



Delegated Report

Householder Planning Application

Planning Application No: 20250344

Location: 47 St Francis Avenue Gravesend Kent DA12 4SY

Description: Erection of a single storey side/rear extension and erection of a new front porch.

Applicant: Mr B Kataria

Site Visit Date: 14.05.25

Submitted Documents/Plans

Application Form;
Drawing No. S01 – Site Location Plan and Block Plan – Existing;
Drawing No. S02 – Block Plan – Proposed;
Drawing No. S03 – Floor Plan and Roof Plan – Existing and Proposed; and
Drawing No. S04 – Elevations and Section – Existing; and
Drawing No. S05 Rev P2 – REVISED Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No. S01 – Site Location Plan and Block Plan – Existing;~~
~~Drawing No. S02 – Block Plan – Proposed;~~
~~Drawing No. S02 – Block Plan – Proposed; and~~
~~Drawing No. S05 – Elevations – Proposed.~~

Plan Note

During the assessment of the application it was noted that the revised elevations were not on the application file. In this instance, the superseded elevations were available to view on public assess and the revised elevations were only required due to small annotation errors. No neighbour responses were received in response to the consultation carried out. On balance, it was considered that reconsultation was not necessary in this instance.

Relevant Planning History

Reference	Description	Decision	Decision Date
20241168	Erection of a rear dormer with loft conversion and roof lights, erection of a single storey side extension to form utility room and erection of a new front porch.	Refused	14.02.2025
19980149	Erection of single storey side extension to form cloakroom/shower room/wc and construction of a 1.8m high brick wall on the St Francis Avenue frontage.	Permitted	28.04.1998
19760313	Erection of a 2 storey extension at side to form kitchen and dining room with 2 bedrooms over	Permitted	03.06.1976

19540471	Composite development of land	Permitted	05.06.1957
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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

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 14.05.25 and no responses were received. The overall consultation period expired on 06.06.25.

Officer's Analysis

Site Description

47 St Francis Avenue is a two-storey property located on the corner of St Francis Avenue and Way Volante.

Site Photos

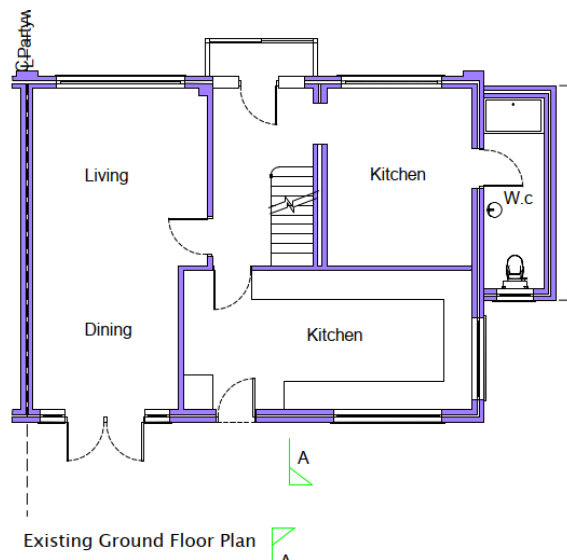


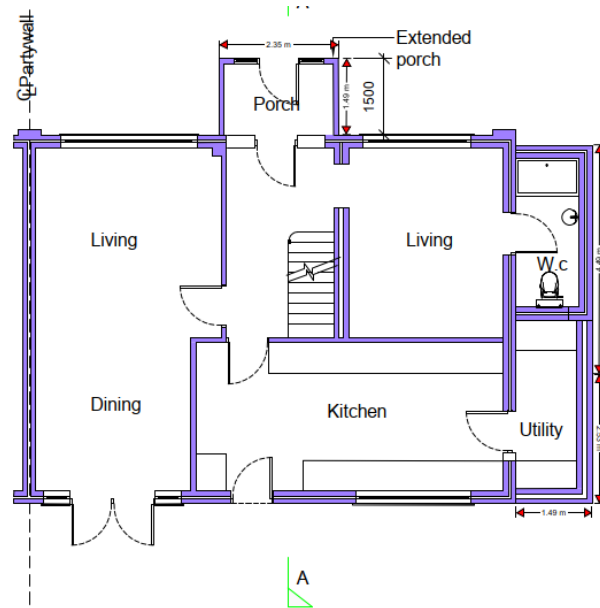
As evidenced by the above images and the planning history of the site, the property has been previously extended.

This application proposes the erection of a single storey side/rear extension and erection of a new front porch.

Proposed Plans

The development would create space for a utility room, altered shower room and a new porch. In addition, one of the kitchens would be altered to a living room. Case officer measurements are indicated in black and red on the plans below.





Proposed Ground Floor Plan



Existing Front Elevation



Existing Rear Elevation

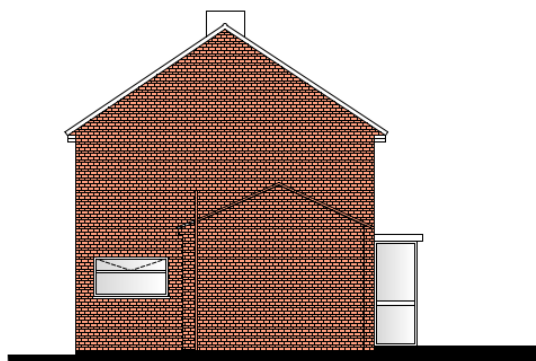


Proposed Front Elevation

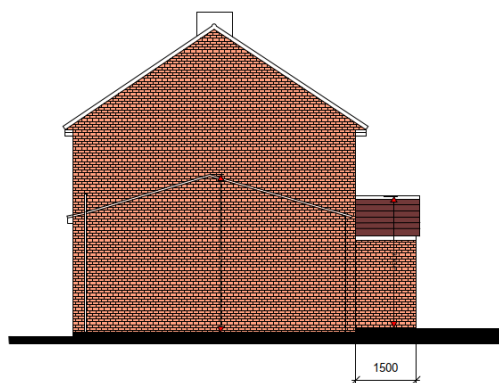
Proposed porch



Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation

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 Householder Design Guide (2021) sets out the design expectations for the Borough. The key elements relating to this proposal are included below:

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.

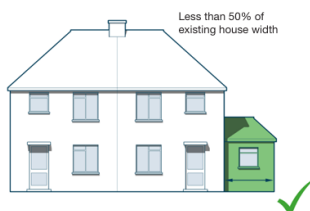
9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and 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, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original 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.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original 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 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.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.

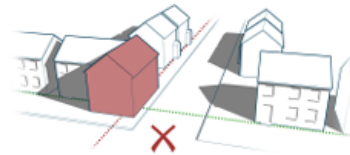


The extension is the correct scale, proportion and width, and has the same roof design as the original house.

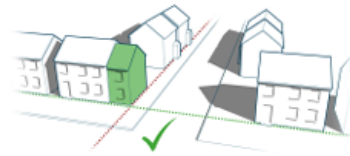
Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

Materials

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

Porch

The porch is not excessive in scale. It would have a dual pitched roof, with the apex of the roof set below the first floor windows, which demonstrates subservience. The porch is considered to be acceptable.

Side/rear Extension

There is a part depth single storey side extension already in situ, and the proposal would include a small extension to the side extension and alterations to the configuration of the pitched roof. Given the existing situation, along with the sympathetic design of the proposal, the single storey side/rear extension is considered to be satisfactory. As evidenced on the site visit and photos, there is existing soft landscaping (hedging) that would soften the development within the street scene, which is positive, given the plots prominent corner location. The land in which this hedging is situated is outside of the applicants ownership and is presumably highways land:



Overall, in terms of design, character and appearance, the proposal is considered to accord with 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 areas and garden space post development. The plans demonstrate that there would be sufficient space for future occupiers and the proposed block plan shows more than sufficient garden space would remain. Therefore, the 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 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. In situ, the proposal raises no concerns in terms of neighbouring amenity, and the development would accord with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no parking and highways concerns 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.

Conclusion

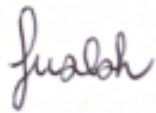
The application has been fully considered and is in accordance with local and national planning policy.

The development is considered to be subservient and sympathetic to the host dwelling, there would not be a detrimental impact on the appearance of the street scene and there are no concerns in terms of residential amenity.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	19th June 2025	Dated:	25 June 2025