

Delegated Report

Householder Planning Application

Planning Application No: 20251203

Location: 26 Leander Drive Gravesend Kent DA12 4NE

Description: Erection of a two storey front extension and erection of a two storey rear extension.

Applicant: Mrs Beverly Taylor

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 25/11/2025;
Drawing Number BT/01 (Site Location Plan);
Drawing Number BT/03 (Floor Plans and Elevations – Existing);
Drawing Number BT/04 (Ground Floor Plan – Proposed);
Drawing Number BT/05 (First Floor Plan – Proposed);
Drawing Number BT/06 (Front Elevations – Proposed);
Drawing Number BT/07 (Side Elevation facing 28 – Proposed);
Drawing Number BT/08 (Rear Elevations – Proposed);
Drawing Number BT/09 (Section AA – Proposed);
Drawing Number BT/10 (Side Elevation – Proposed); and
Drawing Number BT/02 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19900049	Erection of single storey rear extension to form bedroom and en-suite w.c./shower room.	Permitted	22.02.1990

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

Neighbouring properties

Five surrounding properties were consulted and one response was received. Neighbours raised concerns with:

- Loss of daylight

This will be assessed in the neighbouring amenity section of the following report.

The consultation period ended on 17th December 2025.

Officer's Analysis

Design, Character and Appearance

26 Leander Drive is a two storey semi detached dwellinghouse located on the north side of the highway.



The application site is block paved to the frontage for off road parking with vehicular side access leading to a garage.

The application proposes the erection of a two-storey front extension and a two storey rear extension.

The two-storey rear extension would have a pitched roof at a maximum height of 6.9m and an eaves height of 4.78m. The extension will project a maximum of 4.95m at single storey and a maximum of 3m to the first floor from the rear elevation. The extension will have a maximum width of 5.4m to the single storey. The first floor is set in from the adjoining neighbouring boundary by 1.25m with a maximum width of 4.28m.

The extension will create space for a dining/4th bedroom and wet room to the ground floor and will extend the existing bedroom to the first floor with additional en-suite. There will be bi-fold doors to the rear elevation at ground floor level with a window to the flank elevation serving the wet room. There will be a window to the rear elevation at first floor level serving the bedroom and a window to the flank elevation serving the en-suites. Any windows serving a wet room/WC will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The two-storey front extension would have a pitched roof at a maximum height of 6.25m and an eaves height of 4.78m. The extension will project 2.37m from the principal elevation with a width of 2.72m and will be constructed with a brick finish and tile roof to match the existing dwelling.

The proposed two storey rear elevation is not considered to be excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. It is typical of extensions in this location.

The front extension will create space for a larger bedroom to the first floor and larger porch area to the ground floor. There will be a window to the front elevation at first floor level, to serve the extended bedroom and the entrance door will be replaced as existing.

The two storey front extension proposes a minimal increase in the footprint of the existing front porch and the extension has been designed with a pitched roof which is in keeping with the existing dwelling. Furthermore, this type of extension is very common within Riverview Park estate, there are several examples of similar alterations within the immediate area, as shown below:



As such the two storey front extension is not considered to have a detrimental impact on the character of the host dwelling, nor is it considered to be out of keeping with the immediate street scene.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and 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).

Amenity of Future Occupiers

Post development, the application site would retain a private amenity area of circa 105m² and a minimum depth of 14.76m in accordance with current guidelines.

Furthermore, all rooms proposed are in accordance with the minimum space standards.

Overall, the proposal would be in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

Neighbours have raised concerns with the impact the development would have in terms of loss of light and overshadowing.

Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle, in order to protect neighbouring light and outlook, as shown below:

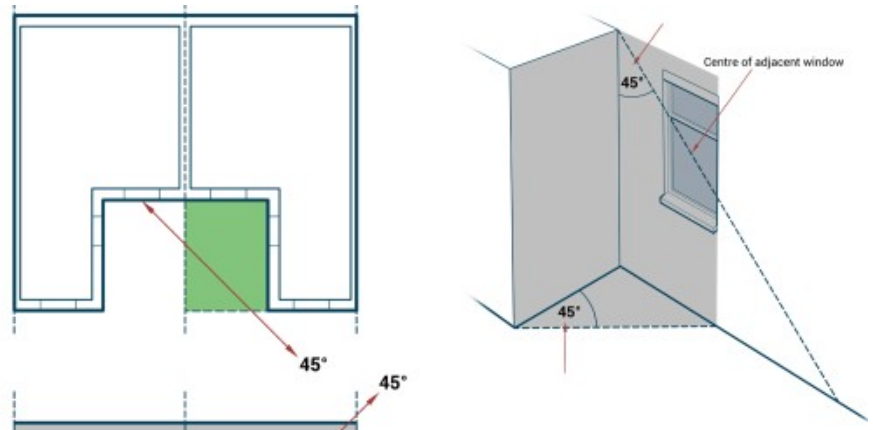


45 degree rule

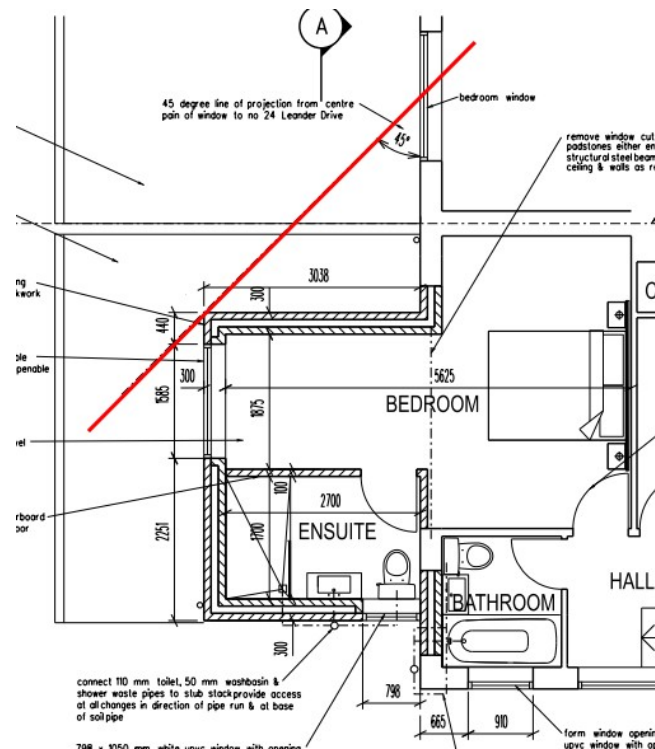
This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.



There is a habitable window located to the first floor rear elevation of adjoining property known as 24 Leander Drive. However, the proposed first floor to the rear extension has been stepped in from the boundary by 1.25m. Furthermore, the proposed extension is in accordance with the 45 degree, as shown below:



The dwelling is set further away from neighbouring property known as 28 Leander Drive and as such is not considered to have an impact on this property.

Therefore it is considered that the two-storey rear extension would not have a detrimental impact on neighbouring properties in terms of loss of light or overshadowing.

The front extension is set away from any habitable windows of neighbouring properties and as such there are no concerns with neighbouring overshadowing or loss of light to the frontage.

Gravesham's Residential Layout Guidelines recommends a minimum distance of 21m between the windows of neighbouring habitable rooms.

The proposal introduces 1no habitable window to the front elevation at first floor level. The application site faces neighbouring property on the opposite side of the road known as 19 Leander Drive. However, window to window distance between the properties measures at 23.08m, in accordance with recommendations.

Furthermore, the application does not introduce any habitable windows to the flank elevations and overall does not raise any concerns with neighbouring privacy. Any windows serve bathrooms/wc and so will be conditioned to be obscure glazed.

Overall, the application is considered to safeguard the amenity of neighbouring properties 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).

Parking and Highways

The proposal does not look to increase the number of bedrooms at the property and whilst it is located to the front of the application site, there is still sufficient off-road parking for a four bedroom dwelling. As such there are no concerns with regards to highway and parking.

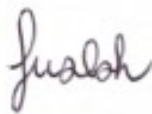
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20 January 2026	Dated:	20 January 2026