



Delegated Report

Householder Planning Application

Planning Application No: 20250320

Location: 59 Freeman Road Gravesend Kent DA12 4ED

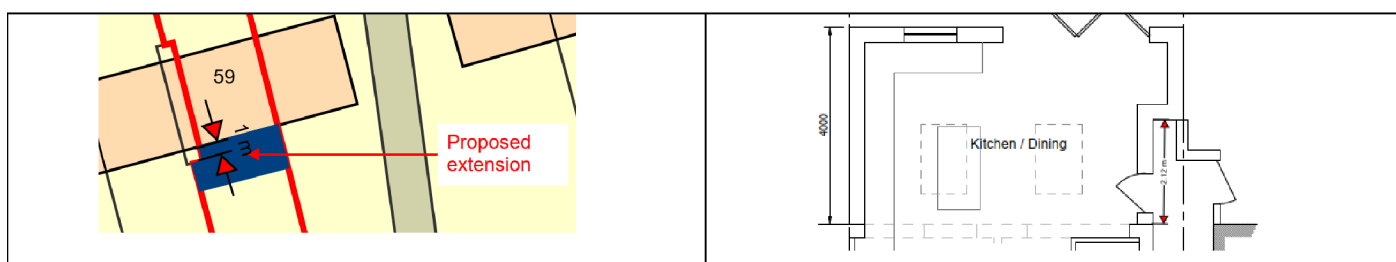
Description: Erection of a single storey rear extension and removal of chimney stack.

Applicant: Mr Michael Owusu-Ansah

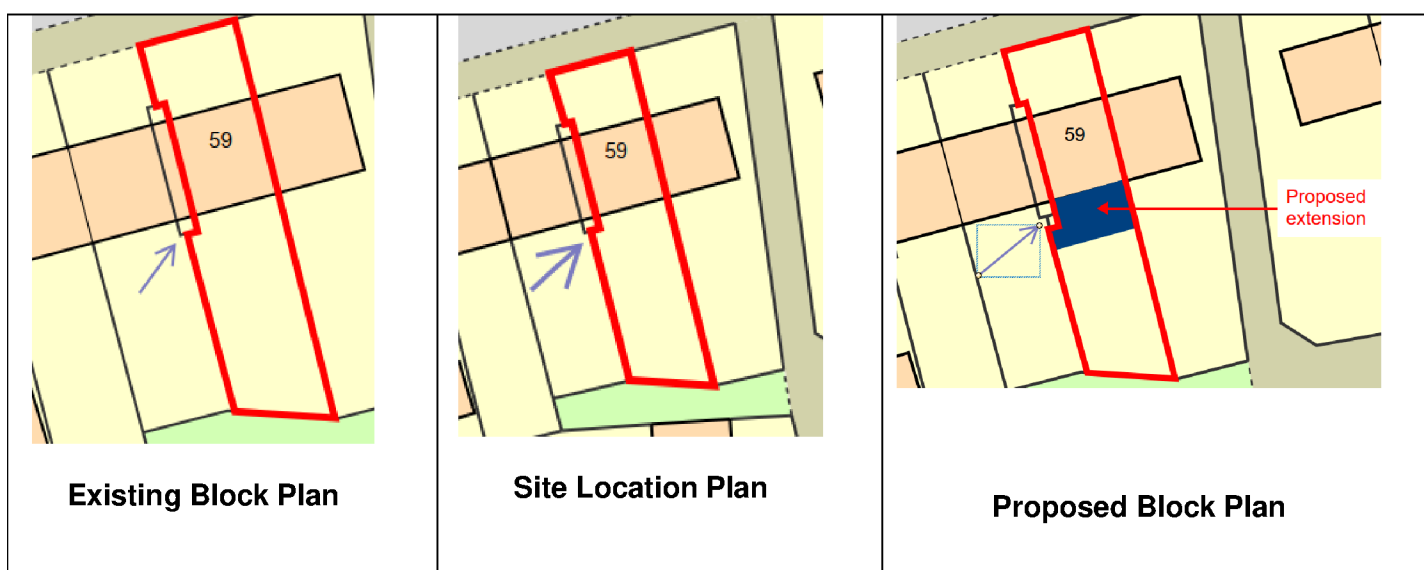
Site Visit Date: 08.05.25 (External Site Visit)

Procedural Matters

During the Validation process, it was highlighted that there were plan inconsistencies:



As such, the agent was asked to amend the plans to ensure there was consistency. Although the proposed block plan was amended to reflect the proposed extension, the red line boundary on the block plan was also amended. Upon assessment of this application, it was noted that there is a minor inconsistency between the original red lines on the site location plan and existing block plan, and the revised proposed block plan:



In this instance, the proposed development is within the smaller red line, a site notice has been displayed and appropriate neighbour consultation has been carried out. As such, in this instance, it is not considered necessary to request further amendments, or to revalidate the application and reconsult.

Submitted Documents/Plans

Application Form;
Block Plan – Proposed (received on 28.04.25);
Block Plan – Existing (received on 22.04.25);
Drawing No. A102 – Elevations and Floor Plan Roof Plan – Proposed;
Drawing No. A101 – Elevations and Floor Plans Roof Plan – Existing; and
Site Location Plan (received on 01.04.25).

Superseded Documents/Plans

~~Block Plan – Proposed (received on 01.04.25).~~

Relevant Planning History

No relevant history.

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

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

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 08.05.25 and no representations were received. The overall consultation period expired on 30.05.25.

Site description

59 Freeman Road is a two-storey terraced property located to the south-east of the highway.

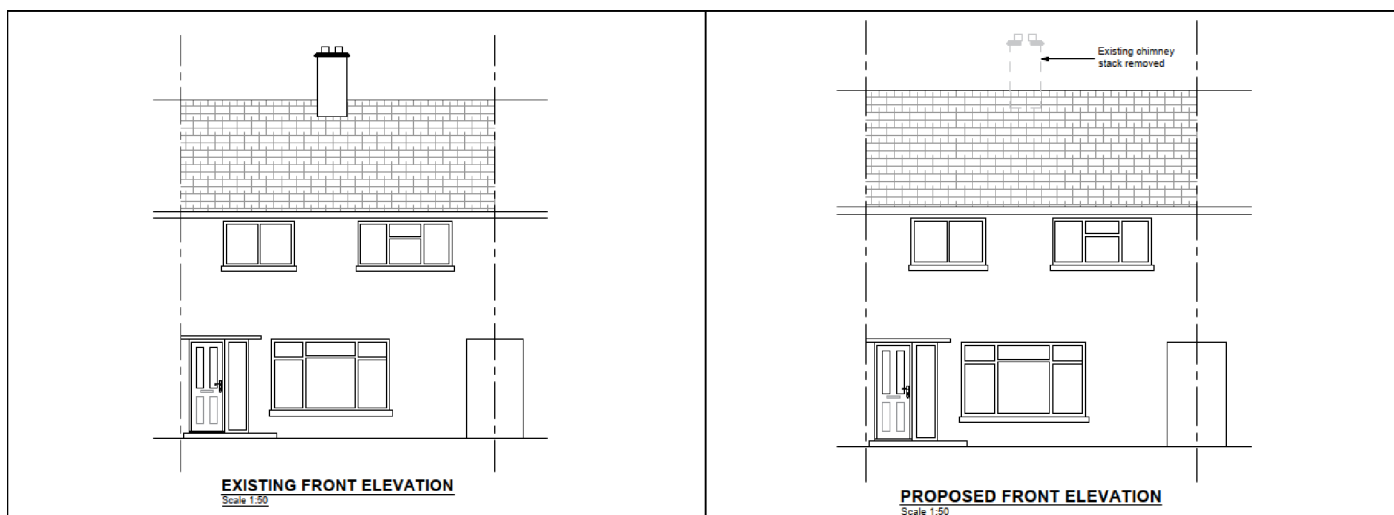
Site Photos

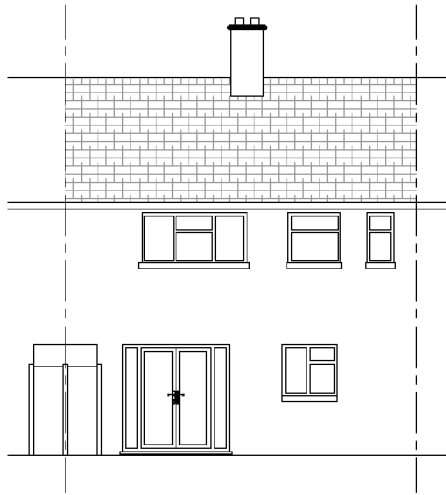


This application proposes the erection of a single storey rear extension and the removal of a chimney stack from the main roof.

Proposed Development

The development would create space for an enlarged kitchen and dining area, a utility room and a WC. Dimensions of the extension are indicated by the case officer measurements below, in black and red:

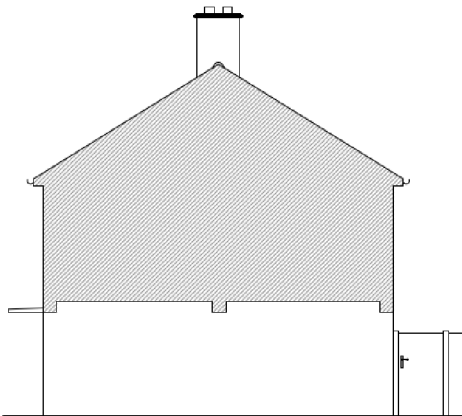




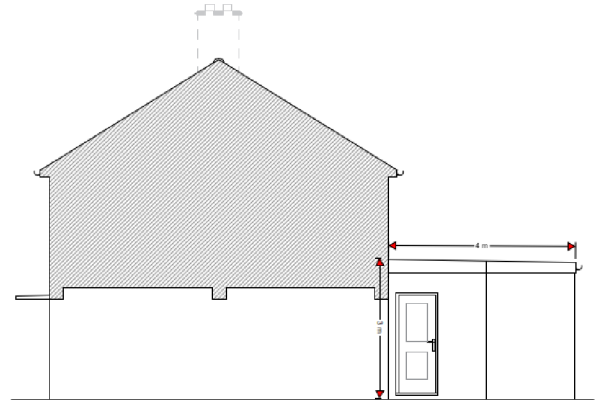
EXISTING REAR ELEVATION
Scale 1:50



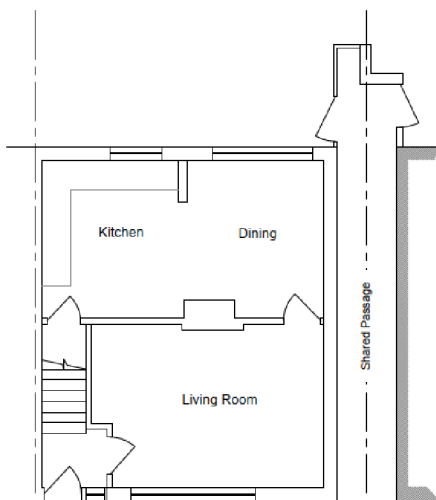
PROPOSED REAR ELEVATION
Scale 1:50



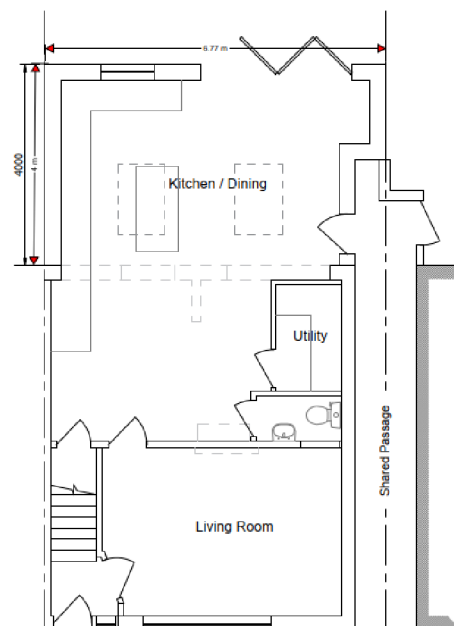
EXISTING RIGHT SIDE ELEVATION
Scale 1:50



PROPOSED RIGHT SIDE ELEVATION
Scale 1:50



EXISTING GROUND FLOOR PLAN
Scale 1:50



PROPOSED GROUND FLOOR PLAN
Scale 1:50

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 proposed external materials of the extension would include white rendered walls, a flat GRP or felt roof and fenestration to match the existing dwelling. Although the extension walls would not match the existing brickwork finish finish to the dwelling, the extension would be located to the rear and it is not uncommon for single storey extensions in the urban area to be rendered. If planning permission were to be forthcoming, a condition could be included on the decision notice to ensure the fenestration would match the existing, which is desirable. In addition, the extension is single storey and has been designed to be a fairly subservient addition to the dwelling. The extension would have a depth of 4.00m, would largely span the width of the rear elevation, but would be modest in height. Furthermore, although the extension would be visible from the rear access way, the proposal would not be seen from the street scene, or detrimentally impact the character and appearance of the area.

There are no concerns, in terms of design character and appearance, with the removal of the existing chimney stack. A condition could be added to the decision notice to ensure replacement roof tiles would match those of the existing roof.

Therefore, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would retain sufficient garden area and depth post development. In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In terms of the extension, there are no windows proposed in the flank walls of the development, the proposed door would face into the shared passage, and the extension would be at single storey level. In addition, there are existing high level boundary treatments that run along the shared boundaries.

The shared access will not be impeded by the proposed development.

Overall, the proposal is not considered to detrimentally impact neighbouring amenity and therefore amenity is safeguarded in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

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

Contamination

The site lies within The Nest and Gregory's Crescent Historic Landfill Site Buffer Zone. As such, if planning permission were to be granted, a watching brief condition would be added to the decision notice in order to prevent harm to human health and pollution of the environment.

Proximity of gas pipelines

There is a gas pipeline impacting the front boundary of the application site. Therefore, 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 proposed extension would be constructed using acceptable external materials, which can be secured by condition to complement the external appearance of the existing dwelling. In addition, the proposal is considered to be a sympathetic addition, and is considered to protect the amenity of future occupiers and neighbours. The development would not impact the street scene or character of the area.

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

Recommendation

Permission

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12th June 2025	Dated:	19 June 2025