



Delegated Report

Householder Planning Application

Planning Application No: 20250374

Location: 14 Leander Drive Gravesend Kent DA12 4NE

Description: Erection of a two storey front extension.

Applicant: Mr Colin Rowe

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 10/04/2025;
Drawing Number TAB/06/40 (Site Location Plan);
Drawing Number TAB/06/41 (Block Plans – Existing and Proposed);
Drawing Number TAB/06/42A (Floor Plans – Existing);
Drawing Number TAB/06/43 (Elevations and Roof Plan – Existing);
Drawing Number TAB/06/45B (Revised – Floor Plans – Proposed); and
Drawing Number TAB/06/44C (Revised – Proposed Elevations and Roof Plans).

Relevant Planning History

Reference	Description	Decision	Decision Date
19540471	Composite development of land	Permitted	05.06.1957

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Neighbouring properties

5 surrounding properties were consulted and four responses were received in support of the application. Support was raised with regards to:

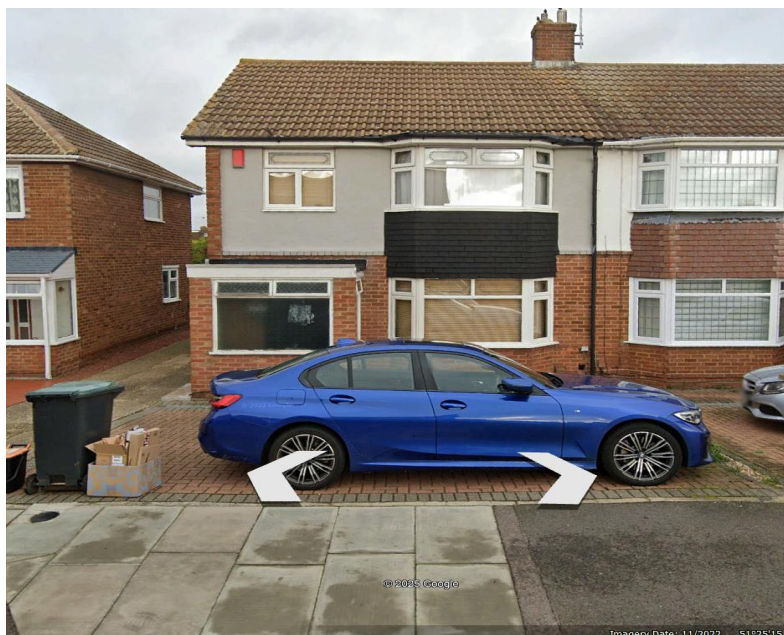
- Downstairs WC to be used by elderly relatives;
- Extra bedroom space in third bedroom;

The consultation period ended on 14th May 2025.

Officer's Analysis

Design, Character and Appearance

14 Leander Drive is a two storey semi-detached dwellinghouse located on the northern side of the highway. The property is block paved to the frontage and has previously been extended with a single storey porch.



The application proposes the erection of a two storey front extension.

The extension would have a pitched roof at a maximum height of 6.25m and an eaves height of 4.8m. The extension will project 2.5m from the principal elevation with a width of 2.88m and will be constructed with a brick finish to match the existing dwelling.

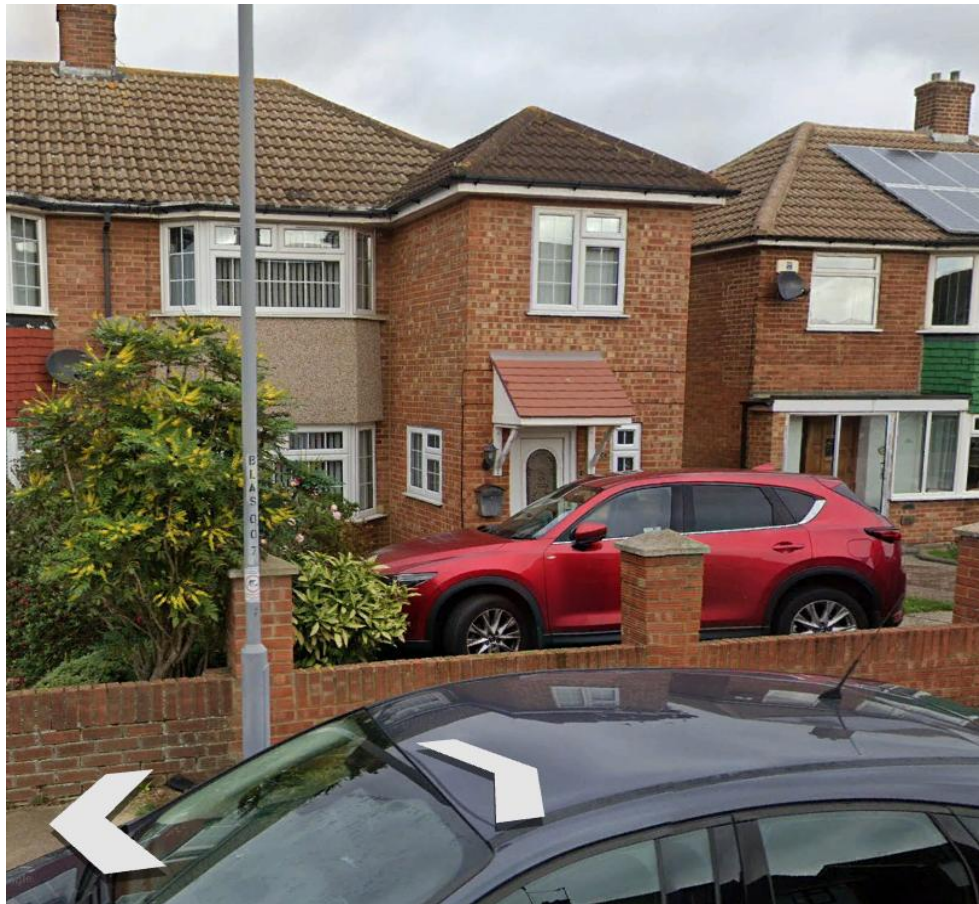
The extension will create space for a larger entrance hall with WC/Shower room to the ground floor and a larger bedroom to the first floor. The proposal will relocate the main entrance door to the front elevation. There will be a window to the front and side elevation at ground floor level, serving the WC, which will be conditioned to be obscure glazed to Pilkington Level 3 or above. There will be a window to the front elevation at first floor level, serving the extended bedroom.

It is considered that the two storey front extension would only minimally expand the footprint of the existing front porch. The extension has also been designed with a pitched roof which is in keeping with the existing dwelling. Moreover, this type of extension is very common within Riverview Park estate, there are several examples of similar alterations within the immediate area, as shown below:

Neighbouring Property 10 Leander Drive



Neighbouring Property 20 Leander Drive



As such the extension is not considered to have a detrimental impact on the character of the host dwelling, nor is it considered to be out of keeping with the immediate street scene.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene 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).

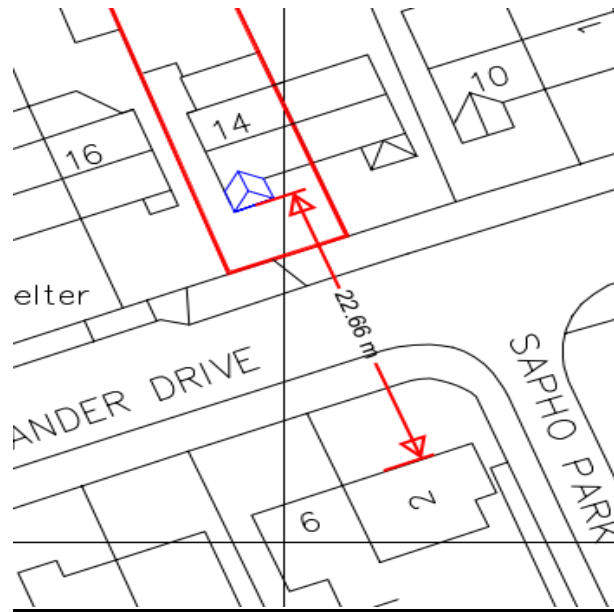
Amenity of Future Occupiers

The application does not look to increase the number of bedrooms at the property and does not reduce the existing private amenity area, therefore, the proposal would be 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

Neighbouring Amenity

The front extension is set away from neighbouring properties and as such there are no concerns with neighbouring over shadowing or loss of light.

The proposal introduces 1no habitable window to the front elevation at first floor level. The application site faces habitable first floor windows of neighbouring property known as 2 Sapho Park. Gravesham's Residential Layout Guidelines recommend a minimum distance of 21m between habitable rooms. As shown below, the distance between the proposal and neighbouring property would measure 22.66m, in accordance with the guidelines:



As such there are no concerns with neighbouring privacy.

No neighbour representations have been received objecting to the application.

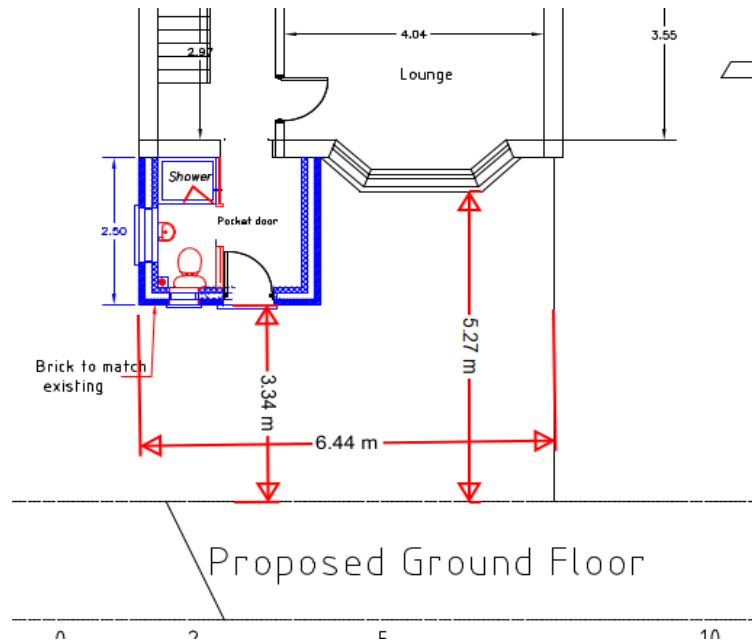
Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Gravesham Householder Extensions/Alterations Design Guide (2021) states the minimum requirement for front garden parking, as set out below:

- Front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.5m wide (2.7m where spaces adjoin an enclosed boundary) and 5m deep should be provided.

Whilst the proposed porch would encroach upon the existing parking to the frontage, the remaining hardstanding would be in accordance with the above guidelines as shown below:



Therefore, it is considered that the application would not have a detrimental impact on the parking provision at the property.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, 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:	<i>F Walsh</i>
Dated:	4 th June 2025	Dated:	10 June 2025