



Delegated Report

Householder Planning Application

Planning Application No: 20251144

Location: 7 St Chads Drive Gravesend Kent DA12 4EL

Description: Demolition of existing rear canopy and shed. Erection of a single-storey side and rear extension with installation of a rooflight.

Applicant: Mihai Ciobanu

Site Visit Date: 27th November 2025

Submitted Documents/Plans

Application Form

- (01)001 – Location and Existing Site Plans
- (01)002 – Existing Ground Floor and Roof Plans
- (01)003 – Existing Front Elevation
- (01)004 – Existing Side Elevation
- (01)005 – Existing Rear Elevation
- (01)006 – Existing Side Elevation

- (02)002A – Previous Proposed Ground Floor and Roof Plans
- (02)003A – Previous Proposed Front Elevation
- (02)004A – Previous Proposed Side Elevation
- (02)005A – Previous Proposed Rear Elevation
- (02)006A – Previous Proposed Side Elevation

- (03)002 – Proposed Ground Floor and Roof Plans
- (03)003 – Proposed Front Elevation
- (03)004 – Proposed Side Elevation
- (03)005 – Proposed Rear Elevation
- (03)006 – Proposed Side Elevation

Relevant Planning History

Reference	Description	Decision	Decision Date
20240030	Demolition of existing rear canopy and shed. Erection of a single-storey side and rear extension with installation of a rooflight.	Permitted	26.02.2024
20190441	Retention of an outbuilding in the rear garden for use as a summer house and storage.	Permitted	27.08.2019

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

6no. surrounding properties were consulted and a site notice was placed near the site. The final date to submit comments ended on 19.12.25. No comments were received from members of the public.

Officer's Analysis

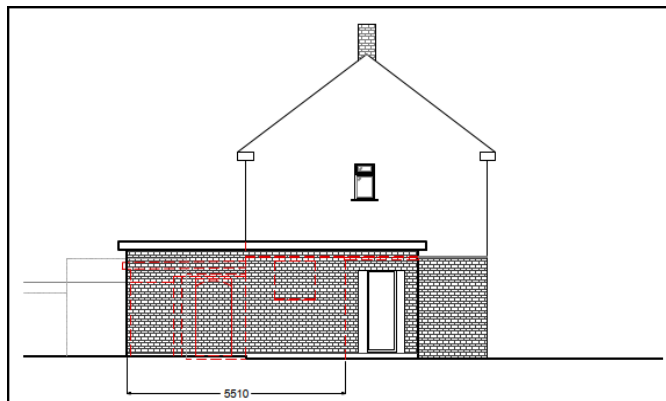
Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Highway Impacts.

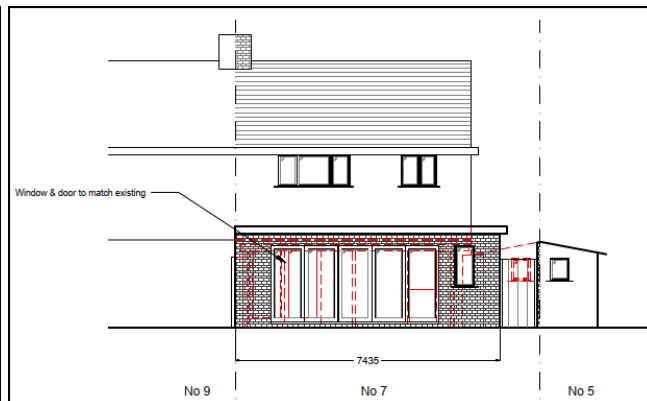
It is noted that this application follows recent planning approval ref 20240030 of the same description. The application form describes this application as seeking an amendment to the approved scheme to replace

the flat roof of the approved extension with a hipped roof design and a gable end with a flat roof section. However a householder application has been submitted and not a variation of condition or amendment, so a new decision would be issued accordingly.

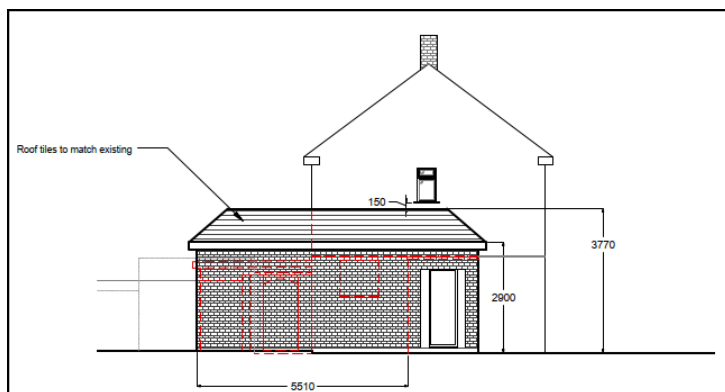
The truncated hipped roof would use tiles to match the existing with a GRP flat roof to the top section.



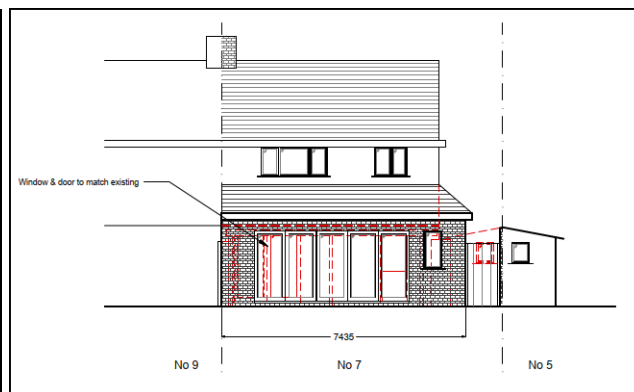
Approved North Elevation (Not to Scale)



Approved Rear Elevation (Not to Scale)



Proposed North Elevation (Not to Scale)



Proposed Rear Elevation (Not to Scale)

The focus for this assessment will therefore be on the impact of the proposed changes to the approved scheme.

Design, Character and Appearance

The proposed amendments would not alter the depth, width or overall position of the development. The proposed altered roof form would result in an increased height from 2.9m to 3.77m at its highest point. However, the eaves would maintain a 2.9m height which matches that of the proposed flat roof. Whilst this change would undoubtedly add additional bulk, it is generally considered good design to use a pitched roof and this is preferred to flat roofs in most instances as it provides a softer more synonymous appearance to the main dwellinghouse. The proposed GRP flat roof and roof tiles to match the existing dwellinghouse would be considered appropriate design choices.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the

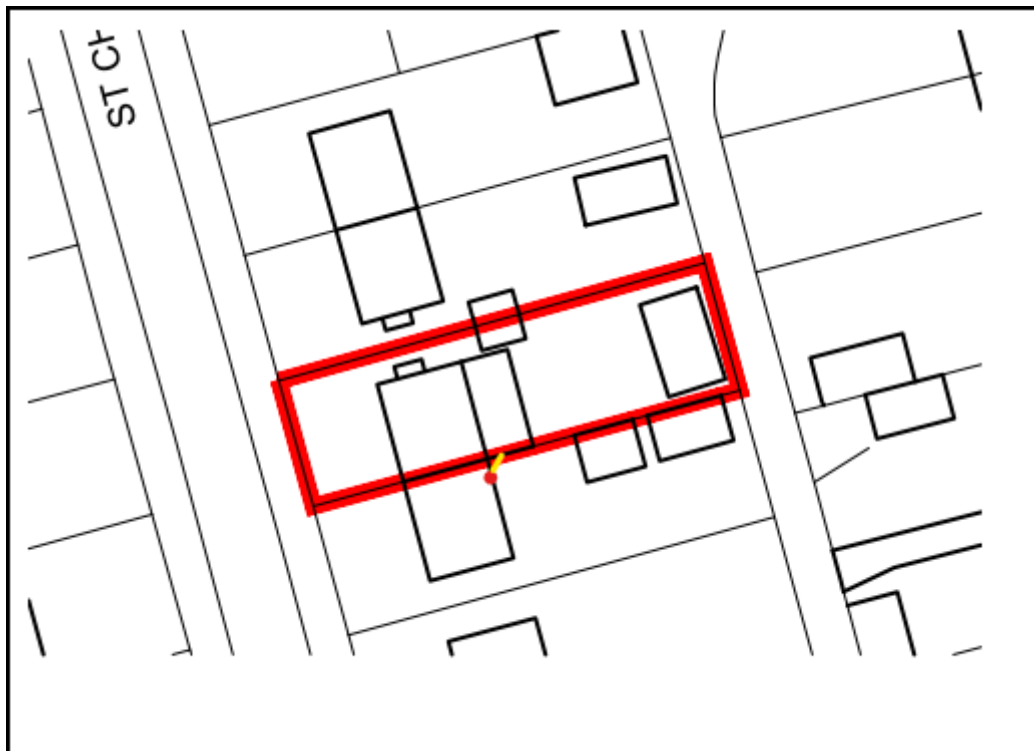
report.

In this instance, there are no changes to the previous internal layout which was considered acceptable. As such, the amenity of future occupiers is not considered to be impacted by the change in roof design.

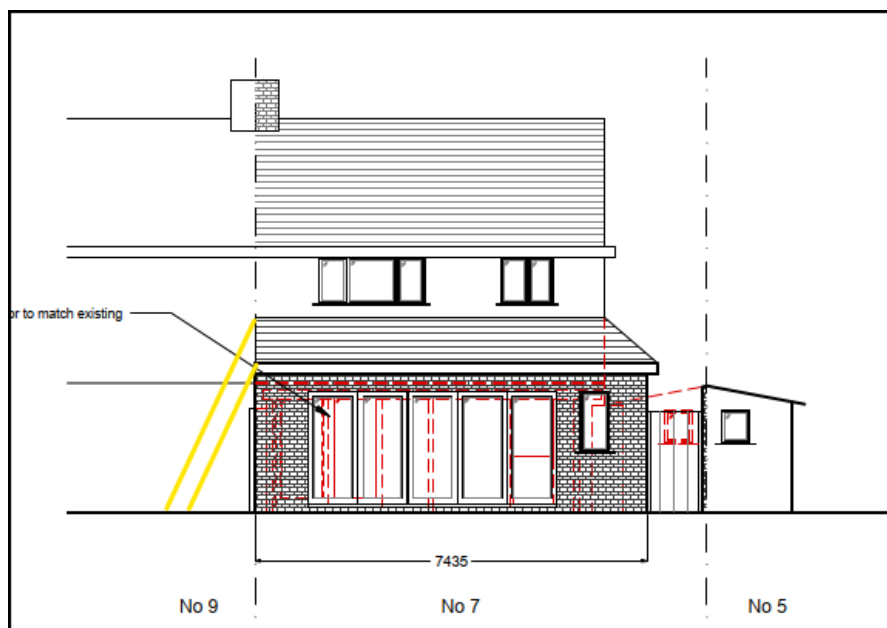
Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The increased roof height, could result in increased overshadowing of the ground floor window at no.9 immediately adjoining the boundary. The 25 and 45 degree tests below show this.



25 degree test



45 Degree test

However, this neighbouring property is located to the south. The sun travels a southerly route, from east to west and so overshadowing would not take place given the location of this neighbour. There is significant distance between this property and the neighbour to the north such that overshadowing of windows would not be likely. No window changes are proposed and so there would be no direct overlooking.

No neighbour representations have been received.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed development would not increase the bedroom number or alter the parking provision and so there is considered to be no impact on parking and highways as a result of the change proposed.

Adequate vehicle and cycle parking (within the existing garden) provision would therefore be available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposed alterations would not result in any significant material planning impacts. The scheme would continue to comply with all relevant national and local planning policies.

Recommendation

The recommendation is to approve the development.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	31st December 2025	Dated:	05 January 2026