



Delegated Report

Householder Planning Application

Planning Application No: 20250951

Location: 9 Orchard Avenue, Gravesend, Kent DA11 7NX

Description: Conversion of loft space to form habitable rooms with hip to gable extension and dormer in rear roofspace

Applicant: Mr E Stone

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Site location plan

Drawing No. 1A – Existing and proposed plans and elevations

Proposed site/ parking plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20250747	Proposed Lawful Development Certificate: Conversion of loft space to form habitable rooms with hip to gable alteration and dormer in rear roofslope	Refused	18/09/25
20250462	Conversion of loft space to form habitable rooms with dormer in rear roofslope, extension to roof at side and rooflight in front roofslope	Refused	04/07/25
20200277	Single storey rear extension and front dormer window	Permitted	01/05/20
19970729	Erection of car port to side	Permitted	25/11/97

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)

Consultations, Publicity and Representations

Consultees

Ward Councillors

None received.

Neighbouring properties

6 no. surrounding properties were consulted and the consultation period expired on 20.10.2025. Two letters of objection (from the same person) have been received, objecting on the following grounds;

- Direct overlooking and loss of privacy, which would harm enjoyment;
- The proposal appears disproportionate in relation to the original roof of the property; it would be an oversized and visually dominant addition to the property;
- The proposal would unbalance the pair of symmetrical semi- detached dwellings of which it forms a part; this would be harmful to the street scape and contrary to the principles of good design;
- It is important that any works to the property are carried out within the boundary of the property; and
- The application should be refused or revisions made to it.

Officer's Analysis

Site Description

The application site comprises a semi- detached dwelling in a reasonably wide and deep plot on the southern side of the road.

The street scene comprises pairs of semi- detached dwellings and a variety of detached dwellings, in plots of differing sizes. The dwellings are all set back from the front of their plots by similar distances and by virtue of the front boundaries of the properties comprising low walls/ being open, there is a very pleasant, open feel to the street scene.

The principal considerations in the assessment of this application are:

- Principle of Development
- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways



9 Orchard Avenue is the right hand of the pair of semi- detached dwellings in the above image.

Principle of Development

The application site is located in the settlement of Gravesend where alterations and extensions to residential buildings are acceptable in principle subject to the requirements of the relevant local plan and national policy considerations, and in particular, Policy CS02 of the LPSC (Scale and Distribution of Development). However, all other relevant planning matters need to be assessed too.



The Orchard Avenue street scene

Design, Character and Appearance

The Council's Householder Extensions/ Alterations Design Guide (2021) states any extensions to a house should respect its original character and complement and correspond with the character of the neighbouring properties and the local area. This guidance is supported by Policy CS19 of the Local Plan Core Strategy (2014) and the guidance in the NPPF (2024).

The street scene comprises a variety of size and style dwellings, including a number of pairs of semi-detached dwellings. Some of these pairs have lost their symmetry through one of them having been extended, as at 3 and 5 (5 having been extended) and at 27 and 29 (27 having been extended). Together with the detached dwellings, there is a reasonably wide variety to the dwellings in the street scene.

The existing and proposed elevations are shown below for information;



Existing



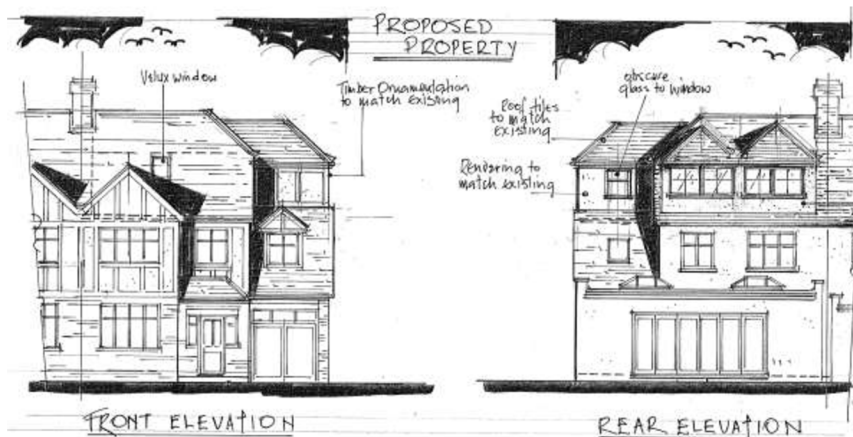
Proposed

Given the variety of dwellings along the avenue and the relatively limited alterations that are proposed to the dwelling at 9 Orchard Avenue, it is considered that the proposal would have an acceptable impact upon the character and appearance of the dwelling, the pair of semi- detached dwellings and the street scene. With matching materials of construction, the proposal would relate well to the dwelling. The extensions would not significantly alter the bulk, massing, style or character of the dwelling, the original nature of which would remain evident. The development would not be over- sized or disproportionate in relation to the original roof of the property and would not be visually dominant. The relationship between the application dwelling and its neighbour would remain acceptable, as would be the street scene impact of the proposal. A suitable spacing would remain between the dwelling and its neighbour at 11 Orchard Avenue such that extended dwelling would not appear cramped within its plot. While the proposal would 'unbalance' the pair of semi- detached dwellings of which the application property forms a part, this would not be to a significant degree and would not be harmful to the properties. This would not be contrary to the principles of good design.

It should be noted that planning permission has previously been refused for a similar alteration at the property, under reference 20250462. It was refused for the following reason;

1. *The proposed development by virtue of its size, bulk and design, would not be subservient to the existing building, would have an unbalancing impact and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and its surroundings, 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.*

The previous design is shown below;



The current application has improved the design and reduced the bulk from the roof. The design is now more akin to the original character of the property and the wider street scene. The previous ground of refusal has been overcome.

The proposed development accordingly complies with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the design guidance in the Council's Householder Extensions/ Alterations Design Guide (2021) and the NPPF (2024).

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users of a site. The impact on amenity is also considered with regard to the criteria in Policy CS19 which states that new development should be located, designed and constructed to safeguard the amenity, privacy, sunlight and daylight of its occupants and those of the neighbouring properties and land. The impact upon neighbours will be assessed in the next section of this report.

The proposed development would improve the living conditions for future occupiers and provide a bedroom that meets the NDSS. Sufficient rear garden area and depth exists for a four bedroom dwelling and this would not be altered. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

It is important that any new development safeguards the amenity of the neighbouring occupiers, in accordance with the guidance of the Council's Householder Extensions/ Alterations Design Guide (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the amenity guidance in the NPPF (2024).

Both of the neighbouring properties would be affected by the proposed extension. Considering 11 Orchard Avenue first, there is one ground floor window and one first floor window in the flank elevation of this dwelling facing 9 Orchard Avenue. While it is not known whether they are primary or secondary windows, due to the limited nature of the proposed works to 9 and the distance between them and the flank windows at 11, it is not considered that the proposed works would have an adverse impact upon the outlook or amenities of the occupiers of this dwelling in terms of overbearingness or overshadowing/ loss of light. It is also not considered that the proposed rear dormer windows would result in a material change to the degree of overlooking or loss of privacy for the occupiers of 11 Orchard Avenue due to the presence of the existing first floor rear windows at 9 and the angle between the windows and the dwelling at 11.

In terms of the impact upon 7 Orchard Avenue, the extensions to 9 would not have a material impact upon 7 due to their siting in relation to that dwelling. As with 11 Orchard Avenue, the proposed rear dormer windows would not result in a material change to the degree of overlooking or loss of privacy for the occupiers of 7 due to the presence of the first floor rear facing windows at 9. It is therefore not considered

that the proposed development would harm the enjoyment of either of the neighbouring properties.

None of the other neighbouring or surrounding dwellings would be adversely affected by the proposed extension due to the distances involved.

The concerns of the neighbour are noted, but the proposal is considered to result in any harm.

It is therefore considered that the proposed extension would accord with the guidance contained in the Council's Householder Extensions/ Alterations Design Guide (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the NPPF (2024) with regard to amenity.

Parking and Highways

The proposed development would result in there being four bedrooms at the property. However, space for the parking of at least four cars exists and would remain within the curtilage of the dwelling, thereby maintaining compliance with the Kent County Council Car Parking Standards. Harm to highway safety would not arise from the proposal, therefore.

Other Issues

Concern was raised by an objector to the application that it is important that any works to the property are carried out within the boundary of the property. However, there is nothing to suggest from the submitted plans that the proposed development would overstep the boundaries of the property.

Conclusion

The proposed works would represent limited additions to the dwelling and would have an acceptable impact upon its character and appearance. The resultant dwelling would not harm the appearance of the pair of semi-detached dwellings of which it forms a part and would not have an adverse impact upon the street scene.

The development would not harm the amenities of the neighbouring occupiers and parking issues and harm to highway safety would not arise from the proposal.

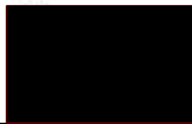
The application is considered to have overcome the grounds of refusal from 20250462.

The proposed development is therefore considered acceptable, in accordance with the Householder Extensions/ Alterations Design Guide (2021), Policy CS19 of the Local Plan Core Strategy (2014) and the National Planning Policy Framework (2024).

Recommendation

The recommendation is to approve this application.

(For detailed reasons for approval and informatives, see draft Decision

Case Officer:	Mr Tom Gabriel	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	6 th November 2025	Dated:	07 November 2025