



Delegated Report

Householder Planning Application

Planning Application No: 20250573

Location: 55 Mackenzie Way Gravesend Kent DA12 5UH

Description: Demolition of rear conservatory and side outbuilding. Erection of a two storey side extension.

Applicant: Mrs Jennifer Blake

Site Visit Date: 05 November 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. MW/001 Site location plan;
Drawing no. MW/101 Rev. A Proposed layouts, elevations and roof plan;
Drawing no. MW/002 Rev. A Existing layouts, elevations and roof plan; and
Drawing no. MW/003 Rev. A Existing and proposed block plans.

Superseded Documents/Plans

Drawing no. MY/101 Proposed layouts, elevations and roof plan;
Drawing no. MY/002 Existing layouts, elevations and roof plan; and
Drawing no. MW/003 Existing and proposed block plans.

Procedural Issues

Following a request from the case officer, the existing block plan was amended to illustrate an existing outbuilding at the application site and the proposed use of the ground floor of the extension was subject to clarification. The amended plans were subject to consultation and publicity.

Despite the use shown on the amended layout plan, the applicant advised (at the site visit) that child minding activities would be undertaken in the living area of the proposed extension, as well as it being used as a play area for her grandchildren.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200774	Application for a Lawful Development Certificate in respect of the proposed erection of a new log cabin outbuilding incidental to the enjoyment of the main dwelling house.	Certificate Granted	30.09.2020
19950625	Erection of single storey side extension to form utility room, shower room/wc and lobby.	Permitted	27.10.1995

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

Other Relevant Guidance

- Kent County Council's Parking Standards (January 2025)

Consultations, Publicity and Representations

Southern Gas Networks

All requests for gas asset maps must be made through www.linesearchbeforeudig.co.uk

Not only can you access information about the location of our gas pipes in your proposed work area, but you can also search for information on other utility companies' assets at the same time.

Please note, any affected works are automatically issued to the local engineer from the LSBUD system and will be responded to in 7 days. If you have not heard in 7 days, please contact us again.

Please visit ww.sgn.co.uk/Safety/Dig-safely/ for safety information and links to www.linesearchbeforeudig.co.uk, where you can register for our online service and view our gas pipe locations.

SGN will not explicitly grant approval for works to commence around our low and medium pressure gas assets, we would request you to work in accordance with the points below:

- All works should be carried out in accordance with HSG47 'Avoiding Danger from Underground Service' and SGN's 'Dig Safely' document.
- All safety information that has/or will be provided to you as part of your www.LineSearchBeforeUDig.co.uk enquiry.
- If you encounter any unrecorded plant on site please contact us.

SGN will enter into a consultation period if you are planning works near our Intermediate pipes:

- For single excavations we will consult with you when works are within 5m of an SGN IP asset.
- For multiple excavations we will consult with you when works are within 15m of an SGN IP asset.

For High-pressure gas assets:

- For all works around SGN HP assets we will enter into a consultation period with you to ensure you are working safely around our gas network.

If you have any questions about plant location online service, please contact us on 0800 912 1722 or if you have any system queries contact LineSearch on 03454377365.

Cadent Gas

This application falls outside of Cadent's distribution network.

Please contact National Grid and/or your local Gas distributor for comments on this application.

Neighbouring properties

The application was publicised by a site notice and to ten neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The application property is a two storey, end of terrace dwelling with a design and materials that are very

typical of the surrounding area. As the following images illustrate, the application site is located in a very prominent corner location and is highly visible in the surrounding street scene.



Front elevation taken 01 October 2025



Rear elevation taken 01 October 2025

The proposed extension would have a width of 5.2 metres (the original dwelling has a width of 5.8 metres) with no set back at the front. It would be set back at the rear by 1.6 metres, with a set down of 0.4 metres from the ridge of the existing roof. A conservatory and large outbuilding would be removed from the rear and side of the application property as part of the proposed development.

The proposed development would result in a significant increase in built form at the side of the application property, which would extend fully across the side garden area, right up to the side boundary. Due to the lack of a set back at the front and despite the rear set back and small set down of the roof, the proposal would not appear subservient to the existing building and would add significant size and bulk to the side, in a highly prominent location, which would undermine the character and appearance of the application property and the surrounding street scene.

The positive features of the proposal include that the proposed external facing materials, fenestration and the roof design would match existing.

Whilst it is noted a large outbuilding is located in the side garden of the application property. This existing built development is single storey and set away, both from the side elevation of the property and the side boundary of the application site and as such, it appears subservient to the existing building and is not a dominating feature of the surrounding street scene. Therefore, the outbuilding does not provide a design justification for this proposal.

Some large, two storey side extensions have been erected in the wider surrounding area, however these are not directly comparable to the proposed development for various reasons. Mainly, they are narrower in width, set back at the front, retain a gap to the side boundary and appear subservient to their original buildings. It is notable that their planning permissions pre-date the adopted design guidance.

Although existing extensions provide some context for the proposal (and this context is a material consideration), every planning application must be determined on its own merits, in line with an up to date development plan policy framework (which includes the adopted design guidance, which is a Supplementary Planning Document) and taking into account any material considerations. For the reasons set out above, it is not considered that any existing extensions in the wider area, provide a design justification for this proposal.

Overall, it is considered that the negative impacts of the proposed design would significantly outweigh the positive features. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and the surrounding area, would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the NPPF 2024 and to the Householder Extensions/Alterations Design Guide 2023.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for a single bedroom (bedroom 3) and for double bedrooms (bedrooms 1, 2, 4 and 5) in the NDSS. The existing rear garden area is 44 square metres, with a depth of 4.3 metres. The proposed rear garden, as a result of the removal of the conservatory, would have an area of 59 square metres, with a depth of 6.7 metres. Both would be significantly below the requirement for a dwelling with four or more bedrooms in the RLG (100 square metres and 10 metres). However, because the proposal would add only one bedroom and would improve the garden size and depth overall, it is considered that the living conditions for future occupiers would be acceptable.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would provide acceptable living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Paragraph 135(f) of the NPPF 2024 sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

Due to its orientation (providing oblique views) and the privacy distances to affected properties (in excess of 26 metres), the proposed first floor, rear window would not cause any adverse overlooking impacts to the occupiers of nos. 13 and 15 Virginia Walk. Any overlooking from proposed ground floor windows would be screened by existing boundary treatments.

The proposed first floor, front window would provide an oblique view towards the private garden area of no. 57 Mackenzie Way, with a privacy distance of around 15 metres. However, as the existing first floor front windows already overlook this garden, because the proposed view would be oblique and because one existing front window would be altered to obscure glazing (because it becomes a bathroom), then there would be no significant adverse overlooking impact to no. 57 Mackenzie Way.

The proposed side bedroom window would face nos. 5, 7 and 9 Virginia Walk across their private gardens, with privacy distances of some 22, 24, 25 metres respectively and as such, would cause adverse overlooking impacts. Whilst it is noted that the existing side bedroom window faces these properties, this window has a privacy distance in excess of 26 metres. Therefore, the proposed development would lead to new overlooking and a loss of privacy for the occupiers of nos. 5, 7 and 9 Virginia Walk.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any additional windows or openings in the side elevation of the proposed development.

Due to the design of the proposed development and to the design, layout and orientation of surrounding properties, there would be no adverse overshadowing or overbearing impacts to any of the surrounding residential occupiers.

Overall, it is considered that the proposed development, by virtue of the inclusion of a window in the side elevation and its proximity to the rear gardens and elevations of 5, 7 and 9 Virginia Walk, would lead to a detrimental level of overlooking and an unacceptable loss of privacy for the occupiers of those properties. The proposal would therefore be detrimental to the residential amenity of the occupants of 5, 7 and 9 Virginia Walk and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, to paragraph 135(f) of the NPPF 2024 and to the RLG.

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom dwelling should have three vehicle parking spaces and a single garage should have dimensions of 3.6 metres (width) by 5.5 metres (length). According to the Householder Extensions/Alterations Design Guide (2021), vehicle parking spaces should be a minimum of 2.5 metres in width (2.7 metres where they adjoin an enclosed boundary) and 5 metres depth.

The existing dwelling at the application site has four bedrooms and there is a garage and parking area at the rear capable of accommodating two vehicles (albeit one in a substandard sized garage). The proposed development would result in the dwelling increasing to five bedrooms, with no alteration to the existing parking arrangements.

It is noted that the application site is located in a relatively sustainable location, close to local shops and services and a bus route and that there are no parking restrictions in the immediate surroundings. Furthermore, Kent County Council's Parking Standards (January 2025) provides recent guidance (as yet unadopted) that requires a minimum of two spaces to be provided for a four or more bedroom property in a suburban location. Therefore, even if the proposed development would result in a small increase in demand for on-street parking in the surrounding area, this would not undermine highway safety.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be broadly in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 3 and in close proximity to a gas pipeline (along the site frontage). However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. As such, the proposal would be in line with Policies CS19

and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994. The applicant should be made aware of the comments from Southern Gas Networks via an informative on any planning permission granted.

The existing outbuilding at the application site is currently in use for child minding activities (which has been subject to a recent enforcement investigation). Despite the submitted plans, the applicant has advised that child minding activities would be undertaken in the living area of the proposed extension, as well as it being used as a play area for her grandchildren. It is noted that working from home can be appropriate in a residential property, provided that no material change of use occurs. In such circumstances, it may be appropriate to use a planning condition to preclude the use of the proposed extension for any unauthorised commercial purposes. However, if the child minding activities at the application site were to be considered as commercial operation, then this condition would not be appropriate.

In light of the above, had there not been fundamental design issues with the proposed development, then the applicant would have been asked to provide details of the childminding use, so that it could be appropriately assessed.

The proposed extension would include a door in the front elevation that would provide a separate access to the extended area of the property. Had there not been fundamental design issues with the proposed development, then the applicant would have been asked to remove this feature, in order to ensure that no separate residential or other use could be facilitated in future.

Conclusion

The proposed development would have no adverse highways, groundwater, archaeological or gas infrastructure impacts, the proposed external facing materials, fenestration and the roof design would match existing and would provide acceptable living conditions for future occupiers. All of which weigh in support of the proposal. However, the proposed development would not be subservient to existing dwelling, would be out of keeping with the existing building and surroundings and be an overdevelopment of the application site, which would be detrimental to the visual amenities of the street scene. Furthermore, it would cause adverse overlooking impacts to the occupiers of 5, 7 and 9 Virginia Walk, which would be detrimental to residential amenity.

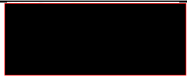
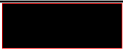
Overall, it is considered that the adverse impacts of the proposed development attract significant weight and would significantly and demonstrably outweigh the benefits of the proposal. Therefore, following a thorough assessment of the application and all material planning considerations, it is considered that the proposed development cannot be supported.

Recommendation

That planning permission should be refused on the following grounds;

1. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and the surrounding area, would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.
2. The proposed development, by virtue of the inclusion of a window in the side elevation and its proximity to the rear gardens and elevations of 5, 7 and 9 Virginia Walk, would lead to a detrimental level of overlooking and an unacceptable loss of privacy for the occupiers of those properties. The proposal would therefore be detrimental to the residential amenity of the occupants of 5, 7 and 9 Virginia Walk and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, to paragraph 135(f) of the National Planning Policy Framework 2024 and to the Residential Layout Guidelines (June 2020).

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6th November 2025	Dated:	7 th November 2025