

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250965

**Location:** 20 Appleshaw Close Gravesend Kent DA11 7PB

**Description:** Erection of a single storey front extension, first floor rear extension and conversion of garage into habitable room.

**Applicant:** Mr & Mrs T Gibbons

**Site Visit Date:** 06.10.2025

### Submitted Documents/Plans

- Application Form
- Drawing No: A102/P (Existing/Proposed Plans and Elevations)
- Drawing No: A101/P (Site Location and Block Plans)

### Relevant Planning History

| Reference | Description                                                                                                                              | Outcome   | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20220056  | Erection of a single storey front extension, a first floor rear extension and conversion of the existing garage to form habitable rooms. | Permitted | 21.04.2022    |

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

## Other material considerations

### National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

### Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

## Consultations, Publicity and Representations

### Local Ward Councillors

No comments received.

### Neighbouring properties

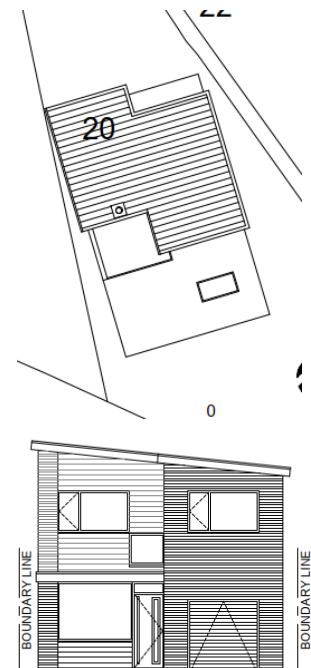
The application was advertised by way of site notice and letters to 7 surrounding properties. The consultation period expired on 20.10.2025 and no comments were received.

## Analysis

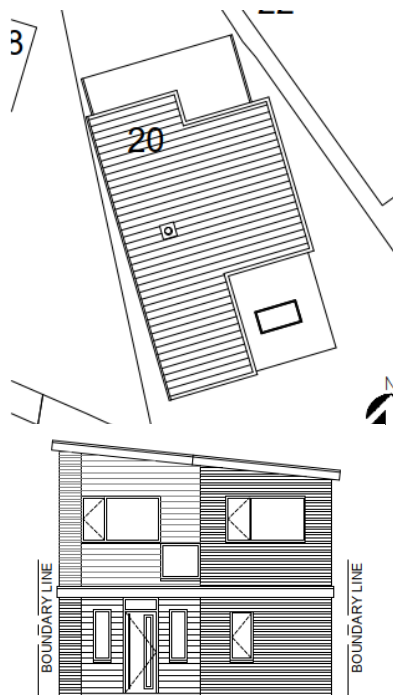
### Proposal

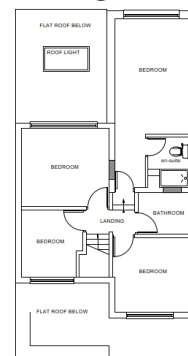
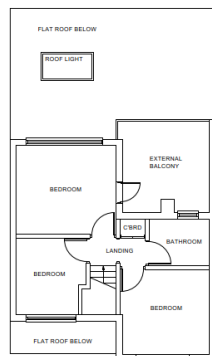
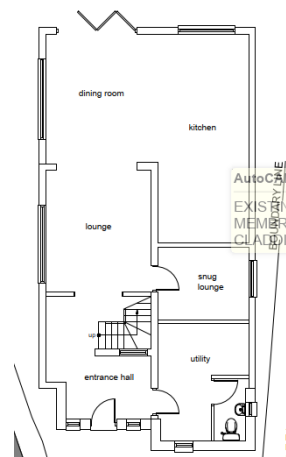
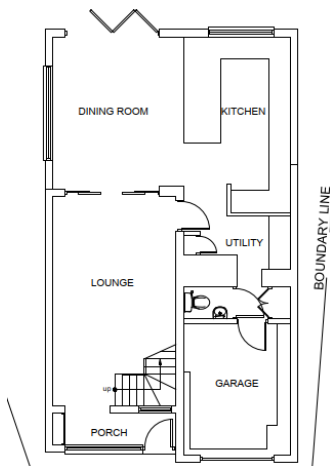
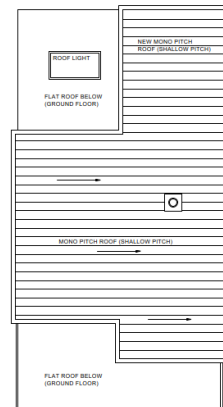
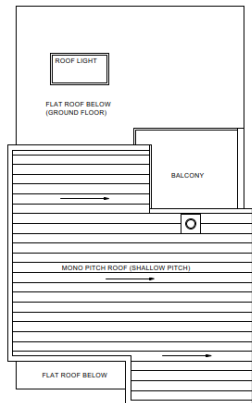
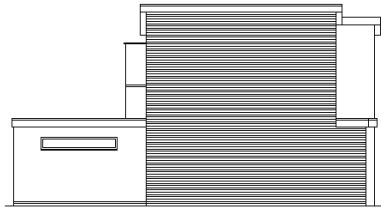
The proposal seeks the erection of a single storey front extension, first floor rear extension and conversion of the garage into a habitable room.

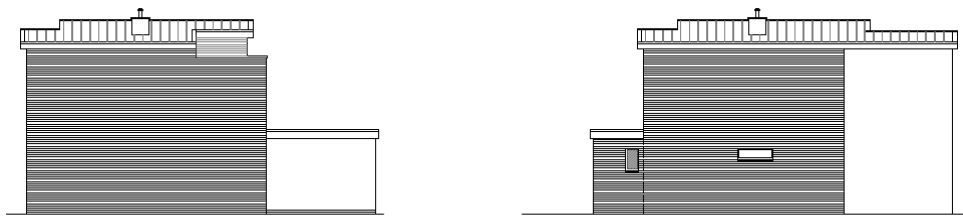
Existing



Proposed







## Background

The application site has a single storey rear extension which has been in situ for a number of years. The extension has a depth which is slightly above the permitted 4.0m depth which is applicable under “permitted development”. However given that the extension has been in place for over 4 years, it would now be lawful under the passage of time.

The application site has also had a previous planning application for similar extensions under reference 20220056. It would appear that this extension has not been built and the submitted proposal is for a largely similar extension, albeit with a larger single storey front extension.

## Character and Appearance

No. 20 Appleshaw Close is a two storey detached dwelling with a mono pitched roof. The proposal is for a single storey front extension, a first floor rear extension and conversion of the existing garage to form habitable rooms.

The proposed single storey front extension would be 2.9m deep and would span across the full width of the front elevation to extend both the porch and the garage. There are other properties in the street which have had similar single storey front extensions such as no. 14. Whilst the proposed extension is slightly larger than what was previously permitted it is not considered to be excessive and nor does it disrupt an existing building line.

It should be noted that there have been other such similar extensions at other properties in the street including No. 2 (19920161), no. 4 (19860223), no. 7 (19870500), no. 9 (19840402), no. 10 (20040094), no.11 (20010343), no. 12 (20120210), no. 14 (19880894), no. 16 (19850210) and no. 22 (19850760). This evidences that the proposed would not be an out of character addition in this area.

The first floor rear extension would involve enclosing the existing external balcony and converting it to an en-suite and then extending it beyond the existing main rear wall of the bedroom and beyond the existing west flank wall of the external balcony. It would have a mono pitched roof which would be in line with the slope of the main dwelling. The extension would be built on top of half of the existing single storey rear extension and would extend to the same depth. Although fairly deep, given the detached nature of the dwelling and the presence of the existing single storey rear extension, the first floor extension would not look overly dominant or out of keeping with the size of the dwelling. The design is sympathetic in that the roof would replicate the mono pitched of the main dwelling. It would be faced with painted render and horizontal cladding. Overall it is considered the extension would be in keeping with the scale and character of the host dwelling and given it would be at the rear there would be no impact on the streetscene.

The proposal is considered acceptable in relation to design, character and appearance and in this respect the proposal is compliant with SPD4 – Householder Alterations and Extensions Guidance 2021 and Policy CS19 of the Local Plan Core Strategy 2014.

## Amenity of Future Occupiers

The property would be increasing from three to four bedrooms; the garden would be 184 sq. m in area and 25m in depth on average (angled nature of garden) and this would exceed the minimum standards for a four-bedroom dwelling as set out in the Council’s adopted technical standards. The bedroom proposed

would also be compliant with the Council's adopted Technical Housing Standards.

In respect of the amenity of occupiers the proposal is considered compliant with SPG2 Residential Layout Guidance 2020 and Policy CS19 Local Plan Core Strategy 2014.

#### Neighbouring Amenity

Due to distance from either neighbouring property and no. 20 being set back from its neighbours, the single storey front extension would cause no impact on the neighbouring properties with regards overshadowing or loss of outlook, there are no windows proposed in either flank therefore no issues with overlooking.

The proposed first floor rear extension would incorporate the infilling of the existing external balcony, due to the positioning of the neighbouring property to the west, no. 18 Appleshaw Close, which is set further forward than no. 20 as well as its angled nature away from the host dwelling and the presence of the existing west flank wall of the external balcony meaning the extension would be extending circa 3.7m beyond that, it is considered that the proposed extension would cause no impact on no. 18 with regards overshadowing or loss of outlook. It is noted that the proposal will add a high level window there would be no concerns regarding overlooking.

Due to the location of the proposed extension on the western half of the dwelling and its distance from the neighbouring property to the east no. 22 Appleshaw Close there would be no impact on no. 22 with regards overshadowing or loss of outlook. No. 22 itself has had a part two storey part single storey rear extension (19790354).

The properties to the south would be at least 43m away from the rear boundary of the site of no. 20 so no impact on the amenity of those properties with regards overshadowing, loss of outlook or overlooking.

In order to further safeguard privacy a condition will be imposed which will require planning permission for alterations to the fenestration in the extensions.

In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

#### Parking and Highways

The property would increase from three to four bedrooms and involve the loss of the garage, the existing front garden is all hard paved for parking and there is sufficient space for two cars which meets the maximum parking standards for properties with four or more bedrooms as set out in SPG4 (3 spaces per dwelling). In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 Local Plan First Review.

#### **Conclusion & Recommendation**

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                      |
|----------------------|-------------------------------------------------------------------------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <b>R Hart</b>                        |
| <b>Dated:</b>        | <b>17/11/2025</b>                                                                   | <b>Dated:</b>       | <b>18<sup>th</sup> November 2025</b> |

