



Delegated Report

Householder Planning Application

Planning Application No: 20251158

Location: 131 Central Avenue Gravesend Kent DA12 5BH

Description: Erection of a single storey rear extension and side extension with roof lantern. Installation of roof lights and alterations to fenestration.

Applicant: Bleakley

Site Visit Date: 21st November 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. CA-R00-EX-102 – Existing Floor Plan;
Drawing No. CA-R00-EX-103 – Existing Loft Plan;
Drawing No. CA-R00-EX-104 – Existing Roof Plan;
Drawing No. CA-R00-EX-105 – Existing Elevations;
Drawing No. CA-R00-EX-106 – Existing Elevations;
Drawing No. CA-R00-PR-101 – Site Plan_Location Map;
Drawing No. CA-R00-PR-102 – Proposed Floor Plan;
Drawing No. CA-R00-PR-104 – Proposed Roof Plan;
Drawing No. CA-R00-PR-105 – Proposed Elevations;
Drawing No. CA-R00-PR-106 – Proposed Elevations;
Drawing No. CA-R00-PR-107 – Proposed Sections; and
Fire Safety Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250590	Application for a Proposed Lawful Development Certificate for the removal of 2no. chimneys; loft conversion to habitable room with creation of a rear dormer and roof lights to front roof slope.	Certificate Granted	08.08.2025
20250068	Raising of ridge height and construction of first floor side and rear extension, together with 1no. dormer on side/rear roof slope with roof lights and 2no. rooflights on southern elevation, to facilitate the conversion of the loft into habitable space.	Application Refused Appeal Dismissed	21.03.2025 08.07.2025
20240568	Raising of ridge height and construction of 2no. dormers on side/rear roof slopes, to facilitate the conversion of the loft into habitable space, along with associated external alterations.	Refused	28.08.2024
20151202	Erection of a pair of semi-detached two storey dwellings with rooms in the roofspace and two dormer windows in the rear roof slopes.	Refused Appeal Dismissed	11.02.2016 24.08.2016

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

- 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);
- Householder Extensions/Alterations Design Guide (2021);
- Design for Gravesham Design Code (2024).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

The local ward councillors were consulted, with no responses received.

Neighbouring properties

A site notice was displayed and individual letters sent to ten surrounding properties with an overall expiry date of 12th December 2025. No responses have been received.

Officer's Analysis

Proposal

The application is for the erection of a single storey rear extension and installation of roof lights and alterations to fenestration (including one additional side window).

Existing Elevations



Proposed Elevations



Site Description

The application property is a semi-detached bungalow located within a residential area. Property size and design is mixed within the area, however the semi-detached pair of bungalows match each other. The adjoining bungalow has a single storey side/rear extension which is similar to the existing projections of the application property.



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) 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.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The application property is a modest semi-detached bungalow, which with its sister bungalow, has only been extended to the rear with a flat roof side infill and rear extensions. The proposed single storey rear/side extension would be an extension to the existing flat roof single storey rear projection and would not be highly visible from public vantage points. Flat roof single storey extensions are widely acceptable and would be in keeping with the existing property and adjacent dwelling. The extension would project a further 4.96m (approx.) the existing flat roof extension. The height would measure approx. 3.04m which is the same as the existing rear projection. The proposed rooflights and lantern would not add any additional bulk to the existing. The additional side window would match the existing and therefore would be acceptable.

The proposal 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The proposal would extend the existing kitchen/ dining area, providing an open plan kitchen/dining/living area which would provide additional living space, together with an addition of a boot room.

As such, the proposed development would safeguard the amenity of future occupiers and would 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

Paragraph 135(f) of the NPPF (2024) states that *decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

The proposal is for an extension to the existing single storey rear extension. Due to the height and projection and the rear extension being set away from the common boundary by 1.63m, there would be no adverse impacts on the adjoining property. The additional side window would be similar to the existing and due to the existing boundary, would not result in any additional overlooking to the adjacent dwelling.

Overall it is considered that due to the existing built form, including the boundary fencing, the modest height, projection and orientation, the proposal would not result in any overlooking, loss of privacy, or overshadowing over the neighbouring properties.

Taking the above into consideration, the development would not result in a detrimental impact on the residential amenity of the adjacent dwelling, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2024).

Highways and Parking

The proposal would not result in any additional bedrooms and therefore the parking provision would not alter.

The proposal would therefore accord with the SPG 4 (2006) and Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would not have any archaeological impact.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	22 nd December 2025	Dated:	22nd December 2025