

Delegated Report

Householder Planning Application

Planning Application No: 20250622

Location: 17 Thong Lane, Gravesend, Kent, DA12 1

Description: Demolition of garage and conservatory. Erection of a single storey rear extension with rooflights, single storey side extension with rooflights, two storey front extension, two dormer windows and two rooflights to front roof and two Juliette balcony windows to rear roof

Applicant: Mr Ali Farooq

Submitted Documents/Plans

Application form
Plan no PL01 – Site location plan and block plan proposed
Plan no PL02 – Existing plans
Plan no PL03 – Existing plans and sections
Plan no PL04 – Existing elevations
Plan no PL05 – Existing site pictures
Plan no PL06 – Proposed ground floor plan
Plan no PL07 – Proposed first floor plan
Plan no PL08 – Proposed roof plan
Plan no PL09 – Proposed rear elevation
Plan no PL10 – Proposed front elevation
Plan no PL11 – Proposed side elevations
Plan no PL12 – Proposed section AA
Plan no PL13 – Proposed section BB
Plan no PL14 – Proposed section CC
Plan no PL15 B – Existing and proposed site plans

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Development and 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 First 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
- SPG 4 – KCC Parking Standards (2006)
- Householder Extensions/ Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

5 no. surrounding properties were consulted and a site notice was posted on 15th August 2025. The overall expiry date was 5th September 2025.

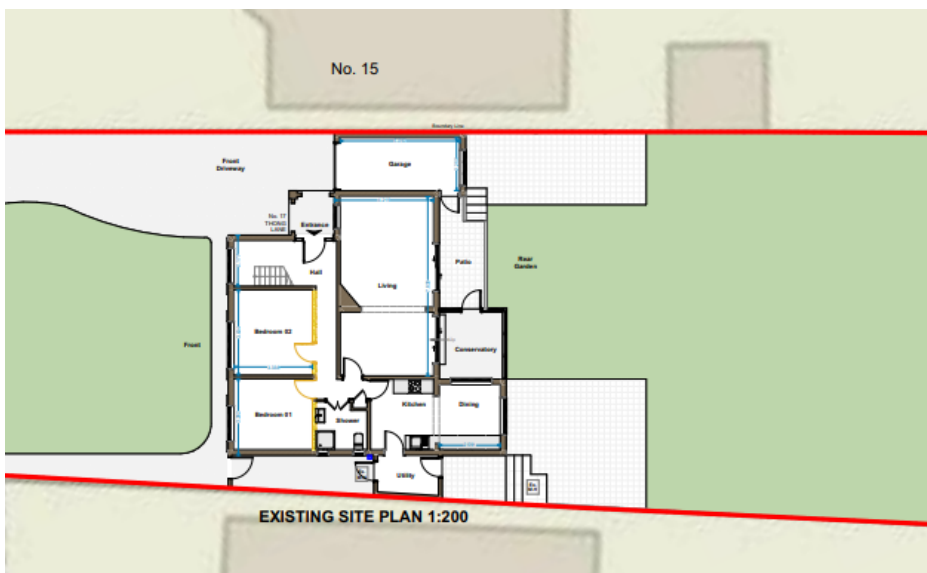
No letters have been received.

Officer's Analysis

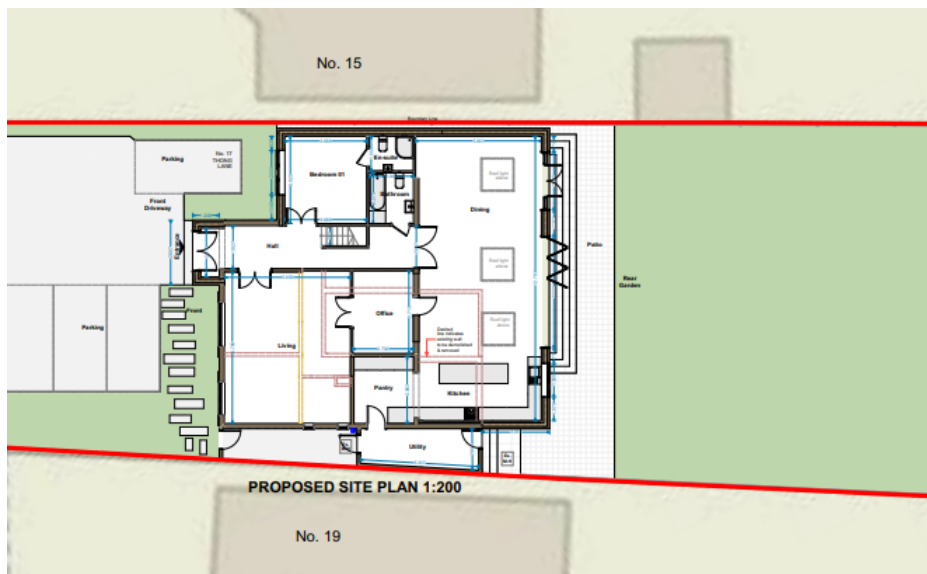


Site Description

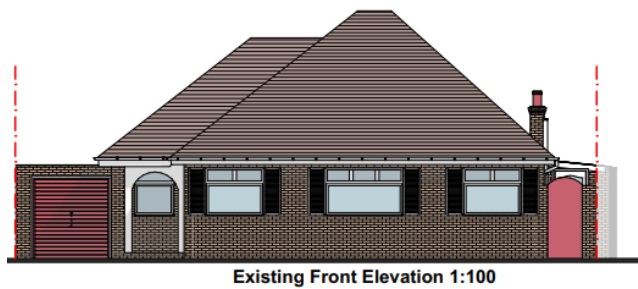
The site comprises a detached bungalow in a wide and deep plot on the eastern side of the road, backing onto farmland



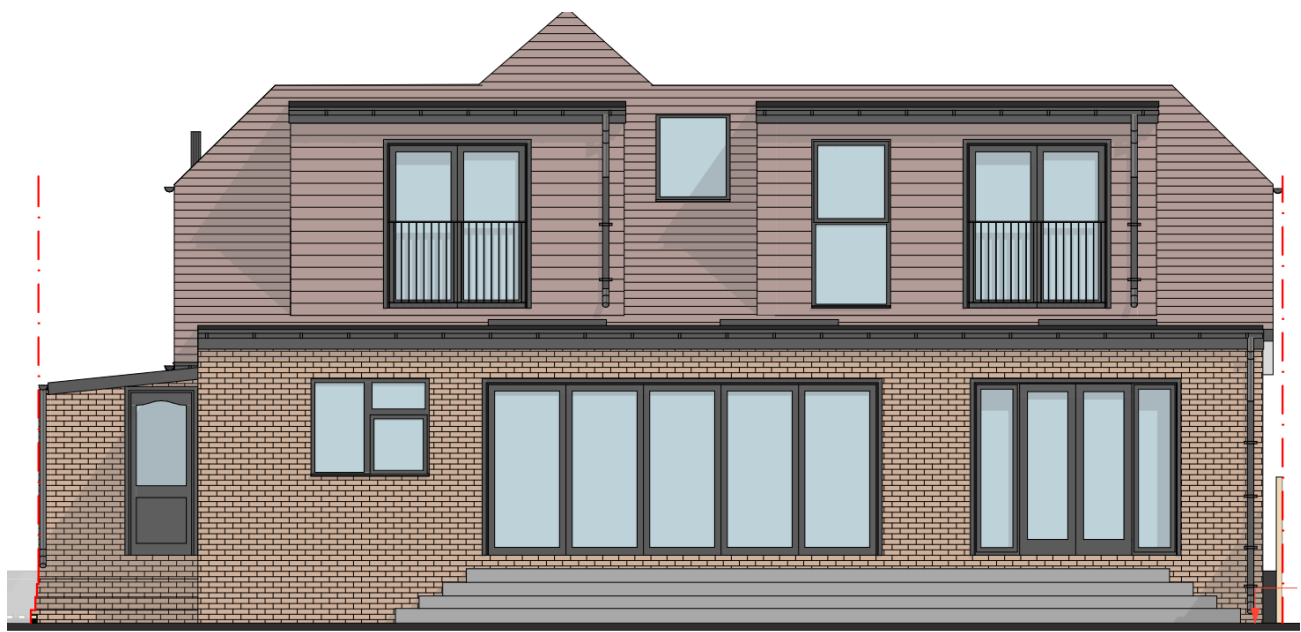
Existing block plan



Proposed block plan



Existing elevations



Proposed front and rear elevations

Design, Character and Appearance

Policy CS19 (LPCS) states new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The Householder Design Guide SPD (2021) requires development to protect the residential amenity of neighbours and to enhance the local built environment. Good design is promoted by the NPPF (2024).

The application site comprises a detached bungalow with limited accommodation at first floor level. The proposal is to add another floor to the property to provide five bedrooms. The dwelling would be finished with a half-hipped roof and front and rear dormer windows. The ridge height of the dwelling would be raised by around 700mm.

The proposed development would have a significant impact upon the character and appearance of the dwelling as a result of its bulk and scale. While the extension would use matching materials of construction, it would nevertheless appear as a large addition to the property and the street scene. The resultant dwelling would not though, be materially higher than the neighbouring and surrounding dwellings and, in keeping

with them, would be finished with a half hipped roof. The relationship between the resultant dwelling and its flank boundaries would be very similar to that shown by the neighbouring properties. It is considered that the resultant dwelling would preserve the character of the local built environment and would integrate well with the surrounding local area. The proposed development therefore complies with Policy CS19 of the Gravesham Local Plan Core Strategy, the guidance in the Householder Extensions/ Alterations Design Guide (2021) and the National Planning Policy Framework (2024).

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 (LPCS), 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 enhance the accommodation provided by the dwelling and therefore the amenities of its occupiers.

Neighbouring Amenity

It is important that any new development safeguards the amenity of the neighbouring occupiers in accordance with the requirements of Policy CS19 (LPCS), the Council's Supplementary Planning Documents and the NPPF (2024).

By virtue of the nature of the proposed development and the relationship between the dwelling and its neighbours, the proposed development would not have a harmful impact upon the neighbouring properties in terms of overshadowing or overbearing impact. The single storey rear element of the proposal is not that deep that it would have an adverse impact upon the neighbouring properties through it being overbearing or resulting in a loss of outlook. Moreover, the proposal would not result in a harmful loss of privacy for the neighbouring occupiers as, while it would introduce rear dormer windows to the dwelling, they would not result in a material loss of privacy for the neighbouring occupiers given the presence of the existing rear dormer window, and the relationship between the properties. A degree of overlooking between dormer bungalows in an urban situation such as this is not unusual. In this case, it is not considered that it would cause a material or harmful loss of privacy. It is also not considered that the use of the proposed Juliette balconies in the rear dormer windows would have a materially different impact than normal windows and would not have a material impact upon amenity. The proposed development therefore complies with Policy CS19 (LPCS), the guidance contained in the Council's Householder Extensions/ Alterations Guidelines Supplementary Planning Document (2021) and the NPPF (2024).

The amenities of the occupiers of the other nearby and surrounding properties would not be harmed by the proposed development as a result of the distances involved.

Parking, Highways and Refuse

The proposal would result in there being five bedrooms at the dwelling. This would require three car parking spaces to comply with Kent County Council's Parking Standards. The proposed development would result in the loss of one garage parking space. However, there would nevertheless be room to provide parking space within the curtilage of the dwelling for three cars. These are shown on the proposed ground floor plan and the proposed site/ block plan (nos. PL06 and PL15B) submitted with the application. The provision of the parking spaces in advance of the first occupation of the development hereby approved, may be conditioned.

Ecology and Biodiversity

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) classified in accordance with the European Birds Directive which requires Member States to classify sites that are important for bird species listed on Annex 1 of the European Directive, which are rare and/ or vulnerable in a European context, and also sites that form a critically important network for birds on migration. It is also listed as a Wetland of International Importance under the Ramsar Convention (Ramsar Site).

Studies have shown marked declines in key bird species, particularly in areas that are busiest with recreational activity. Research conducted in 2011 found that additional dwellings were likely to result in additional recreational activity, causing disturbance to protected bird species that over-winter or breed on the SPA and Ramsar Site. The studies found that 75% of recreational visitors to the North Kent coast originate from within 6 km of the SPA boundary and Ramsar Site.

The impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European Sites. The Borough Council has mitigated out the impacts of this on each and every planning application for a new residential development of one or more units within the 6km zone since September 2015 by accepting a Strategic Access Mitigation and Monitoring Strategy (SAMMS) (tariff) payment (currently £337.49 per dwelling). This approach is approved by Natural England for all new residential developments. For every planning application for a new dwelling (including new flats) which does not require any other contributions to be secured through a s106 legal agreement or unilateral undertaking the tariff has been secured through a contribution agreement. The tariff has been accepted effectively in lieu of an Appropriate Assessment (AA) under the Habitat Regulations and thus avoiding the need to progress into a full AA.

However a more recent Court of Justice European Union (CJEU) ruling means that this approach is now no longer valid and although the mitigation measures (in the form of a tariff payment) will still need to be made, the first stage will be a screening assessment as to whether the development either alone or in combination, is likely to have significant effects on a designated site without mitigation. The CJEU sees a distinction between “the plan or project” itself and “measures intended to avoid or reduce the harmful effects of a plan or project on a European site”. This means that mitigation measures, which are intended to avoid or reduce effects, should be assessed within the framework of an AA and cannot be taken into account at the screening stage.

However, the proposed development would not result in an increase in the number of units on the site and there would therefore not be a requirement for a payment of the SAMMS tariff.

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.

In this instance, as an extension to an existing dwelling, the proposed development is exempt from the biodiversity net gain regulations.

Conclusion

The proposed extension is considered acceptable as it would have an acceptable impact upon the character and appearance of the host dwelling and the street scene, without harming the amenities of the occupiers of the neighbouring properties.

The resultant dwelling would comply with the County Council's adopted Car Parking Standards and has no implications for biodiversity net gain.

The proposed development therefore complies with the guidance contained in the Council's Householder Extensions/ Alterations Design Guide Supplementary Planning Document (2021), Saved Policy P3 of the Gravesham Local Plan First Review (1994), Policies CS19 of the Local Plan Core Strategy (2014) and the National Planning Policy Framework (2024).

Recommendation

The recommendation is to approve this application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Tom Gabriel	Team Leader:	Richard Hart
Signed:	TM Gabriel	Signed:	<i>R Hart</i>
Dated:	21 October 2025	Dated:	23rd October 2025