



Delegated Report

Householder Planning Application

Planning Application No: 20250915

Location: 64 Stanley Crescent Gravesend Kent DA12 5SY

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

Applicant: Airidas Rukstele

Site Visit Date: **Desktop Assessment**

Preliminary Matters

It is noted that the submitted plans have some inconsistencies in that the existing plans and elevations do not show a single storey rear projection. This is shown on the proposed block plan and is visible on google earth. An amendment to the plans was not requested as it was not considered to be an appropriate as the application was recommended for refusal.



Submitted Documents/Plans

- Application Form
- Existing Elevations and Ground Floor Plan
- Existing Block Plan
- Site Location Map
- Proposed Block Plan
- Proposed Site Plan
- Existing Site Plan
- Proposed Elevations
- Proposed Ground Floor Plan
- Proposed Roof Plan

Supplementary Information

- Structural Calculations

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 17.10.2025 and no comments were received.

Analysis

Proposal

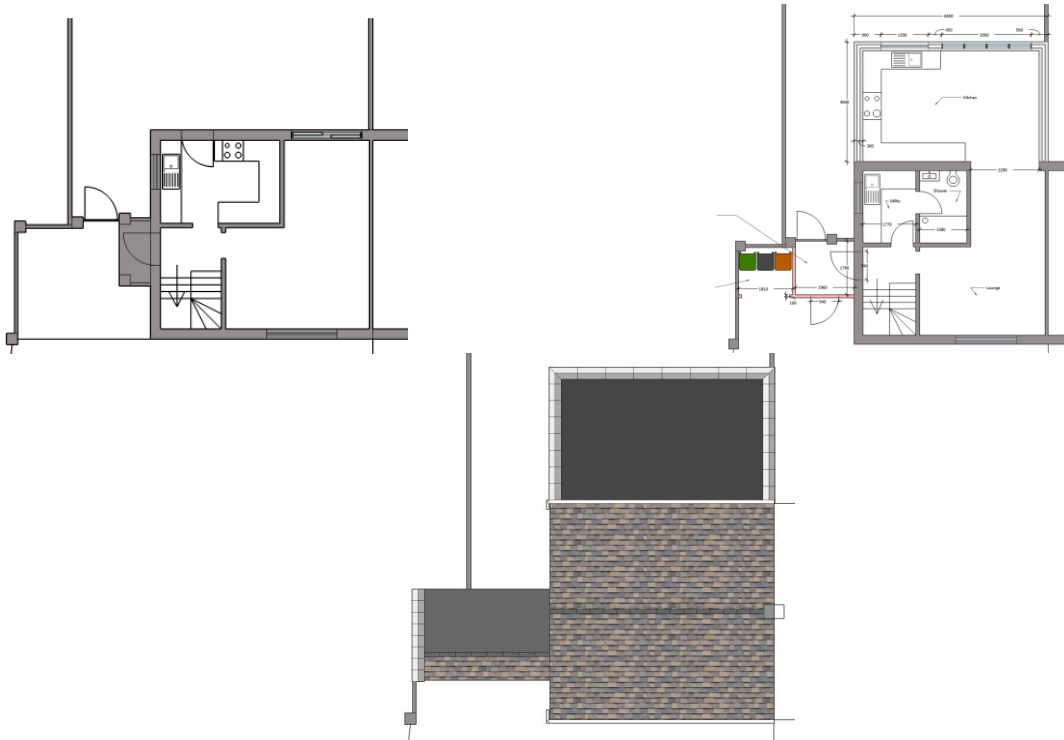
The proposal seeks the erection of a single storey side extension and a single storey rear extension.

Existing



Proposed





Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property frontage is set behind a high hedge and is covered by a hardstanding which is served by a dropped kerb.

The proposed extensions will be single storey in nature and not attached to one another. The side extension will have a false pitched roof which will be constructed with materials to match the main dwelling. The extension will result in the relocation of the entrance door of the dwelling so that it faces towards the highway. Part of the extension will serve a porch with the rest of it serving a covered bin store area.

The extension will include a parapet wall which will be built up to a height of 3m which is 1m above the existing boundary treatment. It is considered that the parapet wall would be excessive in terms of its height and would appear out of character in the area which is characterised by lower lying fences and walls.



The proposal also seeks the erection of a single storey rear extension which will have a depth of 4m and a height of 3.1m. The extension will serve a kitchen area and will be finished with a flat roof and constructed using materials to match the host dwelling. The councils adopted design guidance states:

Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).

It is evident from viewing the rear and side elevations that the proposed height of the extension is excessive

and of an inappropriate scale. It is also liable to harm neighbouring amenity; however this will be further assessed in the latter sections of this report.



The proposed extensions are excessive in height and would be harmful to the character and appearance of the wider area which is characterised by lower profile boundary treatments contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

Below is an extract from the Council's technical standards:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the resultant garden area will equate to approx. 80sqm with a depth of 7.45m from the rear wall of the extension, this is below the council's preferable standard if assuming the property has no more than three bedrooms. This calculation does not include the outbuilding; but does include the side garden which will run alongside the extension.

Whilst the garden area will be below the preferable standard, a balanced approach must be taken, as the applicant can construct a rear extension under permitted development subject to the extension meeting conditions.

On balance the proposal is considered acceptable and compliant with CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed side extension will be built along the shared boundary with 62a Franklin Road. The flank wall of the side extension will comprise a 3.0m high parapet wall which will run along a section of the bottom of 62a's garden. Due to the height of the extension it is considered to be obtrusive and an oppressive form of development.

The rear extension will be built along the shared boundary with No.62 Stanley Crescent. There is already what appears to be a conservatory in situ along the shared boundary with this property which has a depth of some 2.8m. The proposed extension will be brick built as opposed to the translucent materials used for a conservatory.

The proposed extension will run along a larger expanse of the shared boundary with No.62, the height of 3.1m will result in a loss of light and outlook to the ground floor fenestrations of this property. The below 45 degree test was carried out and it is evident that the proposed will cause unacceptable overshadowing and loss of outlook.

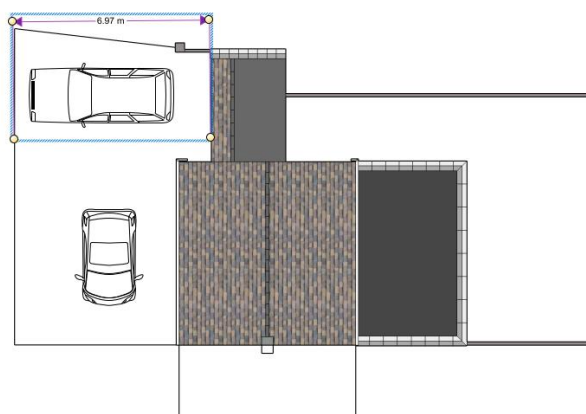


The proposed extension due to its height is liable to cause some overshadowing to this property due to the path of the sun and there will also be a loss of outlook as a result of the proposal.

Therefore the proposed extension is considered to result in unacceptable harm in terms of loss of light, outlook to adjoining occupiers, contrary to the requirements of SPG2 Residential Layout Guidance 2020 and Para 135(f) of the National Planning Policy Framework 2024.

Parking and Highways

The property benefits a hardstanding to the front of the property. Whilst the proposal will relocate the front door of the property there is still sufficient depth to the parking area to accommodate off road parking.



The proposal therefore complies with the requirements of KCC Parking Standards 2006.

Recommendation

(For detailed reasons for refusal and informatives, see draft Decision)

The proposal is recommended for refusal owing to the below two grounds

1. The proposed extensions are excessive in height and would be harmful to the character and appearance of the wider area which is characterised by lower profile boundary treatments contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.
2. The proposed extension is considered to result in unacceptable harm in terms of loss of light, outlook to adjoining occupiers, contrary to the requirements of SPG2 Residential Layout Guidance 2020 and Para 135(f) of the National Planning Policy Framework 2024.

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	12/11/2025	Dated:	13th November 2025