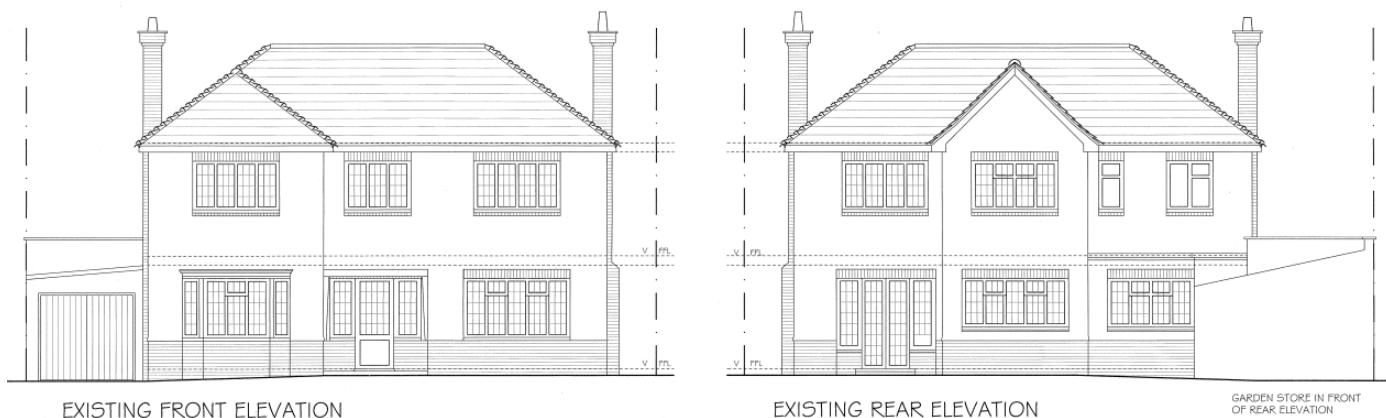


It therefore stands to be assessed whether this current application overcomes the previous ground of refusal.

Proposed Development

The proposed plans provided for this application are included below (case officer measurements are included in red and black):

At ground floor level, the development would create space for internal layout alterations and would include the conversion of the existing garage to form a garden store and utility room, a new bike store, a TV/Snug room, a study, a cloak room and an enlarged kitchen and dining area. At first floor level, there would be layout changes, an additional bedroom, two ensuite and a walk-in wardrobe.



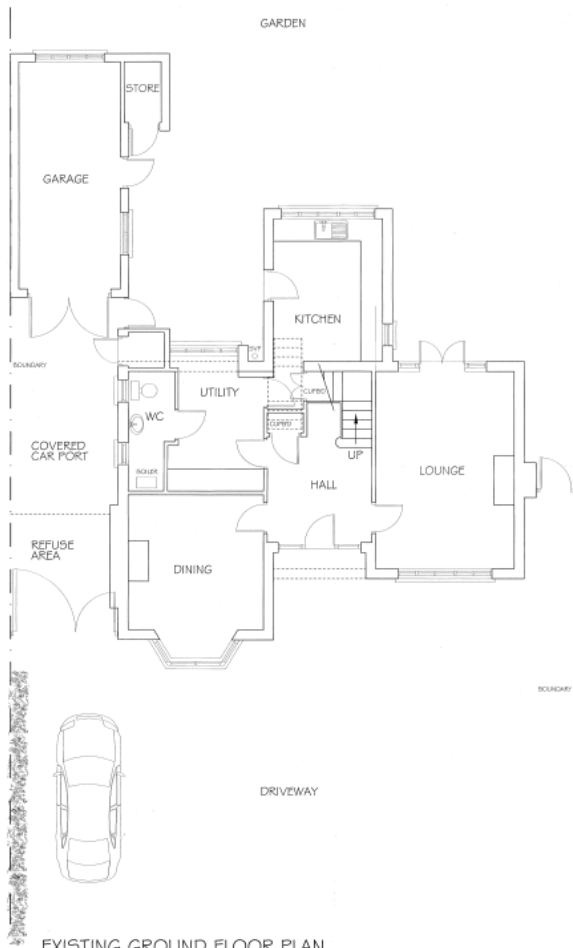


EXISTING SIDE ELEVATION

EXISTING FLAT ROOF TILES
 EXISTING FACING BRICK CHIMNEYS
 EXISTING DOUBLE GLAZED LEADED
 LIGHT ALUMINUM WINDOWS & DOORS
 EXISTING WHITE PAINTED DASH RENDERED WALLS
 WITH FACING BRICKWORK AT LOWER GROUND LEVEL



EXISTING SIDE ELEVATION

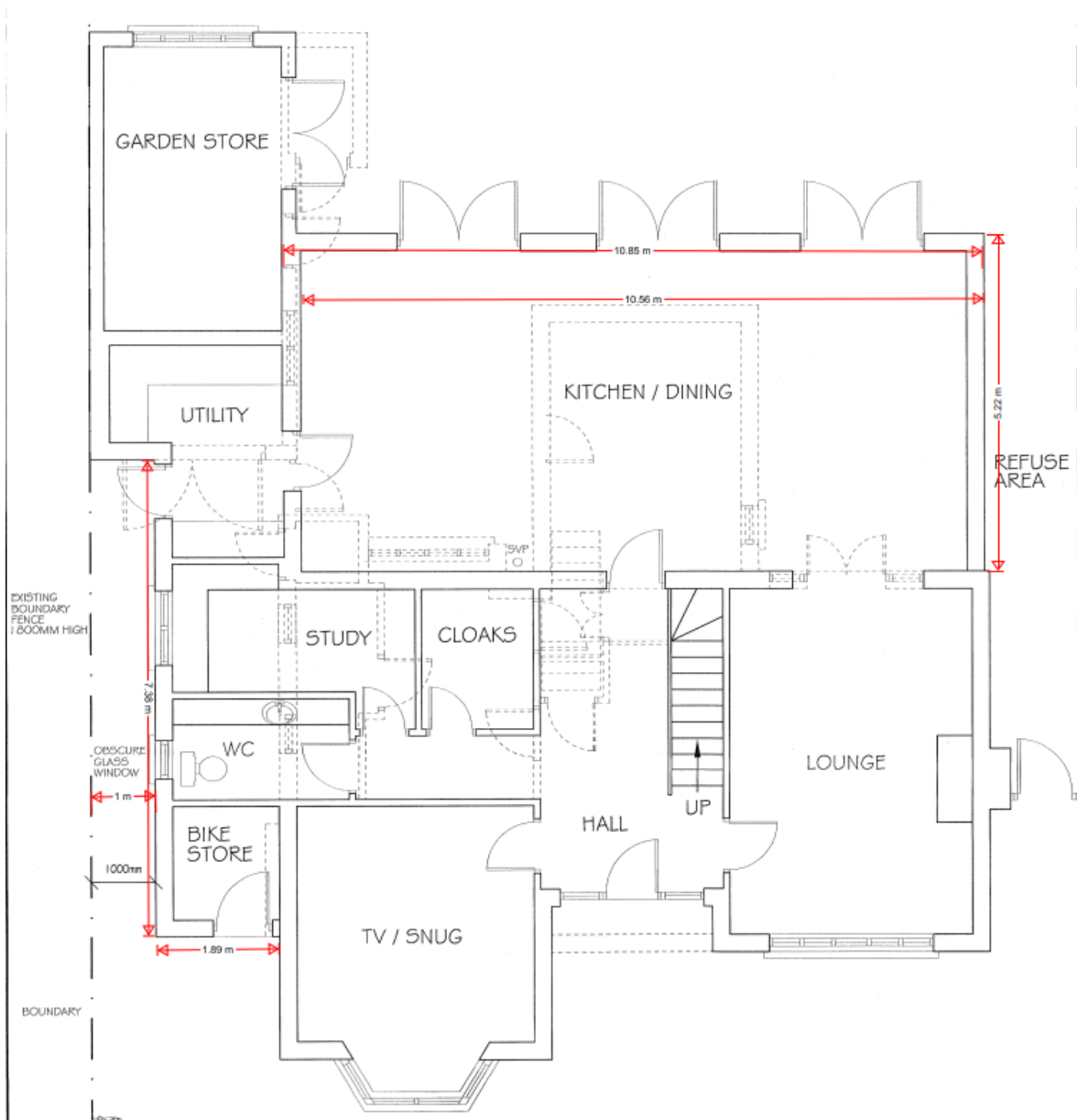


EXISTING GROUND FLOOR PLAN

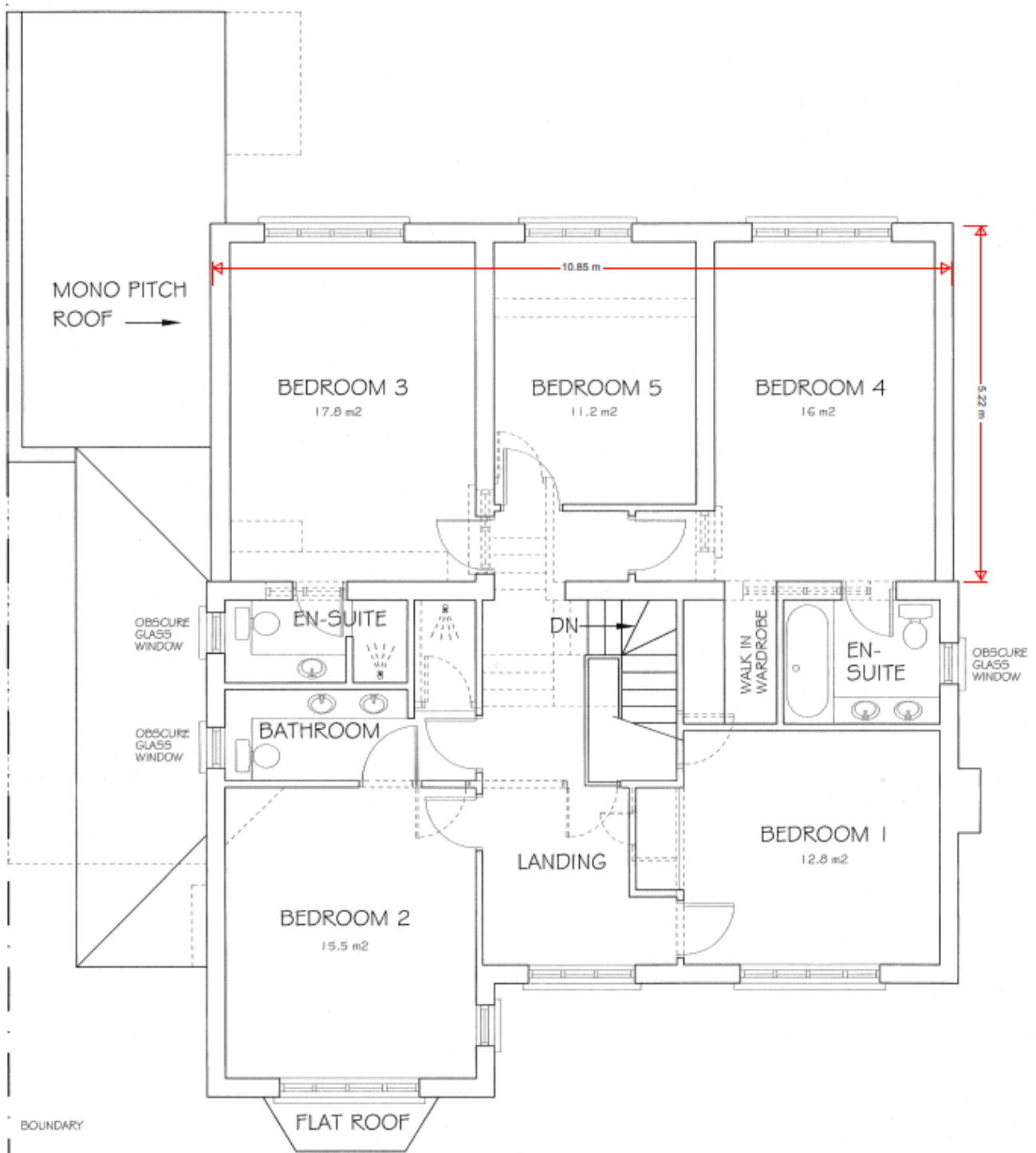


EXISTING FIRST FLOOR PLAN

Proposed Ground Floor



Proposed First Floor



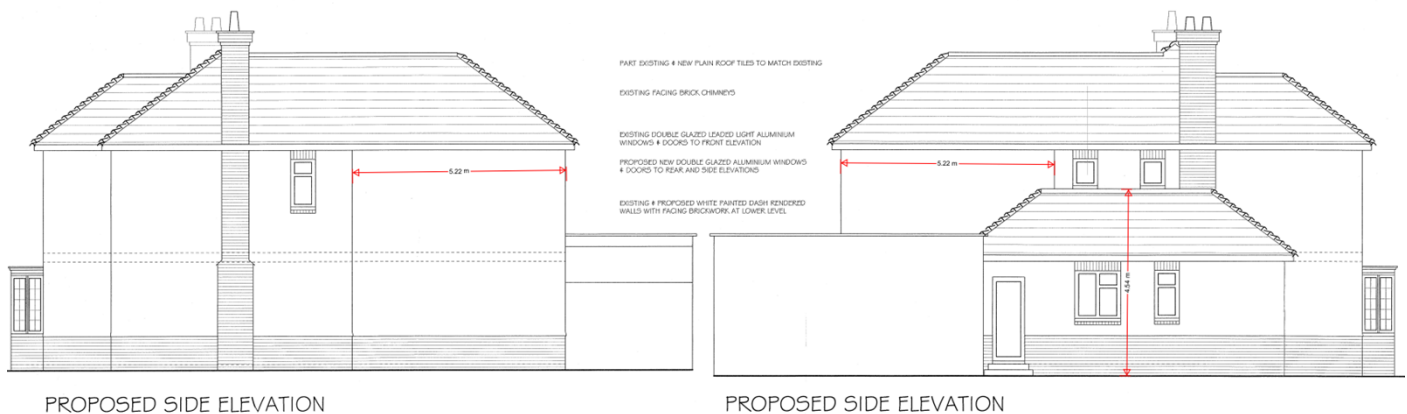


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

GARDEN STORE IN FRONT
OF REAR ELEVATION



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

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 Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 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.

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).



Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.



Materials

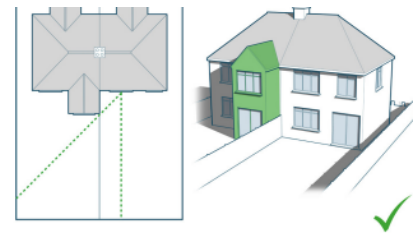
9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

development

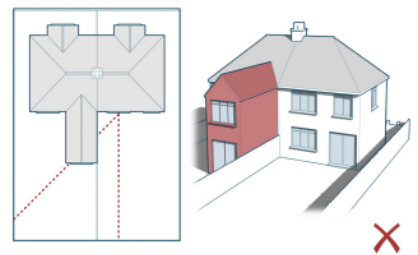
Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.



A two storey extension should comply with the 45 degree rule. (See Appendix 1).



Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.



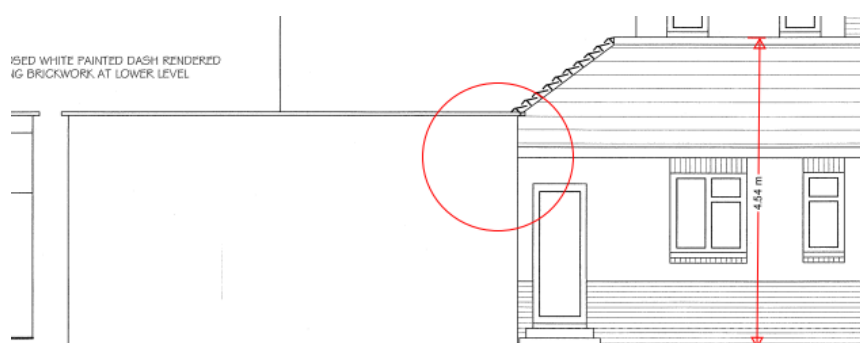
The extension is the correct scale, proportion and width, and has the same roof design as the original house.

Materials

The proposed external materials would consist of roof tiling to match the existing dwelling, windows and doors to match the existing and white painted dash rendered walls with lower level facing brickwork to match the existing. This is considered to be positive and helps to ensure a good visual relationship between the existing dwelling and proposed alterations, and can be secured by condition, if planning permission were to be forthcoming.

Side Extension

The proposed single storey side extension has been designed to be a sympathetic and subservient addition to the dwelling. It would be set away from the shared boundary with No.242 Singlewell Road by 1.00m which is desirable, and would be set back from the front elevation of the dwelling. There is a discord between the varying roof forms of the proposed side extension and existing garage building:



PROPOSED SIDE ELEVATION

However, this would not be highly visible from the street scene, and is not considered to be significant enough to cause harm in terms of design, character and appearance.

Rear Extension

This submission is considered to be an improvement on the previously proposed two storey extension, in terms of its depth, which has been reduced. Although the extension is still fairly large, the depth would ensure there is sufficient room area in bedroom 5, as set out in the planning statement. On balance, this is

acceptable and the development is not considered to be excessively bulky or disproportionate. In addition, the extension has been designed to be subordinate to the main dwelling by being set down from the existing roof ridge, and is considered to be a sympathetic development.

Overall Design Conclusion

The proposed extensions are considered to be of an acceptable scale, that allow the main dwelling to remain dominant. In addition, the development has been designed to be sympathetic to the character of the existing dwelling and would not detrimentally impact the appearance of the street scene. Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

As such, the previous ground of refusal (1) has been overcome.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. Although the utility room, cloak room, study and garden stores are not specified within the guidance, it is considered that the proposal provides more than sufficient space and accords with the room area requirements. In addition, the resultant garden area and depth accords with the guidance.

As such, the proposal would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2024).

As such ground of refusal (2) has been overcome.

Neighbouring Amenity

As aforementioned above, one response was received in support of the proposal. Impact on neighbouring amenity is considered in terms of loss of privacy, loss of light, loss of outlook or causing a sense of enclosure.

It is noted that there would be fenestration in the flank elevation of the single storey side extension. One window would serve a WC and is annotated as obscure glazed on the plan. This can be secured by condition, if planning permission were to be forthcoming. In addition, there is another window in this elevation, to serve a study. However, as stated on the plan, there is an existing 1.80m boundary fence in situ. As such, this is not considered to raise concerns in terms of privacy. At first floor level, there are new windows proposed in the flank elevations of the main dwelling. Again, these would serve bathrooms/ensuites and can be conditioned to be obscure glazed. There are no other concerns in terms of privacy.

As previously mentioned, the proposed two storey extension has been reduced in scale since the previous submission, and the single storey element has been set away from the boundary. It is considered the reduced proposal would not detrimentally impact neighbouring amenity in terms of outlook, loss of light or cause a sense of enclosure.

As such, the proposal would safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2024).

As such previous ground of refusal (3) has been overcome.

Parking and Highways

The proposal would result in the creation of an additional bedroom and the loss of a garage. Notwithstanding this, there is an existing driveway, as shown on the plans and it is considered there would be sufficient off-street parking for cars, post development. In addition, a bike store is proposed, which is

positive. As such, there are no concerns in terms of highways and parking. In respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

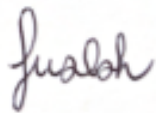
The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is considered to be acceptable in terms of design character and appearance, amenity and parking provision. The previous grounds of refusal has been overcome.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	16th October 2025	Dated:	22 October 2025