

Delegated Report

Householder Planning Application

Planning Application No: 20250433

Location: 15 Melvina Avenue, Gravesend, Kent DA125AP

Description: Erection of a double storey front extension. Erection of a side/ rear extension. Alterations to the roof including raising of the height and hip to gable extension at the rear. Conversion of the loft space to form habitable rooms with five rooflights. Demolition of chimney stacks. Changes to fenestration.

Applicant: Mr Ranj Pattar

Site Visit Date: 18/08/2025

Submitted Documents/Plans

Application form

Plan 2515-PA-SI-01 Existing Site Location and Block Plans

Plan 2515-PA-SI-11 Proposed Site Location and Block Plans

Plan 2515-PA-EL-01 Existing Elevations

Plan 2515-PA-EL-11 Rev A Proposed Elevations

Plan 2515-PA-PL-01 Existing Ground Floor, Roof and Block Plans

Plan 2515-PA-PL-11 Rev A Proposed Ground Floor, Roof and Block Plans

Plan 2515-PA-3D-01 Rev A 3D Views

Daylight and Sunlight Assessment

Relevant Planning History

Reference	Description	Decision	Decision Date
20240352	Removal of existing roof, chimneys and demolition of rear conservatory. Erection of a single storey rear extension with inverted roof and two rooflights. Erection of a single storey front and side extension. Erection of a second storey with windows to front elevation and three dormers to the rear elevation with a roof terrace	Refused	04/06/24
19980203	Demolition of existing conservatory and erection of a single storey rear extension to form living/ study area, dining room and kitchen and single storey rear extension to form enlarged bedroom	Permitted	09/07/98

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 received.

KCC Heritage

Received on 23.05.2025

The site lies within an area of multi- period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals would have a significant below- ground archaeological impact and have no further comments to make in this case.

Health and Safety Executive

Received on 07.05.2025

The proposed development site does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline; therefore at present, HSE does not need to be consulted on any developments on this site.

Neighbouring properties

8no. surrounding properties were consulted. One comment was received from members of the public

objecting on the following grounds;

- The height and length of roof extension will cause a significant loss of light into the kitchen, dining room and two bedrooms, directly blocking light to those rooms;
- Harm to the view from the rear of the house will arise from the proposal;
- The proposal will be an eyesore for the dwelling and the rear garden; and
- Loss of privacy would result.

Officer's Analysis

Site Description

The application site comprises a bungalow in a reasonably wide and deep plot on the northern side of the road.

The street scene comprises detached, semi- detached and terraced dwellings of a variety of sizes set a fairly uniform distance back within their plots.



The principal considerations in the assessment of this application are:

- Principle of Development
- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways

Principle of Development

The application is located inside the Urban Boundary of Gravesham where alterations and extensions to residential buildings are acceptable in principle subject to the requirements of the relevant local plan and

national policy considerations, and in particular, Policy CS02 of the LPSC (Scale and Distribution of Development). However, all other relevant planning matters need to be assessed too.

Design, Character and Appearance

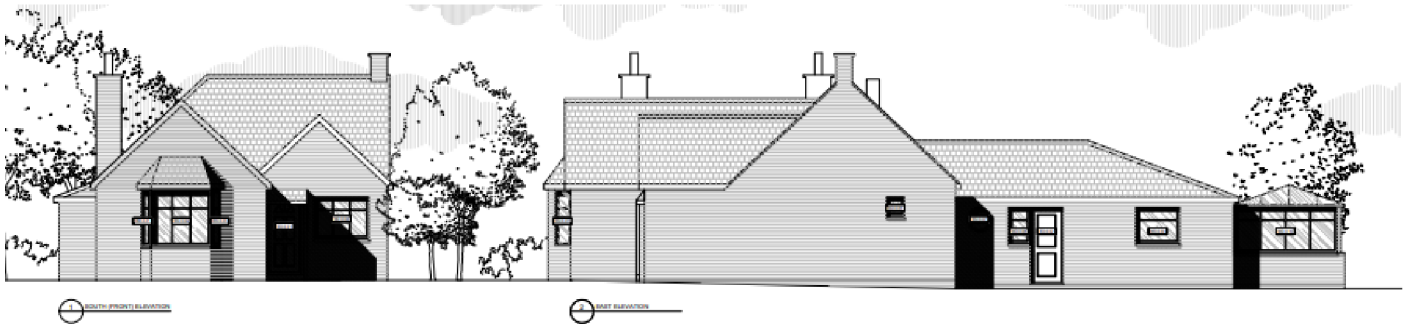
As may be seen in the above photographs and the Google Street View below, the street scene comprises a variety of size and style dwellings. The application site itself contains a detached bungalow. Given the nature of the street and the presence of a number of two storey dwellings along it, a two storey dwelling on the application site would not be out of keeping, subject to its design, which would need to be compatible with the wider setting in order for it to be acceptable.



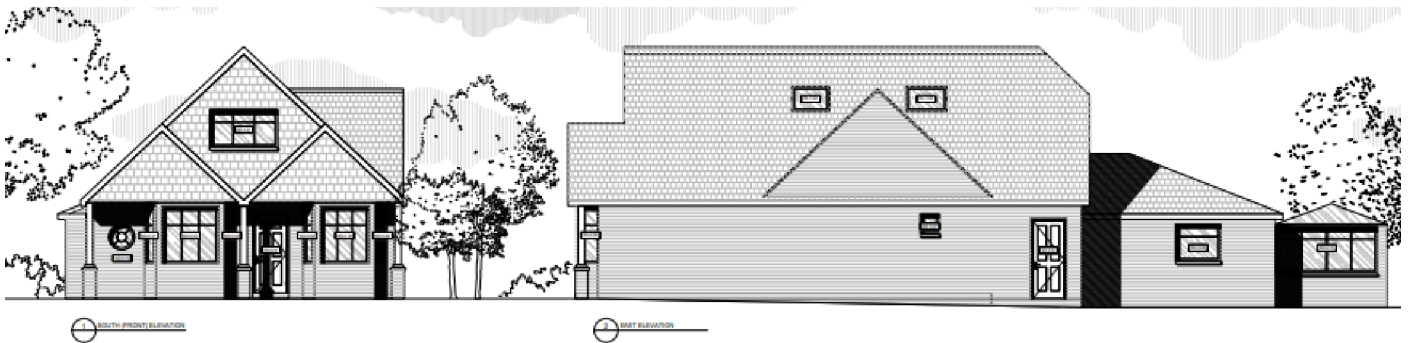
Google Street View of 15 Malvina Avenue and neighbouring properties

Street scene

The existing and proposed elevations are shown below for information;



EXISTING ELEVATIONS



PROPOSED ELEVATIONS

The dwelling at 15 Malvina Avenue is no more or less prominent than other dwelling along the road. However, because of its current single storey nature, it has less presence in the street than a number of the other dwellings along the road. By virtue of the proposed extensions – resulting in a part single/ part two

storey property – the dwelling would be more visible along the road. However, in the street scene context of a mix of dwellings up to two storeys in height (some with quite large roofs), this is considered acceptable. The dwelling would not appear jarring or discordant within the street scene or at odds with the established character of the road. The resultant dwelling would not appear cramped within the plot or harmful to the character of the street.

The single storey front and side/ rear elements of the proposal are limited in their extent and impact upon the character and appearance of the property. Guidance for front extensions is provided in the Householder Extensions/ Alterations Design Guide SPD (2021). This includes (but is not limited to);

- front extensions must be designed to respond to and enhance the character of the existing dwelling and the street; and
- care should be taken to preserve the appearance of existing features, such as bay windows

Guidance for the design of rear and side extensions, provided in the Householder Extensions/ Alterations Design Guide SPD (2021), includes (but is not limited to);

- the depth of the extension should not dominate the original property
- single storey rear extensions should not rise above the windowsill level of any first floor windows of the dwellinghouse; and
- extensions should not be greater than the width of the original dwellinghouse

The proposed front and side/ rear extensions would comply with these requirements and would be fully compatible with the dwelling. They would have an acceptable impact upon it.

The Householder Extensions/ Alterations Design Guide SPD (2021) does not have specific guidance for the raising of the roof. However, such extensions ought to be compatible with the overall character of the dwelling and the street scene. As may be seen from the above plans, the proposed raising of the roof at 15 Malvina Avenue would have quite a significant impact upon the character and appearance of the dwelling and the street scene. However, the dwelling would retain its overall character and feel. The resultant dwelling would also have an acceptable impact upon the street scene and the area as it would be compatible with the neighbour and surrounding dwellings. The resultant dwelling would be of a size, scale, bulk, massing and appearance that would be compatible with the street scene.

The proposed development would accordingly comply to the requirements of the Design for Gravesham – Design Guide (2024), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2024), in terms of 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 of a site. The impact on amenity is also considered with regard to the criteria in Policy CS19 (LPSC), which states that new development should be located, designed and constructed to safeguard the amenity, privacy, sunlight and daylight of its occupants and those of the neighbouring properties and land. The impact upon neighbours will be assessed in the next section of this report. The proposed development would result in an enhanced standard of living for the occupiers of the dwelling.

Neighbouring Amenity

It is important that any new development safeguards the amenity of the neighbouring occupiers. The neighbouring properties most likely to be affected are those either side of the application site, at nos. 11 and 17 Malvina Avenue. With regard to 11, this dwelling is sited to the west of the application site though it is less than half the depth of the dwelling at 15. It is however two storey. While the proposed extension would introduce quite a significant amount of additional built form to the dwelling, it would not have an adverse impact upon the outlook or amenities of 11 as the raised roof would pitch away from the boundary between the dwellings.

In terms of 17 Malvina Avenue, the raised roof would pitch away from the boundary with this property too. While there are a number of windows in the flank elevation and flank roofslope of this dwelling facing 15

Malvina Avenue, the proposal would not have an adverse impact upon the outlook from these rooms due to the distance between the dwellings and the fact that the raised roof would pitch away from the dwelling at 17.

In terms of the light reaching the windows of the dwellings at 11 and 17 Malvina Avenue, the Daylight and Sunlight Assessment submitted with the application calculates all windows at these dwellings could retain in excess of 80% of their current light values, in accordance with the Building Research Establishment guidance.

The properties to the rear of the site and on the opposite side of the road would not be unduly affected by the proposal due to the distances involved.

The neighbour comments are noted. However, the proposal would not cause a significant loss of light to the windows of the neighbouring property and would not result in a significant blocking of light to those windows, as indicated by the submitted Daylight and Sunlight Assessment. Moreover, the view from the rear of the house would not be significantly reduced as the proposed roof extension at 15 would not project beyond the rear elevation of the dwelling at 17. It is not considered that the proposed extension would result in an eyesore when viewed from this property.

Adverse or harmful overlooking from the extended dwelling would not arise as the angle from the rear-facing first floor window to the neighbouring properties would not permit it. As the submitted cross section of the proposal demonstrates, the sill level of the proposed velux windows in the flank roofslopes of the extended dwelling would be 1.7m above the finished first floor level of the dwelling. This would be high enough not to permit overlooking of the neighbouring properties. It is not considered necessary to require the velux windows to be either obscure glazed or fixed shut given the sill height above the finished floor level.

The proposed development would therefore comply with the relevant guidance in the Council's Householder Extension/ Alterations Design Guide, Policy CS19 of the Local Plan Core Strategy (2014) and the guidance contained in the National Planning Policy Framework (2024).

Parking and Highways

The proposed development would result in there being four bedrooms at the dwelling, requiring three parking spaces to comply with the Kent County Council Car Parking Standards. These exist on site and accordingly, no objections are raised in this regard.

Kent County Council's Cycle Parking Standards require one space per bedroom, in residential developments – four spaces for this proposal (though the standards are maximums). There is sufficient space on the site for these.

Adequate car and cycle parking provision would therefore be provided on the site in accordance with paragraphs 109- 114 of the NPPF, Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Local Plan Core Strategy 2014.

KCC Biodiversity

Biodiversity Net Gain

Under the Environment Act 2021 and supporting statutory instruments, Biodiversity Net Gain (BNG) is mandatory for most development. The legislation requires a minimum 10% gain in biodiversity from acceptable development, either on- site, off- site or a combination of both. BNG provided under the mandatory requirements off- site and significant BNG on- site must be secured by a legal agreement for 30 years under an approved Habitat Management and Monitoring Plan.

There are strict requirements in terms of what an application must contain in relation to BNG before it can be accepted as valid, as set out in Schedule 7A (Biodiversity Net Gain in England) of the Town and Country Planning Act 1990. This requires a completed metric calculation tool showing the calculations of the pre-development biodiversity value of the on- site habitats on the date of the application, and other information.

However, there are a number of exemptions from the BNG regulations;

- householder development, as defined in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- development granted planning permission by a development order under section 59. This includes permitted development rights;
- development subject to the de minimis exemption – development that does not impact a priority habitat and impacts less than 25 sqm of habitat, or 5m of a linear habitat such as a hedgerow;
- self- build and custom- build development – development that comprises
 - no more than nine dwellings; and
 - is carried out on a site that is no larger than 0.5 hectares in size; and
 - consists exclusively of dwellings which are self- build or custom- build, as defined in section 1(A1) of the Self Build and Custom Housebuilding Act 2105.

However, as a householder application, the proposal is not subject to the BNG requirements.

Conclusion

The proposed development would result in an acceptable impact upon the character and appearance of the dwelling and the street scene. Undue harm to neighbour amenity would not arise while sufficient parking exists within the curtilage of the property. The proposed development is therefore in accordance with the requirements of the Householder Extensions/ Alterations Design Guide (2021), Policy CS19 of the Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2024).

Recommendation

The recommendation is to approve this application.

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

Case Officer:	Mr Tom Gabriel	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	2 nd September 2025	Dated:	4 th September 2025