

Delegated Report

Householder Planning Application

Planning Application No: 20250174

Location: 367 Singlewell Road Gravesend Kent DA11 7RL

Description: Demolition of existing garage. Erection of two storey front extension, single storey rear extension with roof lights and roof lantern. Alteration of dormers to rear and introduction of Juliet balcony.

Applicant: Mr W Blyde

Site Visit Date: 28.04.2025

Submitted Documents/Plans

- Application Form
- Drawing No: 86-PL-1000 (Site Location Map)
- Drawing No: 86-PL-101 Rev B (Proposed Elevations)
- Drawing No: 86-PL-100 (Proposed Floor Plans)
- Drawing No: 86-PL-90 (Existing Floor Plans and Elevations)
- Drawing No: 86-PL-10 (Existing and Proposed Site Plan)

Supplementary Information

- Front CGI
- Rear CGI

Relevant Planning History

Reference	Description	Outcome	Decision Date
20060393	Erection of a conservatory at the rear.	Permitted	29.06.2006
20030394	Demolition of existing side annex and erection of a detached two storey five bedroom dwelling with attached double garage and widening of the existing southernmost vehicular access onto a classified road.	Permitted	11.06.2003

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 24.03.2025 and no comments were received.

Analysis

Proposal

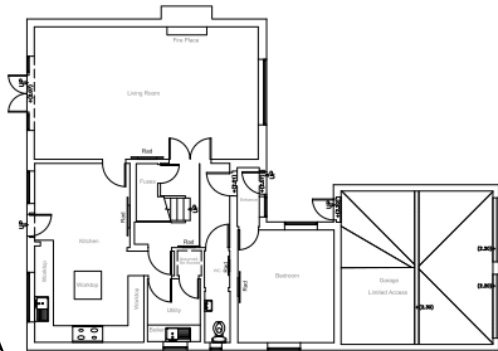
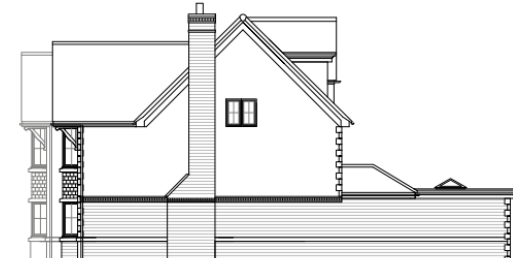
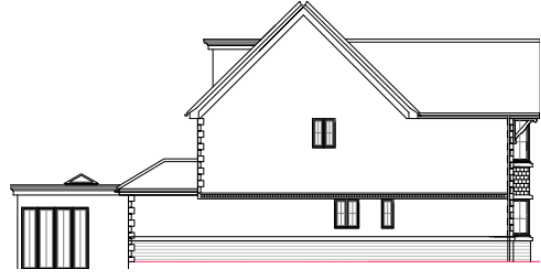
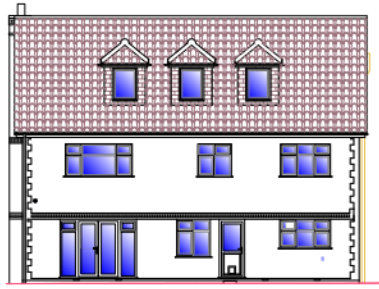
The proposal seeks to demolish the existing garage and erection of two storey front extension, single storey rear extension with roof lights and roof lantern.

Existing

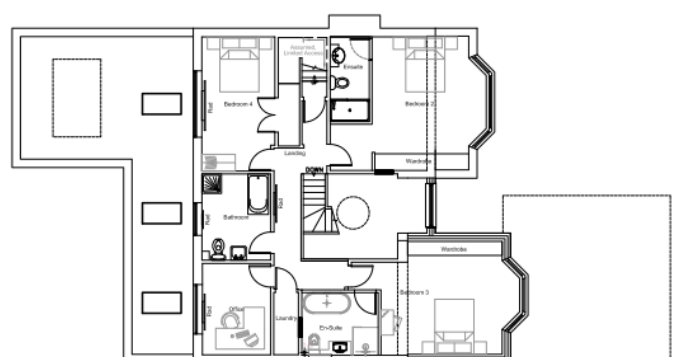


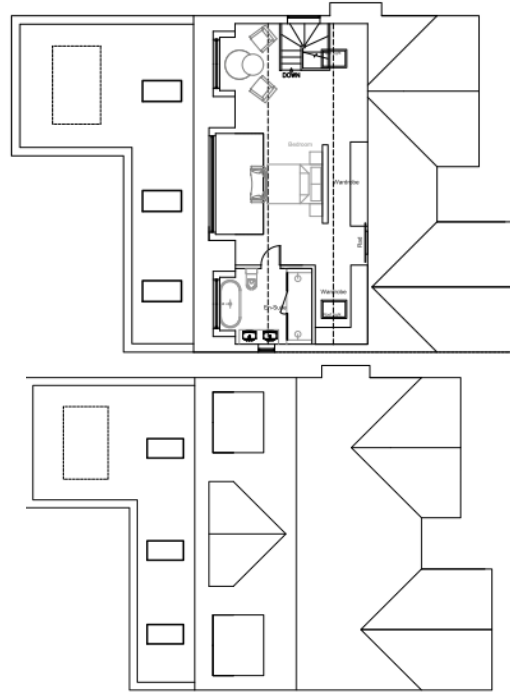
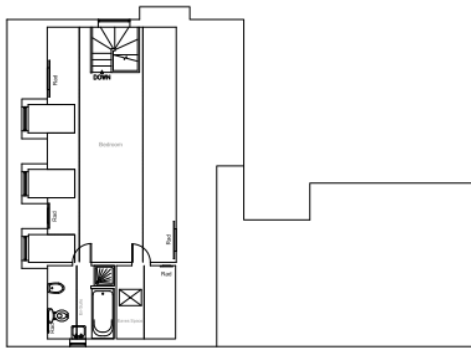
Proposed





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Background

The application site comprises a replacement dwelling which was built circa 2003, under this permission (20030394) a condition was imposed which stated:

4 The garage hereby permitted shall be used for the accommodation of a private motor car (or cars) for the occupants of the new house adjacent to 365 Singlewell Road as a private dwelling house and for no other purpose and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out on the site in such a manner or in such a position as to preclude vehicular access into the

A further condition was also imposed which stated:

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any other enactment, no windows, doors or other openings (other than those detailed on the approved plans) shall be formed at any time in the southern or northern elevations of the extension hereby permitted without the prior permission, in writing, of the District Planning Authority

Character and Appearance

Paragraph 131 of the NPPF 2024 places emphasis on the “creation of high quality, beautiful and sustainable buildings”. CS19 of the Local Plan Core Strategy states:

New development will be visually attractive, fit for purpose and locally distinctive. It will 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 application site is a two storey detached house situated on Singlewell Road. Permission was granted under 20060393 for the erection of a rear conservatory, however it would appear that this was never constructed.

The main dwelling is set further back in comparison to the neighbouring properties and comprises an attached front garage which is set to be demolished under this proposal. Further works to the property frontage will include the erection of a part width two storey front extension which will comprise a gable front and bay windows at both ground and first floor levels. The existing front facing gable will be retained albeit

there will be a bay window at both ground and first floor level resulting in an incremental increase to the footprint.



The proposed alterations to the property frontage will open up the property frontage and make more affective use of the existing space. The current garage partially obscures the property frontage and does not positively contribute to the area. The proposed CGI's showcase how the proposed plans will look once completed and it is evident that the proposed alterations will offer a welcome addition to the Road.



In terms of scale and design the front alterations are well balanced and appropriately designed.

The proposed ground floor rear extension will vary in depth and will project approx. 2.4m to 6.5m at its deepest. The extension will be finished with a hipped roof up to a depth of 2.4m and the remaining depth will serve a mainly glazed sun room which will have a flat roof with a roof lantern and bifold doors in the southern and western elevations. This element of the proposal will not be visible from the public realm and so there are no concerns regarding its impact on the street scene. In terms of scale and design the proposed single storey rear extensions are balanced and well designed.

The proposal seeks to enlarge the existing rear dormers and create a larger central dormer with a pitched roof and Juliet balcony.



The accompanying side dormers will be smaller in scale and finished with flat roofs. In terms of design and appearance the dormers are well designed and appear balanced within the roof slope, the subsequent fenestrations are aligned and provide the property with symmetry. There is a similar Juliet balcony within the roof space of the adjoining property located at 365 Singlewell Road and so the proposed is not considered to be an out of character addition.



The proposed development complies with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance 2021 and the National Planning Policy Framework 2024.

Amenity of Future Occupiers

The proposed development will result in additional living space which will comply with the requirements of the Nationally Described Space Standards 2015.

The resultant garden space will also meet the requirements of the Council's adopted technical standards and so the proposal is considered to safeguard the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed development is not considered to impact light or outlook of neighbouring properties due to the siting of the application dwelling in relation to the neighbouring properties.



The proposed rear Juliet balcony has not raised any neighbouring objection and there are examples of similar within the vicinity, furthermore the dormer could be altered without the benefit of planning and so the proposed development is considered to safeguard neighbouring amenity in line with the requirements of SPG2 – Residential Layout Guidelines 2020. No neighbour representations have been received.

Parking and Highways

The proposal will result in the loss of a garage which was conditioned. On balance it is considered that the loss of the garage will not deprive the property of sufficient parking.



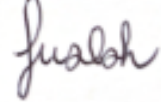
It is evident that there is sufficient frontage to accommodate off road parking to meet the needs of the development and so the proposal is considered to comply with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal complies with the requirements of local and national planning policy and is recommended for

permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29.04.2025	Dated:	29 April 2025