

Delegated Report

Householder Planning Application

Planning Application No: 20250264

Location: 144 Wrotham Road Gravesend Kent DA11 7LB

Description: Demolition of existing conservatory, erection of a single storey side/rear extension, erection of a dormer in the rear roof slope, installation of rooflights in the front roof slope and conversion of roof space to form habitable rooms.

Applicant: Mr Roger Martyn

Site Visit Date: Street View Site Visit to display notice 10.04.25

Preliminary Matters

The agent was contacted during the course of the application as there were some queries with the proposal, including:

- Why 7 bedrooms are required and whether the property would remain as a single family dwellinghouse
- In the initial plans, bedroom 5 would be served by roof light windows only, which offers poor outlook. In addition, section plans were not provided with the application, but it appeared that there would be insufficient head room for bedroom 5

During this correspondence, the plans were amended, with 5 bedrooms proposed on the plans, and the agent confirmed the property would remain as a single family dwellinghouse. The amended plans and additional section plan were accepted by the Local Planning Authority on 06.05.25. In this instance, it was considered reconsultation was not required.

Submitted Documents/Plans

Application Form;
Drawing No. 144-DA11 7LB- 0001 – Floor Plans – Existing;
Drawing No. 144-DA11 7LB- 0002 – Elevations – Existing;
Drawing No. 144-DA11 7LB- 0003 – REVISED Floor Plans – Proposed;
Drawing No. 144-DA11 7LB- 0004 – Elevations – Proposed;
Drawing No. 144-DA11 7LB- 0005 – Section Plan – Proposed;
Drawing No. 144-DA11 7LB- 0005 – Roof Plans – Existing and Proposed; and
Drawing No. 144-DA11 7LB- 0006 – OS Plan and Block Plan – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. 144-DA11 7LB- 0003 – Floor Plans – Proposed (received on 20.03.25); and~~
~~Drawing No. 144-DA11 7LB- 0001 – Floor Plans – Existing (received on 20.03.25).~~

Relevant Planning History

No relevant history.

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

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 10.04.25 and one representation was received objecting to the proposal. The overall consultation period expired on 02.05.25.

The comment received was in relation to a request for party wall agreements for the proposed ground floor extension and dormer. Party wall matters do not form a material planning consideration for this application as it falls outside of the planning remit. As such, this matter is not required to be considered within the assessment of this application. If planning permission were to be forthcoming for the proposal, an informative relating to party wall matters would be included on the decision notice.

Site Description

144 Wrotham Road is a two-storey semi-detached property fronting the eastern side of Wrotham Road.

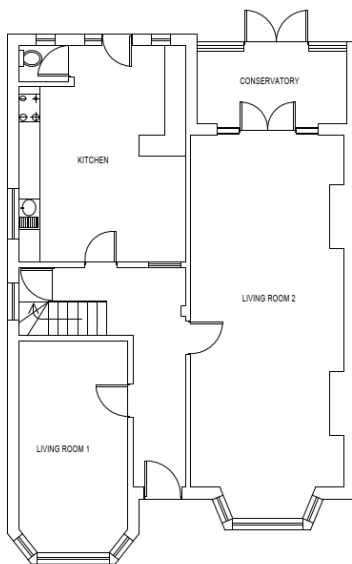


This application proposes the demolition of the existing conservatory, erection of a single storey side/rear extension, erection of a dormer in the rear roof slope, installation of rooflights in the front roof slope and conversion of roof space to form habitable rooms.

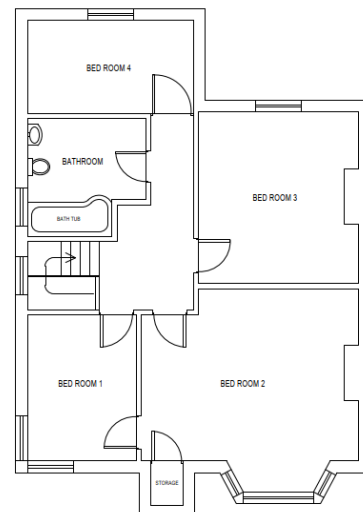
Proposed Development

The development would create space for internal layout alterations. At ground floor level, additional room space would be created, along with a shower room. At second floor level, an additional bedroom would be created, along with an additional bathroom and storage space.

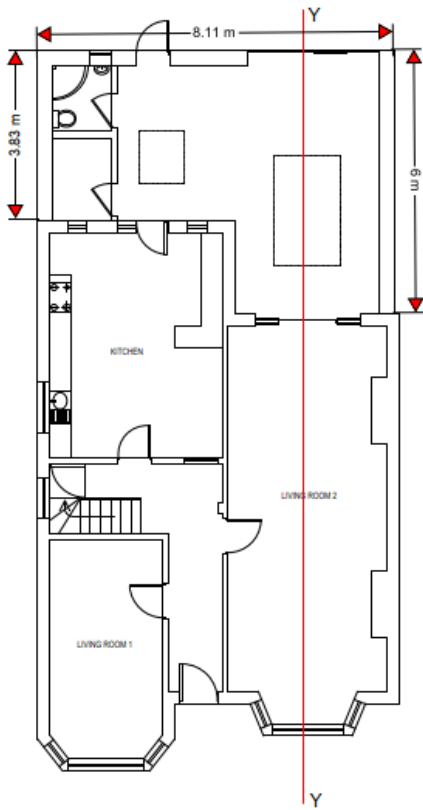
Case officer measurements are indicated in black and red below.



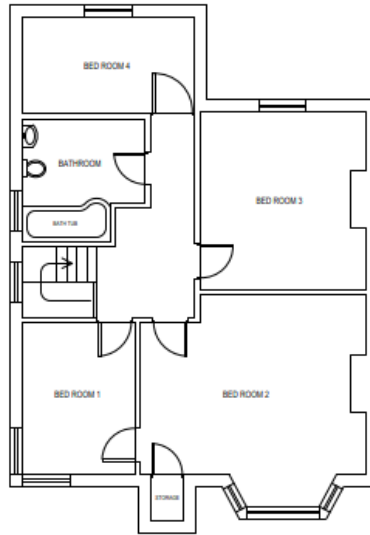
EXISTING GROUND FLOOR PLAN



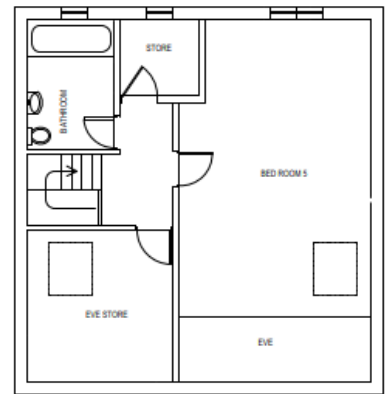
EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



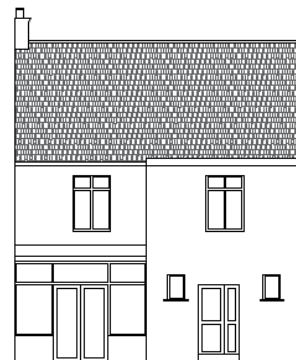
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



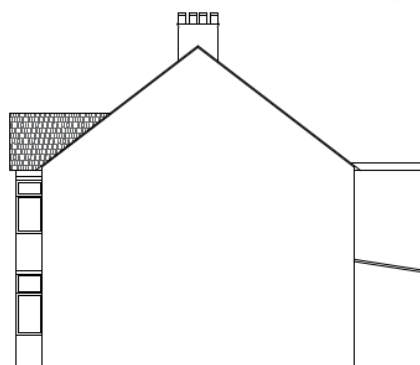
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

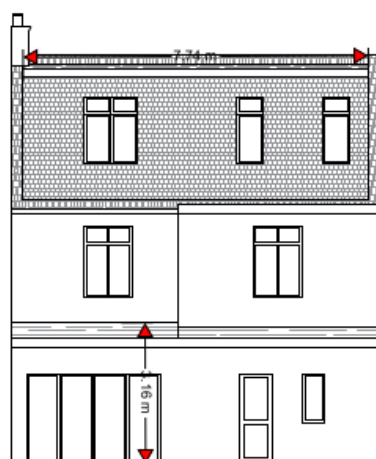


EXISTING FRONT ELEVATION

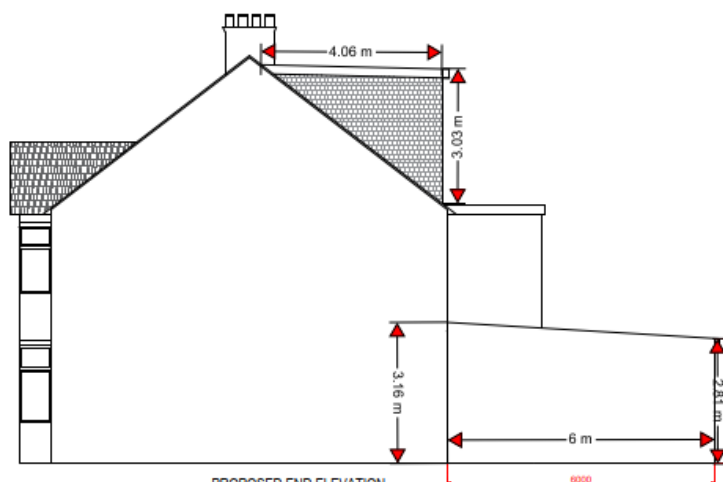


EXISTING END ELEVATION

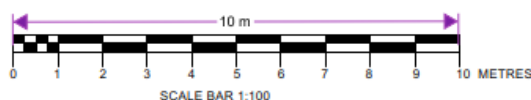




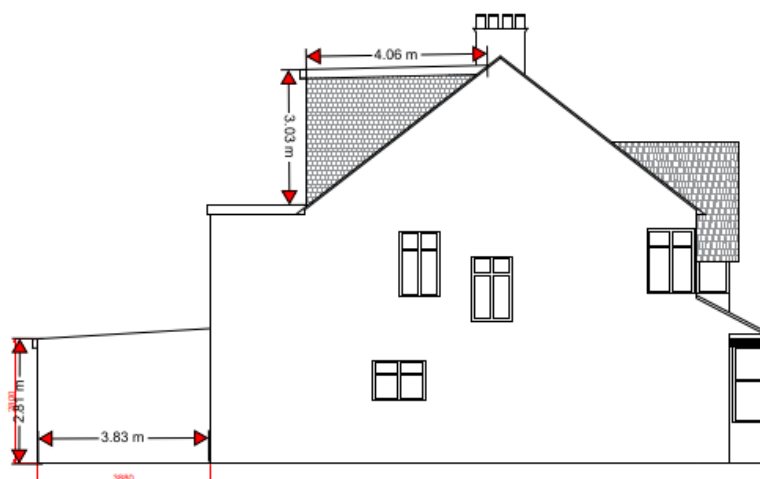
PROPOSED REAR ELEVATION



PROPOSED END ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

If planning permission were to be forthcoming for the development, the decision notice could include a condition to ensure the proposed external materials would match those used in the external surfaces of the

existing dwellings, e.g the walls of the extension to match the dwelling, the dormer face and sides to be tile hung to match those used in the main roof, and fenestration to match the existing colour and style. This is to ensure there would be a good visual relationship between the new development and existing dwelling.

Dormer

The proposed dormer is large and does dominate the roof slope. However, a similar dormer extension could potentially be constructed under permitted development rights, providing it would accord with the requirements of the General Permitted Development Order (GPDO) (2015) (as amended). In addition, the dormer is set in from the roof edge(s), set down from the main roof slope and set slightly above the eaves. Furthermore, it would not be largely visible from the street scene. For the reasons set out above, the dormer is, on balance, acceptable.

Single Storey Rear Extension

The single storey rear/side extension is large. It would expand the width of the dwelling and would vary between 3.83m depth and 6.00m depth. However, it would be constructed with a pitched roof and would be modest in height. Although this exact extension could not be constructed under permitted development via a larger homes prior approval application, the dwelling could potentially be extended 6.00m in depth over part of the width, under this mechanism. In addition, the dwelling could potentially be extended 3.00m in depth, without planning permission, providing it meets the requirements of the GPDO (2015). For the reasons set out above, the proposed single storey rear/side extension is acceptable.

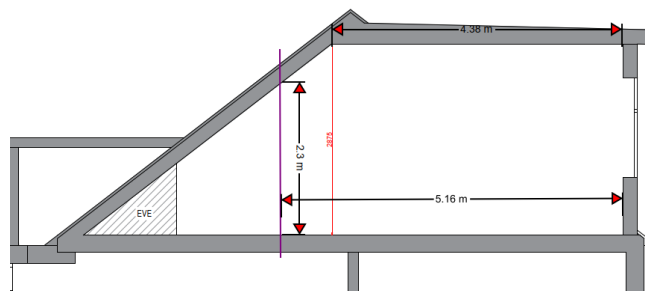
Rooflights

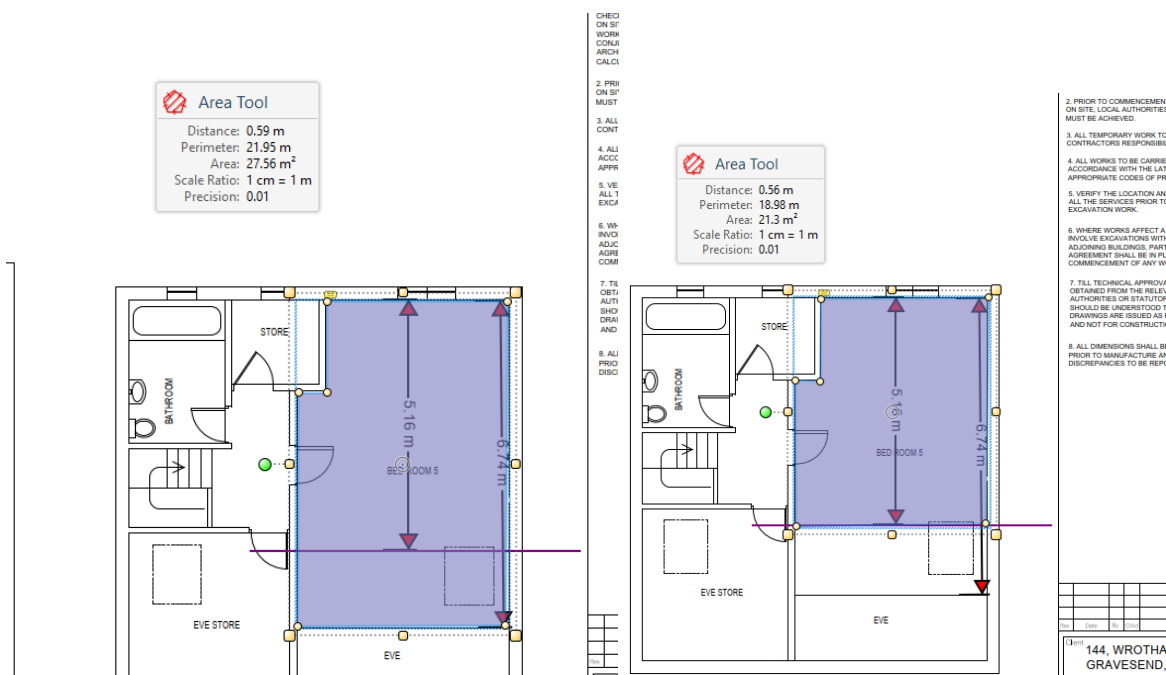
There are no concerns with the proposed rooflights in the front roof slope.

On balance, and given that the dwelling is in the urban area, and what could potentially be constructed under permitted development rights, the proposal is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The resultant garden area would accord with the requirements. In terms of room sizes, the proposed shower room falls under the requirements of the RLG (2020). However, a shower takes up significantly less space than a bath, there are other facilities available and this is not considered sufficient grounds to refuse the application. The calculations for bedroom 5, along with the new section plans demonstrate that there would be sufficient light and head room for bedroom 5.





With consideration to the above, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

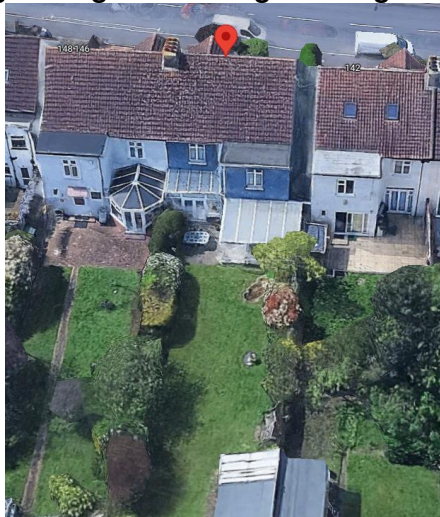
Neighbouring Amenity

As aforementioned above, one neighbour representation was received as a result of the consultation carried out for this application. The representation did not raise any concerns in terms of impact to neighbouring amenity.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. No windows are proposed in the flank elevations of the development and more than sufficient privacy distance is maintained from 'bedroom 5' and properties opposite the proposed dormer. There is no impact on outlook or light. In addition, as aforementioned above, a similar dormer extension could potentially be constructed under permitted development rights, without planning permission.

In terms of the rear/side extension; the extension is single storey and is modest in height. Furthermore, no windows in the flank elevations are proposed and there is an existing conservatory in situ.

Google Image indicating existing situation



With consideration to the above, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There is an increase in bedrooms, however there are no concerns in terms of highways and parking, given that there is an existing dropped kerb and hardstanding area in the front garden, and that there is no required change in parking provision when going from a four bedroomed property to a five bedroomed property.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site is located within the Woodfield Avenue historic landfill buffer zone. As such, if planning permission were to be forthcoming, a watching brief could be added to the decision notice to prevent harm to human health and pollution of the environment.

Conclusion

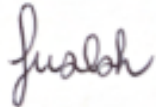
The application has been fully considered and would accord with local and national planning policy.

The external materials for the proposed dormer and single storey extension can be secured by condition to ensure the new development would be sympathetic to the existing dwelling. The proposal would not detrimentally impact the street scene, or the amenity of future occupiers and neighbouring properties. In addition, the development raises no concerns in terms of highway and parking.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	13 th May 2025	Dated:	16 May 2025