

Delegated Report

Householder Planning Application

Planning Application No: 20250745

Location: 53 Kent Road Gravesend Kent DA11 0SZ

Description: Erection of first floor extension and rear dormer.

Applicant: Mr T Dhanda

Site Visit Date: Previous Application

Submitted Documents/Plans

Application Form

P01 Rev P1 – Existing Block Plan with Location Plan

P02 Rev P1 – Proposed Block Plan

P03 Rev P1 – Existing Plans

P04 Rev P3 – Proposed Plan for Ground and First Floor Extension

Superseded Plans:

P04 Rev P1 – Proposed Plan for Ground and First Floor Extension

Relevant Planning History

Reference	Description	Decision	Decision Date
20230418	Erection of a part single storey, part two storey rear extension.	Permitted	21.06.2023
20220483	Erection of a two storey rear extension & conversion to create 4no 1 bedroom flats	Refused	28.06.2022
20020012	Erection of first floor rear extension to form an enlarged bedroom.	Permitted	13.03.2002

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.

Neighbouring properties

7no. surrounding properties were consulted and 0 comments were received from members of the public. The overall consultation period expired on 09 September 2025.

Officer's Analysis

Procedural Matters

During the assessment of this application amended plans were provided upon negotiation with the planning agent which amended the originally proposed flat roof to a pitched roof and altered the internal layout to ensure appropriate internal space standards were met.

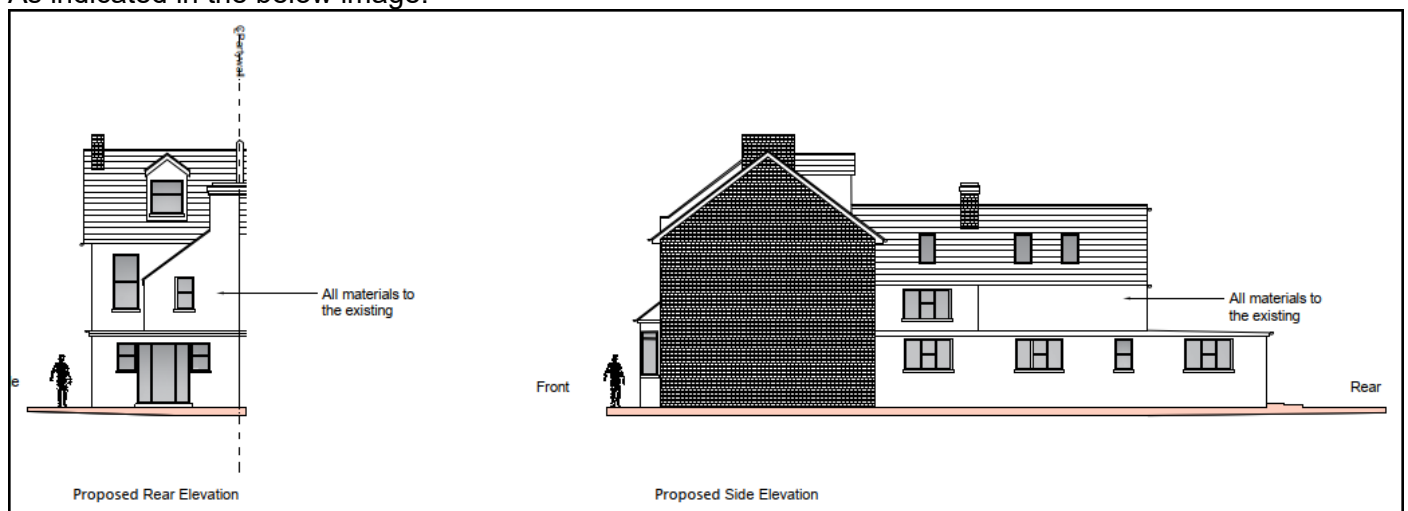
Principle of Development

The application site comprises of a two-storey semi-detached building with roof level accommodation. There is a small front garden which has been overlaid with hardstanding and the site could potentially accommodate up to two parked cars along the flank wall of the host property.

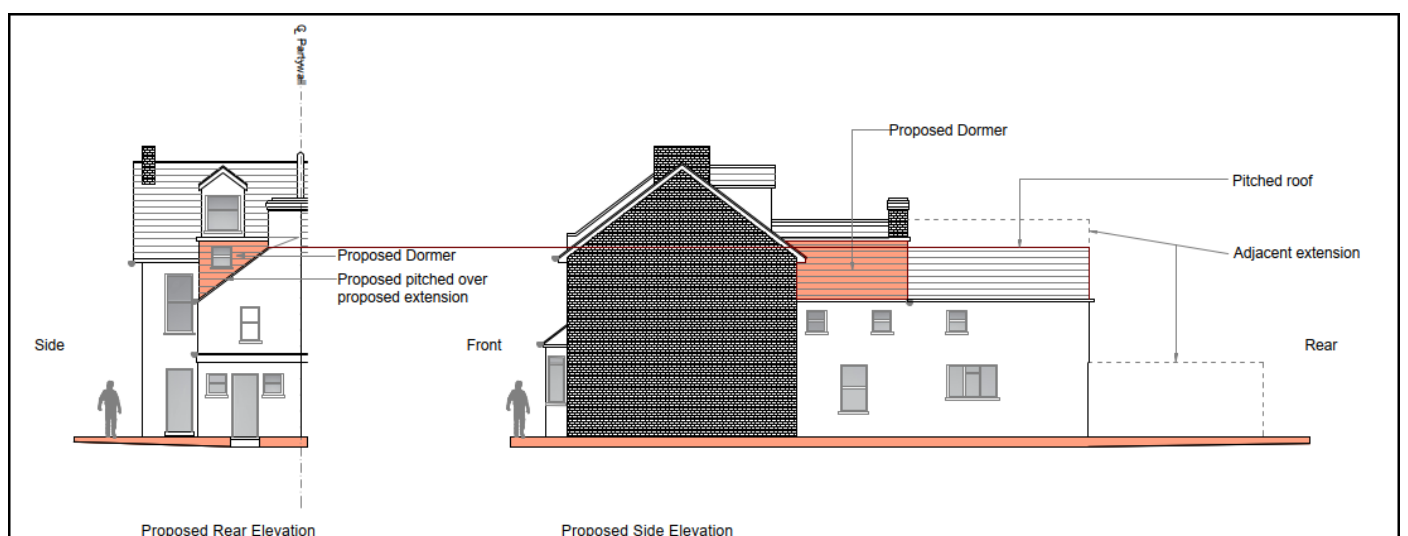
This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points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

Design, Character and appearance

Recent approval ref 20230418 allowed for '*Erection of a part single storey, part two storey rear extension.*' As indicated in the below image:



This proposal in comparison seeks to erect a first floor extension and rear dormer. The below image indicated the proposed elevations (Not to Scale).



Conversely to the previous approval, this application would no longer seek to extend the ground floor rear. Instead, it would extend to the first floor at a similar depth as approved and would create a dormer roof extension in addition.

The previous approval would have resulted in a greater level of bulk; this application would result in a higher level of built form than previously proposed. In this instance, the proposed dormer would be below the height of the main roof due to its location on the outrigger. But it would be set above the eaves of the main dwellinghouse which would be considered poor design. Plus, it would result in a cluttered appearance. However, when compared to the approved development, the significant reduction in bulk would be of benefit which would weigh in the comparative balance. Plus, as stated in the previous report and is still relevant; *‘whilst there are obvious concerns about the cumulative impact of increased bulk and excessive overdevelopment to the original dwellinghouse, given the existing character of surrounding properties where similar developments have taken place, it would be unreasonable to refuse based on poor design where the proposal would clearly reflect the area.’*

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 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.

The proposed development would create a 6 bedroom property from the existing 3 bedroom property. The area of the additional rooms would range from 6.6m² to 23m². The residential Layout Guidelines 2015 requires a minimum floor area of 6.5m² for single bedrooms and 11.2m² for double bedrooms. Plus, it is a positive that the opportunity to increase the size of the existing undersized small bathroom has been taken. The scheme has been amended to ensure satisfactory accommodation for future residents.

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.

51 Kent Road

This neighbour is located to the east and is adjoining. The proposed extension at first floor would match the depth of this neighbour's ground floor and first floor extensions. The extensions would not be higher than the neighbours building. Given this design, the reflective extensions would be unlikely to impact this neighbour in terms of overbearing bulk, overshadowing or direct overlook.

55 Kent Road

This neighbour is located to the west and is 5 metres from the existing dwellinghouse at its closest point. At the outrigger there is a 7.2m distance from this neighbour. Given that the extensions are on the outrigger of this property, the 7.2m distance would be maintained. The relationship between the neighbours is indicated in the image below:



Given the distance between the buildings, the similar depths and height of the proposed extension to this neighbours' building and the positioning of proposed side windows, it is considered that there would be no significant, direct overlooking, over and above that allowed by the existing relationship between the properties.

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 KCC Parking Standards (2006) requires that 2 vehicle spaces are provided for dwellings of 2 and 3 bedrooms. For dwellings with 4+ bedrooms this increases to 3 spaces. Given the extent of existing hardstanding on this property, there is adequate parking spacing.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 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 subject to further details of cycle parking provision.

Conclusion

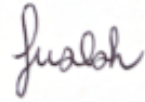
The proposed development complies with all relevant national and local planning policies.

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:	27 th October 2025	Dated:	28 October 2025