



Delegated Report

Householder Planning Application

Planning Application No: 20250536

Location: 5 Lewis Road Istead Rise Gravesend Kent

Description: Erection of part first floor, part two-storey side extensions with rooms in the roof, 2no. pitched roof dormers to front elevation and 1no. additional pitched roof dormer to rear roof slope.

Applicant: Mr Lee Martin

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;

Drawing No. PL01 – Floor Plans and Elevations – Existing;

Drawing No. PL02 – Floor Plans and Elevations – Proposed; and

Drawing No. PL03 – Site Location Plan and Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200836	Erection of garage at side of dwelling and erection of enclosure to existing swimming pool.	Permitted	19.10.2020
20181139	Erection of two single storey rear extensions incorporating alterations to the roof including raising of the ridge height, two dormer windows in the proposed rear roof slope.	Permitted	20.02.2019
20180598	Erection of part two storey and part first floor rear extension.	Refused	17.09.2018
19830540	Erection of single storey rear extension to form kitchen lobby bathroom and utility room	Permitted	02.09.1983

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

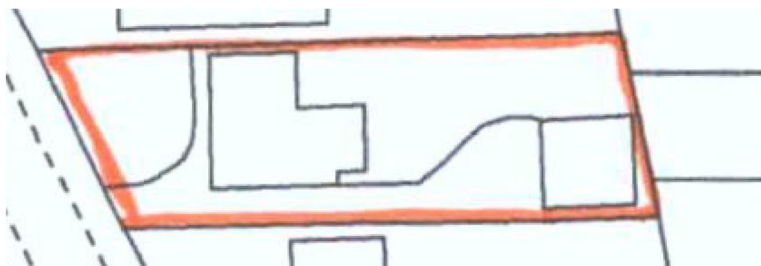
Neighbouring properties

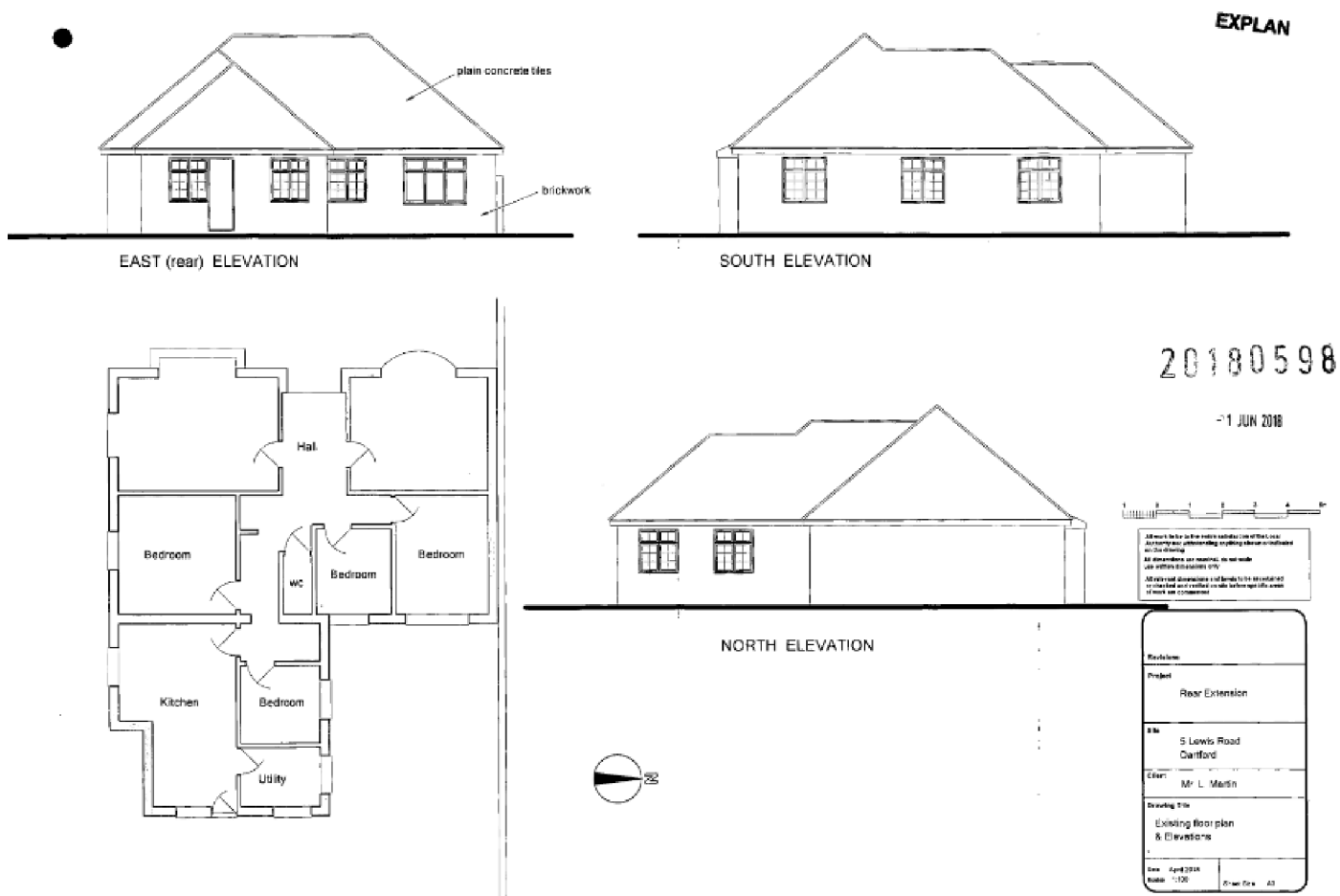
Nine surrounding properties were consulted and one response was received objecting to the proposal. The objection raised concerns regarding impact on light levels. This shall be assessed in the neighbouring amenity section of this report below. The overall consultation period expired on 24.06.25.

Site Description and Context

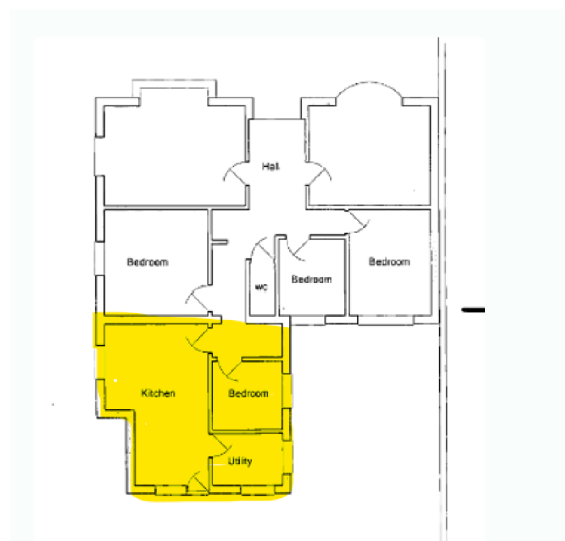
5 Lewis Road is a detached chalet bungalow style property located to the east of Lewis Road. As evidenced by the planning history of the site, the property has had several extensions and alterations carried out, along with the construction of a swimming pool enclosure in the rear garden, and a garage to the side of the dwelling.

The 20180598 Existing Plans show the property, as existing with the 19830540 single storey rear extension (there was an existing garage to the side/rear of the garden):





As per the planning history of the site, the property would have originally appeared as the unhighlighted section of the plan below:

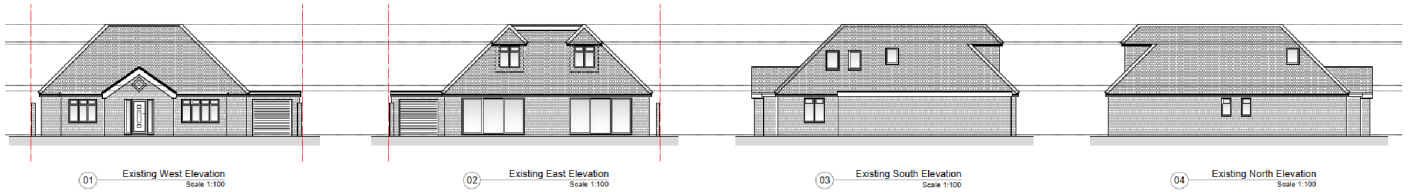


It also appears that the extensions and alterations have not been constructed in accordance with the approved plans:

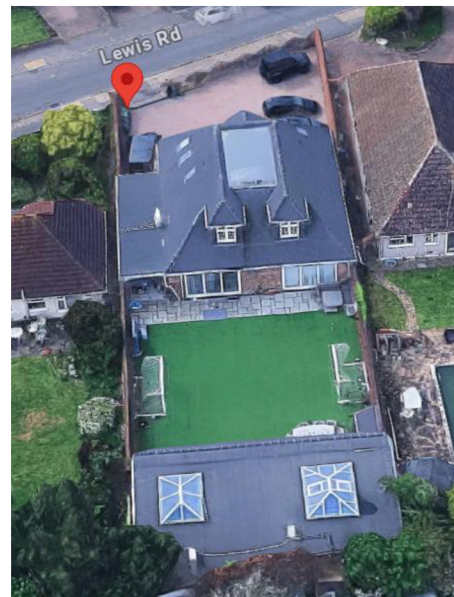
20181139 Revised Plans:



Existing plans provided with this application:



Google Images of property:



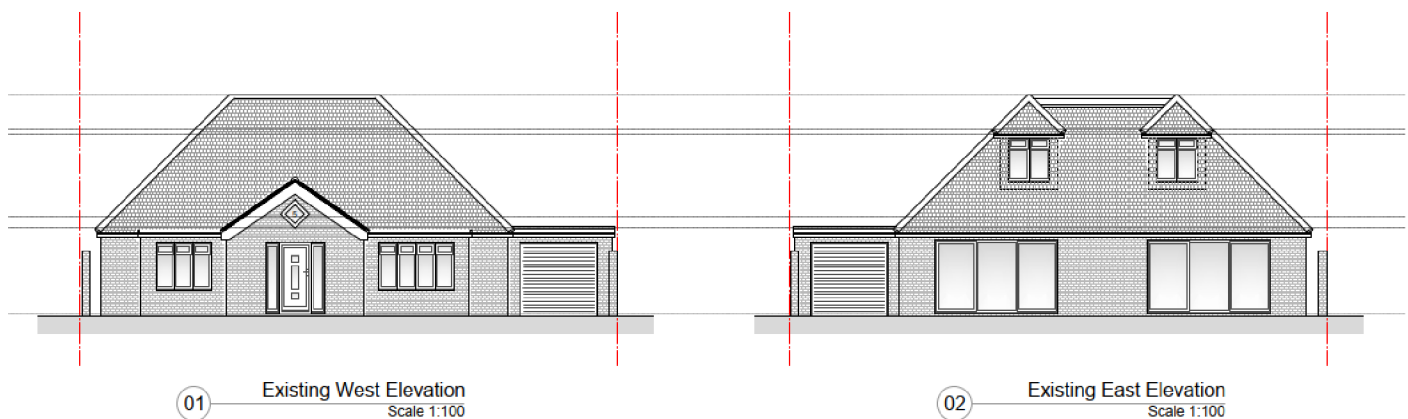


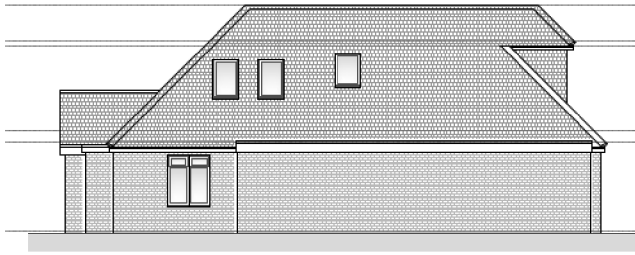
This application proposes the erection of part first floor, part two-storey side extensions with rooms in the roof, 2no. pitched roof dormers to front elevation and 1no. additional pitched roof dormer to rear roof slope.

Proposed Development

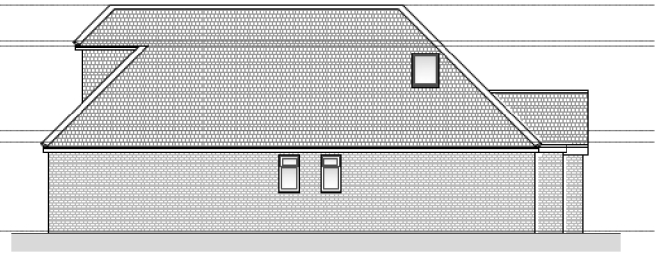
The development would create space for an extended garage on the ground floor level. Internal alterations would also lead to bedroom 4 being extended. At first floor level, there would be internal alterations to facilitate two ensuites, two dressing areas and enlargement to bedrooms 2 and 3.

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





03 Existing South Elevation
Scale 1:100



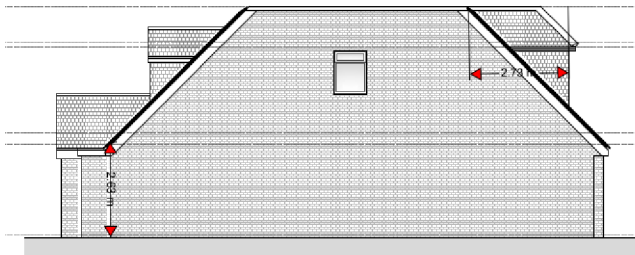
04 Existing North Elevation
Scale 1:100



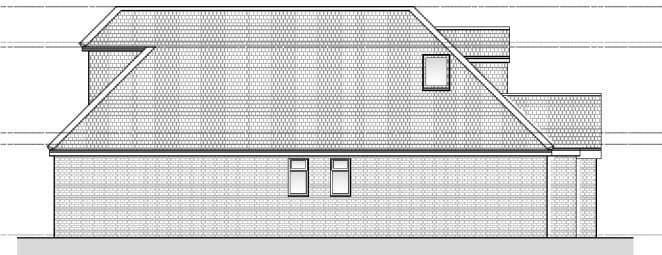
01 Proposed West Elevation
Scale 1:100



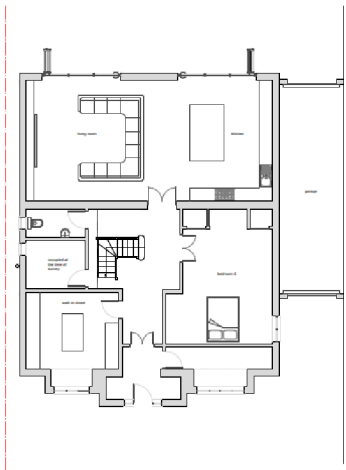
02 Proposed East Elevation
Scale 1:100



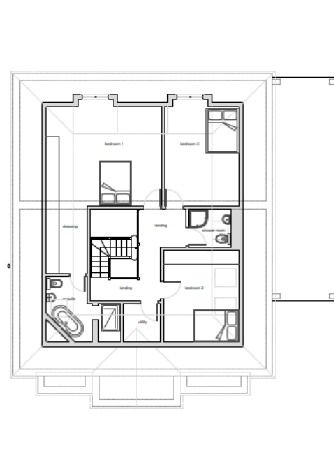
03 Proposed South Elevation
Scale 1:100



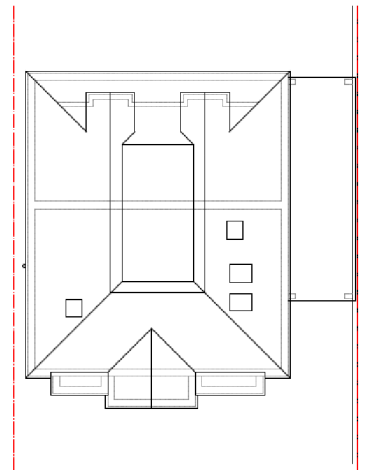
04 Proposed North Elevation
Scale 1:100



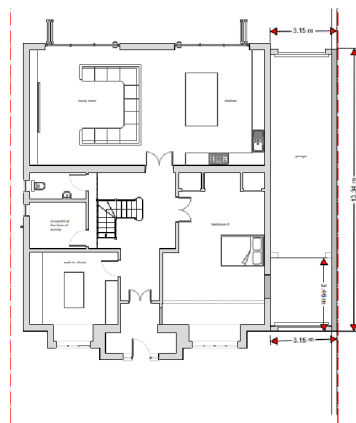
05 Existing Ground Floor Plan
Scale 1:100



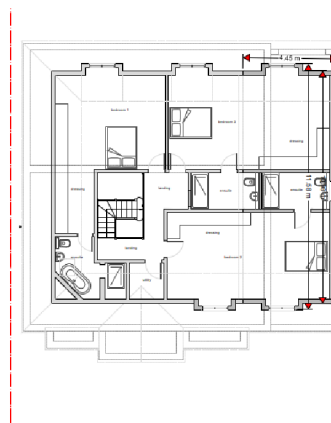
06 Existing First Floor Plan
Scale 1:100



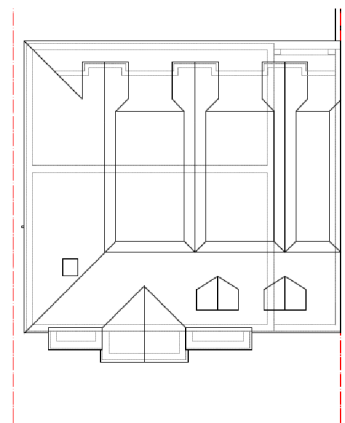
07 Existing Roof Plan
Scale 1:100



05 Proposed Ground Floor Plan
Scale 1:100



06 Proposed First Floor Plan
Scale 1:100



07 Proposed Roof Plan
Scale 1:100

Officer's Analysis

Principle of Development

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. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance

The property is situated within the Istead Arable Famlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. 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.

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 relevant section of Gravesham's Design SPD (2021) are included below:

1 Introduction

1.1 Extensions and alterations to a home can be an economical way of ensuring it can meet a household's present and future needs. In seeking to meet such needs it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

1.2 It is not always possible for a house to be extended or altered to meet the requirements of a household. For example in certain instances the proposal may be out of scale and proportion with the original house, there may be insufficient space around the original house to accommodate an extension without detrimentally impacting the availability of private amenity space, whilst in other instances an extension may create unacceptable levels of overlooking or overshadowing of neighbouring properties.

9 Key Principles for new development

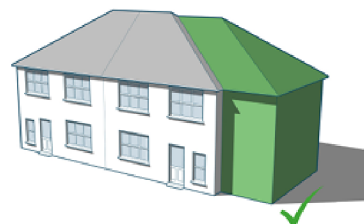
9.1 All the following design guidance must be taken into account.

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 from the front.



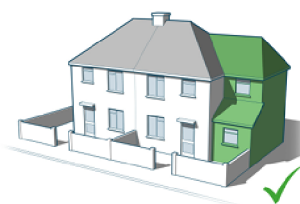
Materials

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.

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of 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, two storey side extensions should be designed in accordance with the guidance below.

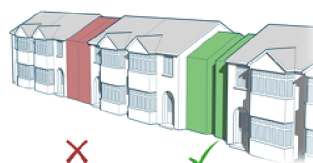
- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host 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 significantly 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.



Ground floor set back 0.5m



Two storey side extensions should be subordinate in scale to the original house.



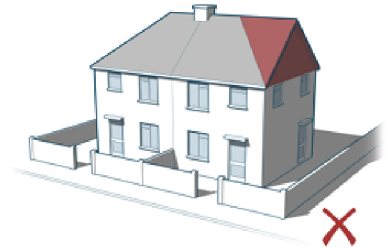
Side extensions should be set back and set in to avoid the 'terrace effect'.

Roof Extensions

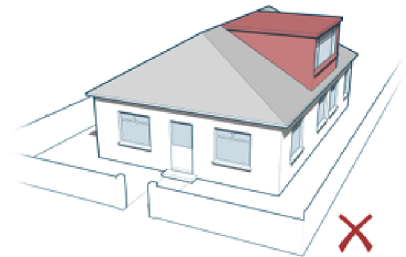
Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

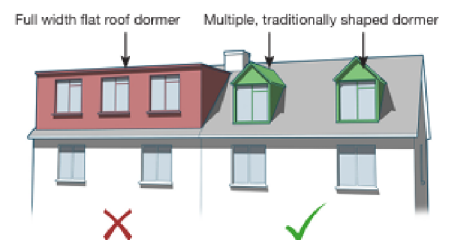
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

Front Roof Extensions

10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

As an existing property within the residential area, the proposal is not considered to raise concerns with regards to impact on the Landscape Character Area.

The proposed external materials would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. This could be secured by condition if permission were to be forthcoming.

As aforementioned in the beginning of this report, the property has been previously extended.

2009 Google Image



2021 Google Images





The cumulative extensions and alterations already undertaken have led to the property becoming very prominent within the street scene to the detriment of the original character of the dwelling and the appearance of the street scene.

This application proposes further development to the dwelling including front dormers, additional rear dormer and a part first floor part two storey side extension over and around the existing garage, along with roof alterations on that side to incorporate a gable end roof. Not only is this considered to represent severe overdevelopment of the site, but the development is considered to be poor design. The proposal has not been designed to consider the context of the site and the existing built form, in which the property already dominates the plot. The development would result in unsympathetic and unbalanced extensions and alterations, and would erode the remaining space in and around the dwelling.

Overall the proposal would be considered to result in harmful, unsympathetic overdevelopment of the site, poor in design, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. 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) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above one representation, objecting to the proposal, was 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.

The development would be located closet to the shared boundary with No. 7 Lewis Road. As such, it is considered that there would be no detrimental impact to the amenity of No.3 Lewis Road.

In terms of any impact on No.7, the plans show that the extension and gable roof alterations would be constructed right up to the shared boundary at two storey level between the application property and No.7.

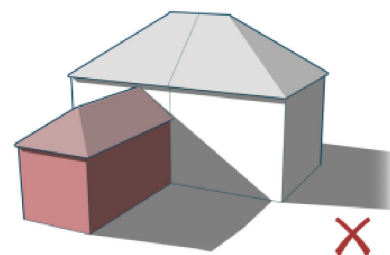
Google Image



The Gravesham Householder Design Guidance (2021) provides key considerations in terms of neighbouring amenity:

Overshadowing

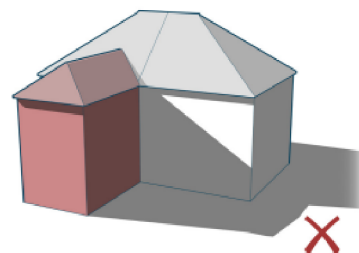
9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection, or are two-storeys in height. When considering overshadowing the Council will have regard to the 45 / 25 degree rule (see Appendix 1), as well as the Vertical Sky Component (VSC) Average Daylight Factor (ADF) and the Annual Probable Sunlight Hours (APSH) methods where necessary. See the BREEAM guidance for detailed information on these.



Where a an extension would result in a significant reduction in light or cause overshadowing planning permission may not be granted.

Privacy

9.6 It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies. Careful consideration should be given to window positions to ensure no windows on the boundary with neighbouring properties cause harmful overlooking and to ensure that windows above the ground floor retain adequate privacy distances. It may be possible, in some cases, to use high level and obscure / translucent glazing.



Overbearing and Outlook

9.7 An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and

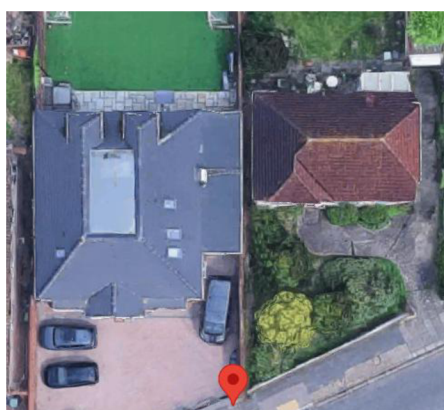
12

Householder Extensions/Alterations Design Guide SPD

dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

As aforementioned above, the proposal would result in significant development being within close proximity to the shared neighbouring boundary.

Google Image



Given the orientation of the site and the development proposed, this would result in an unacceptable overbearing development, likely to cause a sense of enclosure, detrimental to neighbouring amenity. In addition, the layout and height of the proposed development is likely to result in a detrimental impact on outlook. There are no concerns regarding privacy, as the one window in the flank elevations would serve an ensuite and could be conditioned to be obscure glazed, if planning permission were to be forthcoming. In terms of light impact, the plans fail to show how the development would avoid detrimentally impacting light levels to No.7. Despite the path of the sun, the close proximity and scale of the development is likely to result in light loss to the neighbouring property.

Overall the proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal. It is noted there is an existing hardstanding area in the front garden.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 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.

Proximity of gas pipelines

There is a gas pipeline impacting the front boundary of the application site. Therefore, if planning permission were to be forthcoming, an informative could be added to the decision notice stating that it is advisable for the applicant to contact SGN (Southern Gas Networks) and National Grid to establish the exact location of all gas infrastructure in the surrounding area, prior to the commencement of any groundworks at the application site.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

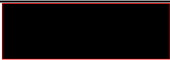
The proposal would be considered to result in harmful, unsympathetic overdevelopment of the site, poor in design, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposal would fail to safeguard the amenity of neighbouring properties in terms of the overbearing development, likely to cause a sense of enclosure, loss of outlook and impact on light, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10th July 2025	Dated:	10 th July 2025