

Our Ref: K1375 Planning Statement

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Planning Statement

31st March 2026

Proposed Single Storey Rear Extension 31 Trosley Avenue, Gravesend, DA11 7QN

Introduction

This statement has been prepared in support of a householder planning application for the erection of a single-storey rear extension at 31 Trosley Avenue, Gravesend. The application site comprises a terraced residential dwelling located within an established suburban area.

The proposal has been developed with careful regard to both local and national planning policy, as well as material planning considerations including residential amenity and site constraints.

Description of Development

The proposed development consists of a single-storey rear extension projecting 4.0 metres beyond the original rear elevation. The extension spans the full width of the property and incorporates a pitched roof form.

The design reflects the scale and character of the host dwelling and surrounding terrace, ensuring a cohesive and subordinate addition.

Planning Policy Context

National Policy

The National Planning Policy Framework (NPPF) places a presumption in favour of sustainable development and supports high-quality design.

Section 12 of the NPPF (Achieving well-designed places) states that development should:

- Function well and add to the overall quality of the area
- Be visually attractive and sympathetic to local character
- Create places with a high standard of amenity for existing and future users

The proposed development accords with these objectives through its proportionate scale, appropriate design, and limited impact on neighbouring amenity.

Local Policy

Gravesham Borough Council generally supports householder extensions where they:

- Are of a scale and design appropriate to the host dwelling
- Do not result in unacceptable harm to neighbouring residential amenity
- Respect the character and appearance of the surrounding area

The proposal aligns with these principles and reflects common guidance set out in local validation requirements and design expectations.

Design and Scale

The extension has been designed to appear as a natural continuation of the host dwelling. The use of a pitched roof form reduces the perceived bulk and integrates well with the existing architectural style.

At 4.0 metres in depth, the extension remains proportionate and consistent with similar forms of development within residential terraces. The full-width design is typical for terraced properties and does not appear out of character.

Site Constraints and Justification

A key material consideration influencing the design is the presence of a public sewer running parallel to the rear elevation at approximately 2.8 metres from the building.

A shallower extension (e.g., 3.0 metres) would require complex and costly engineering solutions, such as reinforced concrete ground beams, to bridge the sewer. By extending beyond this constraint, the proposal enables a conventional and more practical foundation solution while avoiding direct interference with the sewer.

This approach represents an efficient and logical response to site-specific constraints and is a material consideration in favour of the proposed depth.

Impact on Residential Amenity

Northern Neighbour – No. 33 Trosley Avenue

The adjoining property to the north has already been extended at ground floor level, with glazed fenestration across the full width of the rear elevation.

Assessment against the 45-degree guideline demonstrates that the proposed extension will not result in a material loss of light or outlook. Given the existing built form and glazing arrangement, the impact is considered acceptable and in line with established planning guidance.

Southern Neighbour – No. 29 Trosley Avenue

The adjoining property to the south has not been extended; however, it benefits from a permanent canopy structure spanning the full width of the rear elevation.

Additionally, a solid masonry wall projects from the rear wall of the property, forming an enclosed outdoor space beneath the canopy. This existing arrangement already limits outlook from the neighbouring property.

As such, the proposed extension will not materially worsen the current situation, and any perceived impact on outlook is negligible.

In terms of daylight and sunlight, the orientation of the site ensures that the proposal will not give rise to harmful overshadowing. The extension will not result in unacceptable loss of light to habitable rooms or outdoor amenity space.

Appeal Decisions and Local Precedent

Appeal decisions within the borough of Gravesham Borough Council demonstrate that the key considerations for householder rear extensions are impact on neighbouring amenity (particularly outlook and light), and design/scale, rather than strict adherence to a specific depth.

For example:

- **42 Cricketers Drive, Meopham – Planning Ref: 20250404**, a 5.3m deep extension was approved where the adjoining neighbour had not extended their house. The officer report acknowledged that a 3.0m deep extension could be built under permitted development but confirms that an extension that is 2.3m deeper is not likely to cause anymore harm than that of a 3.0m extension.
- Similarly, at **22 Trosley Avenue, Gravesend – Planning Ref: 20240790**, it was acknowledged that a full width extension, totalling 3.0m in height would not result in significant oppressive, overbearing bulk or overshadowing impact.
- **47 Woodfield Avenue, Gravesend – Planning Ref: 20221215**, the application site is a similar style property on the adjacent road where a full width 4.58m deep extension was approved. The adjoining houses on either side have not been extended. The officer's report confirms that the proposed extension is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of light, outlook or sense of enclosure. Outlook and a sense of enclosure are not deemed to pose an issue to neighbouring properties as the extension will be single storey with a pitched roof.
- **53 Woodfield Avenue, Gravesend – Planning Ref: 20170460**, the application site is a similar style property on the adjacent road where a full width 4.5m deep extension was approved. The adjoining house to the south has not been extended.
- **9 Woodfield Avenue, Gravesend – Planning Ref: 20150694**, the application site is a similar style property on the adjacent road where a full width 3.7m deep extension was approved. The adjoining house to the south has not been extended.

These decisions consistently show that single-storey rear extensions are generally acceptable where they do not materially harm neighbouring amenity, even where they exceed typical "rule of thumb" depths.

Relevance to the Current Proposal

The appeal decisions and local precedents above support the following conclusions:

- There is no policy basis to resist a 4-metre rear extension in principle
- The determining issue is impact on neighbouring amenity, not depth alone
- The proposal has been specifically designed to avoid unacceptable impacts, as demonstrated by:
 - Compliance with the 45-degree guideline in relation to No. 33
 - Existing enclosure and limited outlook at No. 29
 - Lack of harmful overshadowing due to site orientation

Conclusion

The proposed single-storey rear extension is a well-designed, proportionate, and policy-compliant form of development.

It:

- Responds appropriately to site constraints, including the presence of a public sewer
- Respects the character and appearance of the host dwelling and surrounding terrace
- Preserves the amenity of neighbouring occupiers
- Aligns with the objectives of the National Planning Policy Framework and local planning guidance from Gravesham Borough Council

The proposal is therefore considered acceptable in planning terms and planning permission should be granted.

The proposal is further supported by appeal decisions and established local precedent, which confirm that rear extensions of this nature and scale are acceptable where impacts on neighbouring amenity are appropriately addressed.



Principal Elevation



Rear Elevation



Northern Neighbour



Photo Showing the Sewer Location & Manhole that is 2.8 Metres from the Rear Wall



Southern Neighbour Showing the Existing Masonry Wall Forming Enclosure