



Delegated Report

Householder Planning Application

Planning Application No: 20250429

Location: 92 Ferndale Road Gravesend Kent DA12 5AE

Description: Retention of a raised decked area and privacy screen.

Applicant: Watson

Site Visit Date: 2nd June 2025

Submitted Documents/Plans

Application Form Dated 28/04/2025;
Supplementary Information – Planning Statement;
Drawing Number 01001 (Site Location Plan, Block Plan, Elevations and Floor Plan – Existing); and
Drawing Number 01002 (Site Location Plan, Block Plan, Elevations and Floor Plan – Pre-Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220872	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension including a lantern light and bi-folding doors.	Certificate Granted	21.10.2022

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)

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)
- 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

4 surrounding properties were consulted and no responses were received. The consultation period ended on 28th May 2025.

Officer's Analysis

Design, Character and Appearance

92 Ferndale Road is a two storey semi-detached dwellinghouse located on the north side of the highway. The property is hard standing to the frontage for off road parking and has been extended by a single storey to the rear and also with a dormer window to the rear roof slope.



The application seeks retrospective permission for the retention of a raised decked area to the rear garden with privacy screen.

The raised area has a width of 5.95mm and a height of 0.83m with a 1.1m balustrade above. A timber privacy fence has been erected to the boundary with neighbouring property 94 Ferndale Road at a height of 2.8m from ground level. It has a projection of 2.5m from the existing conservatory to the rear elevation or 3.5m inclusive of stairs leading to the rear garden at ground level. The veranda has been constructed with timber decking, stairs and balustrade.



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

The application does not propose any changes to the size of the amenity area and no concerns are raised.

Therefore, the proposal is not considered to detrimentally effect the amenity of future occupiers and is 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

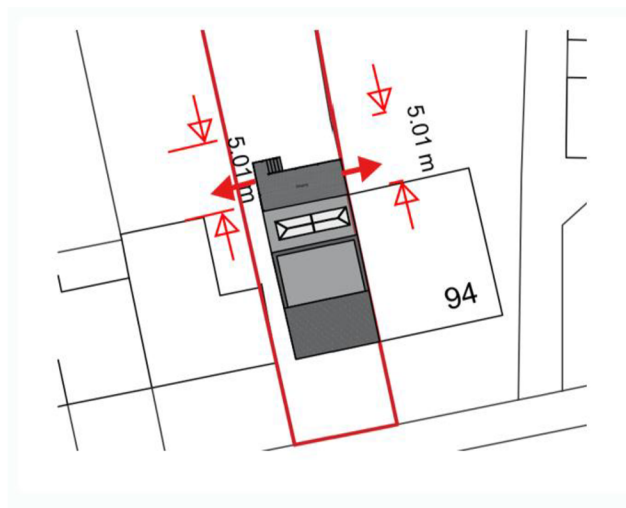
The Key Principles for new development as stated in Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) 9.6 details:

Privacy

9.6: It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies.

Gravesham's Residential Layout Guidelines (RLG) (1996) states that private amenity space is defined as the first 5m of garden area.

In this case, the platform is at an elevated position at 0.83m from ground level and as built, would have a detrimental impact on the private amenity space of neighbouring properties known as 90 and 94 Ferndale Road:



View from raised platform to neighbouring property 20 Ferndale Road



View from platform to neighbouring property 94 Ferndale Road



However, as the raised platform is inset from the boundary of 90 Ferndale Road and by way of the existing rear extension to 94 Ferndale Road, it is possible to erect privacy screens to both flank elevations of the

raised platform without detrimentally impacting the outlook or light of the neighbouring properties. Therefore, it will be conditioned that a privacy screen of 1.8m in height should be attached to both flanks of the raised platform to protect the privacy of neighbouring properties known as 90 and 94 Ferndale Road.

The proposal is not considered to have a detrimental impact on properties in neighbouring Roads known as Sun Lane which lies to the east and Portland Avenue which lies to the rear of the application site due to the distance from the raised deck area:



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 reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	248 th July 2025	Dated:	8 th July 2025