



Delegated Report

Householder Planning Application

Planning Application No: 20250058

Location: 54 Colyer Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with rooflights and a new patio.

Applicant: Mr Ramaz Chuguashvili

Site Visit Date: N/A

Preliminary Matters

During the course of the application, it was noted the raised patio would have a height of 0.40m. Therefore, the agent was contacted in order to establish the height of the boundary treatment in order to assess whether the proposal would impact neighbouring amenity, particularly the amenity of 56 Colyer Road, given the dwellings close proximity to the development and the sloped nature of the site. The agent confirmed via email and photos that there is a high level boundary treatment 2.20m from ground level in situ:



This is considered to be sufficient to enable an appropriate assessment of the application in terms of impact on the privacy of No.56.

Submitted Documents/Plans

Application Form;
Drawing No. D01 – Ground Floor and Roof Plan – Existing;
Drawing No. D02 – Ground Floor Plan and Roof Plan – Proposed;
Drawing No. D03 – Front and Rear Elevations – Existing;
Drawing No. D04 – Side Elevations – Existing;
Drawing No. D05 – Front and Rear Elevation – Proposed;
Drawing No. D06 – Side Elevations – Proposed;
Drawing No. D07 – Section AA – Proposed;

Drawing No. D08 – Block Plans – Existing and Proposed;
Drawing No. D09 – OS Plan; and
Drawing No. D10 – Site Layout Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19840292	Erection of replacement garage at the rear	Permitted	21.05.1984

Planning History Note

The decision notice for application reference number 19840292 (listed above) restricts the use of the garage:

(ii) The garage hereby permitted shall be used only for the parking of a private motor car or cars and no development, whether permitted by the Town and Country Planning General Development Orders 1977 to 1981 or not, shall be carried out on the site in such a manner or in such a position as to preclude vehicular access into the garage.

Grounds:

(ii) That the development without provision for adequate accommodation for the parking or garaging of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

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.

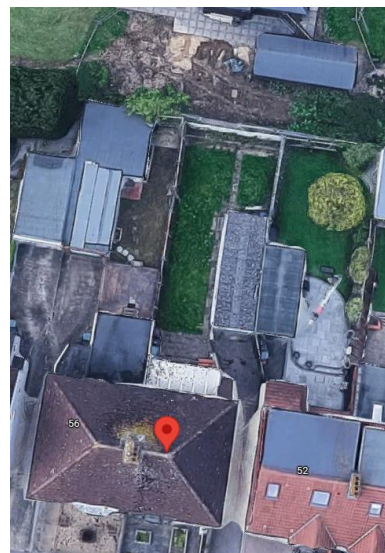
Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 11.02.25 and no representations were received. The overall consultation period expired on 07.03.25.

Site Description

54 Colyer Road is a two-storey semi-detached property located to the north-west of the highway.

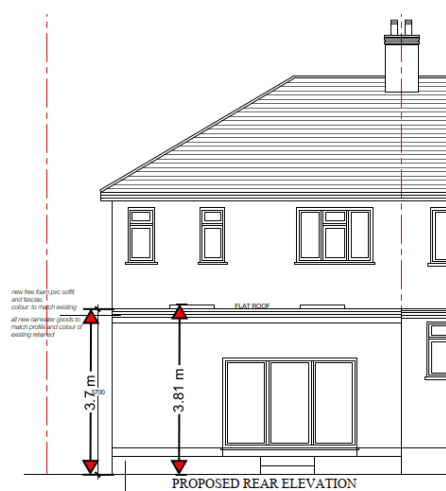
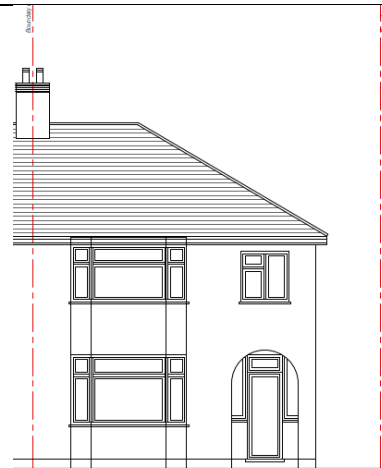
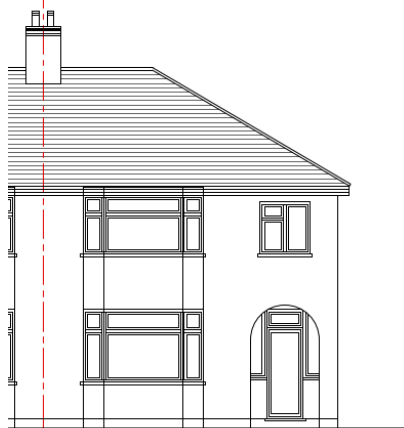
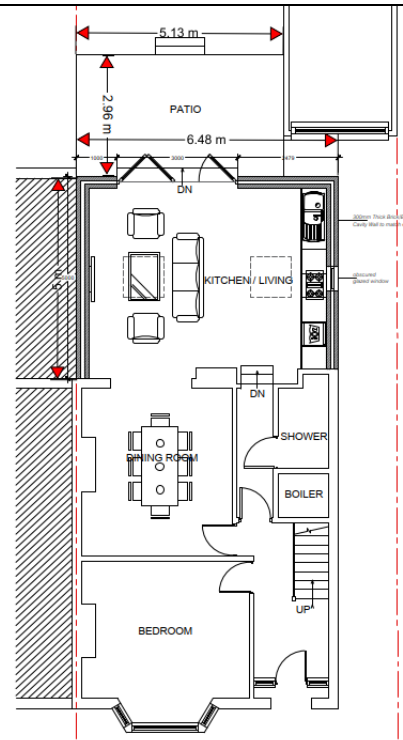
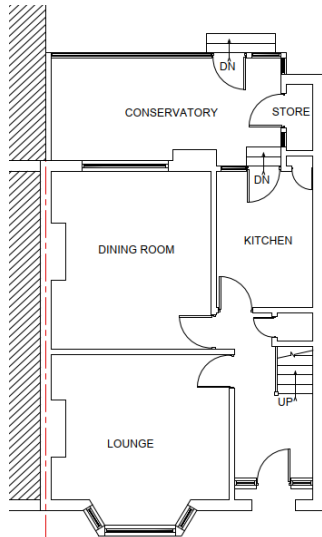
Google Images

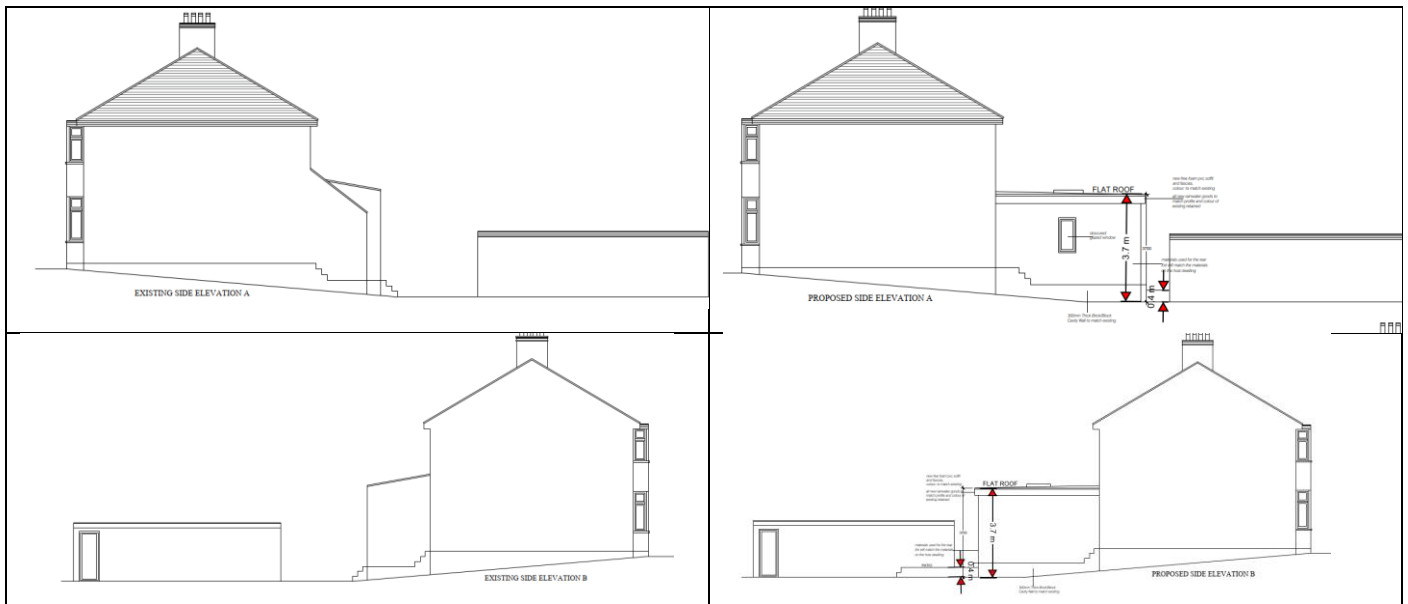


The property benefits from a (shared) side access, with detached garage building within the rear garden.

Proposed Development

This application proposes the demolition of the existing conservatory (and store), the erection of a single storey rear extension, and the construction of a rear patio area. The development would create space for internal layout alterations to facilitate a bedroom, open plan kitchen/living room and a shower room. The dimensions are indicated on the plans below:





Officer's Analysis

Design, Character and Appearance

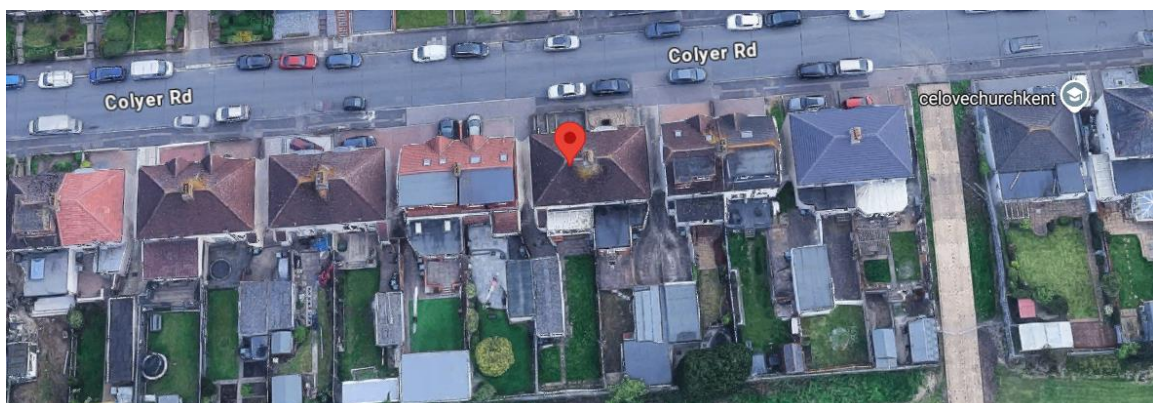
Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving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

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Extension

The proposed extension would not be visible from the street scene. Although it would be a fairly large extension, it is single storey and would be of a similar depth and height to the extension at No. 56 Colyer Road. In this respect, the proposal is not considered to be out of character for the area:

Google Aerial Image



The extension has been designed to be a subservient and sympathetic addition to the existing dwelling and would be constructed using external materials to match the main dwelling.

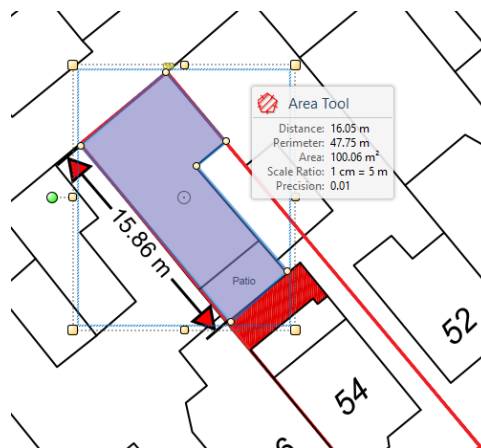
Patio

The rear garden slopes downwards. A new patio is proposed, and would be raised at a height of 0.40m. Generally, a raised deck 0.30m could be constructed without planning permission. In terms of design, character and appearance, the proposal would not be dissimilar to other development in the area and raises no concerns. This shall be assessed further within the neighbouring amenity section of this report.

Overall, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020):



In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

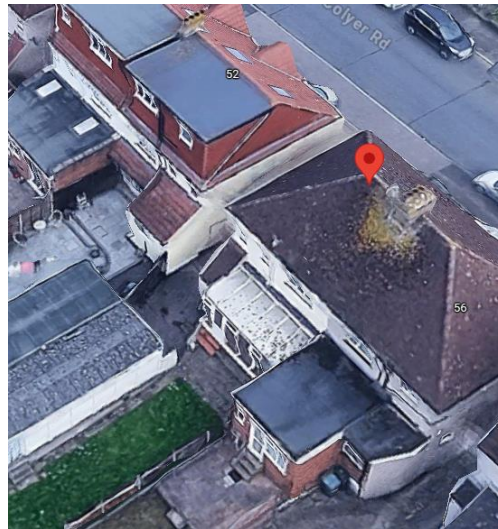
Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

In terms of the extension, the proposal raises no concerns in terms of neighbouring privacy. The extension is single storey and would be constructed at a similar depth and height to the directly adjacent property, No. 56 Colyer Road. In addition, there is an existing extension at No.52 Colyer Road and there is also a gap between No.52 and the application property.

Google Image



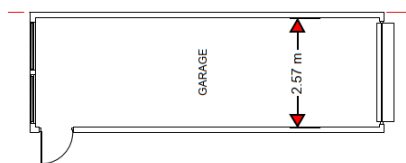
The proposed window in the side elevation of the extension would be obscure glazed, which ensures privacy. If permission were to be forthcoming, then a condition could be added to ensure the window is fixed shut and obscure glazed.

In terms of the raised patio, as aforementioned above, a decking area 0.30m in height could generally be constructed in the rear garden without planning permission. The proposed patio area for this application is 0.40m, which is slightly over the general allowance. However, there is sufficient mitigation in situ so as not to impact the privacy of No. 52 Colyer Road (gap, screening etc.), and the agent has demonstrated that the shared boundary treatment in situ between the application property and No.56, is of sufficient height to ensure there would not be a detrimental impact on privacy.

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

Parking and Highways

An additional bedroom is proposed, however there is no on -street car parking restrictions. The agent has confirmed that the garage is not currently used as a car parking space, and it is noted the width of the garage is substandard and fails to accord with the width requirements set out by SPG 4 – KCC Parking Standards (2006) and Gravesham Householder Extensions/Alterations Design Guide (2021):



As such, there are no concerns that arise in terms of highways and parking.

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 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The proposed extension would be constructed using acceptable materials, which can be secured by condition. In addition, the proposal is considered to be a sympathetic addition to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19th March 2025	Dated:	19th March 2025