

Delegated Report

Householder Planning Application

Planning Application No: 20251130

Location: 4 Gordon Place Gravesend Kent DA12 2DA

Description: Erection of a single storey rear/side extension.

Applicant: Mr Roger Webb

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 06/11/2025;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number 25/09/01 Rev 01 (Floor Plans – Existing and Proposed); and
Drawing Number 25/09/01 Rev 02 (Elevations – Existing and Proposed).

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 Development Affecting Conservation Areas
- TC7 Other Archaeological Sites

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
- Section 16 – Conserving and enhancing the historic environment

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)
- 19th Century Suburban Conservation Areas Management Plan;
- Milton Place Conservation Area Character Appraisal (2009)
- Design for Gravesham – Design Code (2024)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architect or historic interest which it possesses.

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

GBC Conservation Officer – No comments received

Neighbouring properties

2 surrounding properties were consulted and no responses were received. A site notice was displayed and a publication in the local press on 21.11.2025. The consultation period ended on 12.12.2025.

Officer's Analysis

Design, Character and Appearance

4 Gordon Place is a two-storey terraced property located on the north side of the highway and within the Milton Place Conservation Area. To the northwest is the Grade II Listed building 'Whitehall Place'.



The application proposes the erection of a single storey rear/side extension.

The proposed extension will adjoin to the existing two storey rear outrigger which is part of the dwelling as originally built. The extension will have a flat roof with parapet at a maximum height of 3.14m and an eaves height of 2.87m. It will extend beyond the rear wall by 3.12m with a width of 3.05m and will project 0.94m from the flank elevation.

The extension will create space for a larger, open plan kitchen / dining area with downstairs WC. There will be a window to the rear elevation. The application proposes to be constructed with a brick finish and UPVC windows to match the existing dwelling.

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.

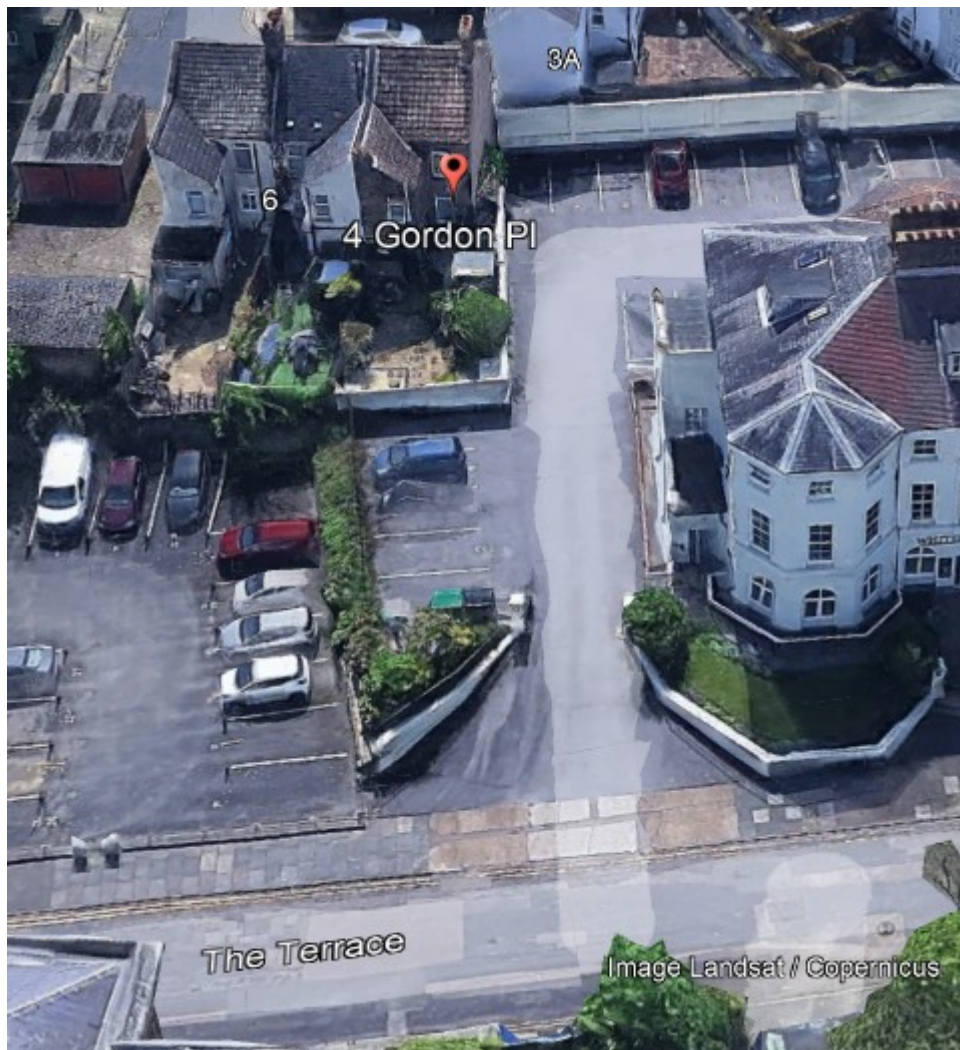
Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context. Principal 9.3 states that:

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).

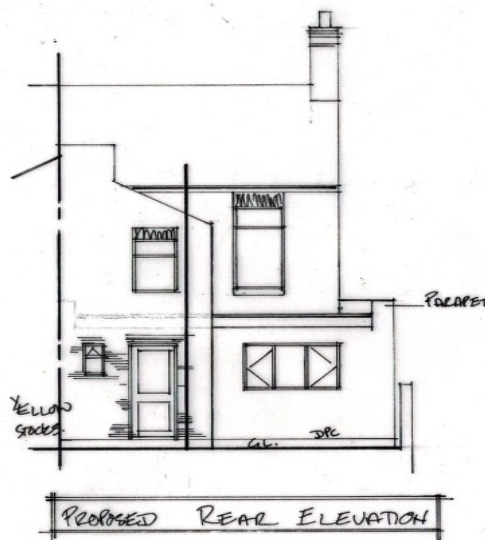
Whilst the proposal is largely to the rear, due to the orientation of the application site, it will be highly visible from a public vantage point:



Google Earth Image



The roof of the host dwelling is of a pitched design with another pitched roof to the rear outrigger of which the extension will adjoin. The development proposes a flat roof with parapet wall which does not reflect the pitched form of the host roof or outrigger roof, and the proposed parapet wall is a new feature which is not reflected within the host dwelling.





As such, by way of the flat roof and parapet wall the proposed rear / side extension is not considered to be sympathetic to the character and appearance of the host dwelling or the surrounding area. Therefore, the proposed development would be inappropriate in terms of design and would have an adverse impact on the character and appearance of the existing building and neighbouring properties.

Impact on the Conservation Area and Listed Building

Policy CS20 (LPCS) states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. Also, saved Policy TC3 (LPFR) expects development in a conservation area to make a positive contribution to it. Saved Policy TC2 requires development that affects the settings of listed buildings to be sympathetic to listed buildings. Policy CS19 (LPCS) is a more general design policy and requires new development to conserve and enhance the character of the local built and historic environment and to integrate well with the surrounding local area.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area

Having already established that the development would be of poor design, irrespective of the sites conservation area setting, it is considered that by way of the roof, which does not reflect that of the host dwelling, as the development is highly visible from a public vantage point, it would result in a significant failure to preserve or enhance the character of the Milton Place Conservation Area.

Moreover, it is noted that whilst 4 Gordon Place is slightly set back from the street scene, the property is situated on land which slopes upwards in a northern direction. As such, the application site elevated from the public highway subsequently exacerbating its prominence:

Public Vantage Point from Milton Place Conservation Area



To the northwest of the application site lies Grade II Listed building known as 'Whitehall Place'.



Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architect or historic interest which it possesses.

The application site is considered to be located within close proximity to Whitehall Place and the proposed development would be highly visible when facing the listed building from the road side:

View of 4 Gordon Place and Grade II Listed Whitehall Place.



As such, given the previously established detrimental impact the proposal would have on the host dwelling and the surrounding conservation area, it is also considered that the poor design of the proposed flat roof extension would have a harmful impact on the setting of the listed building.

Therefore, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Overall, by way of the flat roof and parapet wall, the proposal is considered to represent poor design, to the detriment of the appearance of the existing dwelling, the adjacent listed building and would not enhance or preserve the surrounding Milton Place Conservation Area. As such, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Post development, the application site would retain a rear amenity area of 62.88msq and a minimum depth of 8.51mm in accordance with Gravesham's Residential Layout guidelines for a two-bedroom property.

As such the proposal is not considered to detrimentally impact the amenity of future occupiers and as such 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).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

The single storey rear extension is considered to be modest in height, as such there are no concerns with the impact on loss of light or overshadowing.

The proposal does not introduce any habitable windows or windows to the flank elevations and as such does not raise concerns with the impact on privacy to neighbouring properties.

As such, there are no concerns with neighbouring amenity and the proposal is considered to be 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).

Conclusion

Overall, by way of the flat roof and parapet wall, the proposal is considered to represent poor design, to the detriment of the appearance of the existing dwelling, the adjacent listed building and would not enhance or preserve the surrounding Milton Place Conservation Area. As such, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Recommendation

Refusal

Recommendation

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	17 December 2025	Dated:	18th December 2025