



Delegated Report

Householder Planning Application

Planning Application No: 20250893

Location: 49 St James Avenue Gravesend Kent DA11 0EZ

Description: Demolition of existing garage. Erection of single storey side extension with a pitched roof.

Applicant: Mr N Bhadare

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Site Location Plan – Existing;
- Site Location Plan – Proposed;
- Block Plan – Existing;
- Block Plan – Proposed;
- Drawing no. A101 – Existing Elevations and Floor Layout;
- Drawing no. A102 – Proposed Elevations and Floor Layout; and
- Drawing no. A107 – Proposed Site Layout.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240124	Erection of a single storey side extension, new porch and loft conversion with rear dormer.	Refused	11.04.2024

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

Ward Councillors – No response.

Neighbouring properties

5 surrounding properties were consulted – overall consultation expiry date was 03.10.2025 – no responses received.

Officer's Analysis

The application site consists of a detached bungalow situated at the eastern side of St James's Avenue at its southern end. It is situated in an Area of Archaeological Potential and in the Asda Site Historic Landfill Site Buffer Zone.



Previous application ref. 20240124 for erection of a single storey side extension, new porch and loft conversion with rear dormer was refused on 11 April 2024 on the following grounds:

1. The proposed development by reason of its scale, poor design and layout would result in a dominant addition which would be incongruent in its appearance and disbalance the symmetry of the building as viewed within the streetscene, resulting in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) in terms of design, character and appearance.

2. The proposal fails to provide high quality amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).

3. The proposed development by reason of its inability to demonstrate adequate level of on site vehicle and cycle parking provision, would result in harmful impact to highway safety and would fail to take opportunity to improve active travel accessibility. As result the proposed development would be contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

It therefore needs to be seen whether this latest proposal addresses the grounds of refusal and whether all other matters are also still acceptable.

The principle considerations in the assessment of the application are:

Design, Character and Appearance

This matter related to ground of refusal no. 1 of previous application ref. 20240124.

For ease of reference the existing, refused and proposed plans are as follows:

Existing



Existing East Elevation



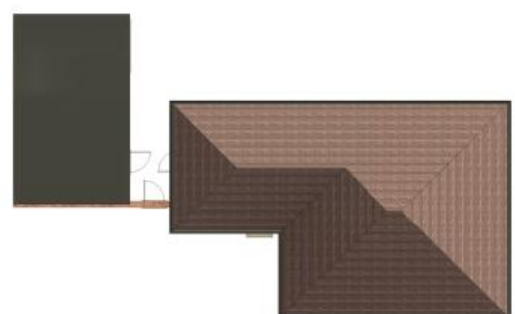
Existing West Elevation



Existing South Elevation



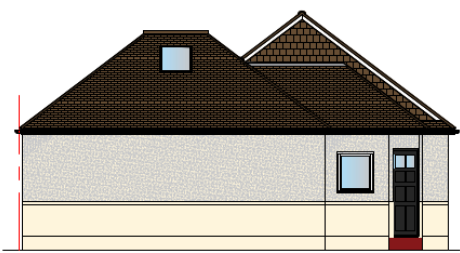
Existing North Elevation



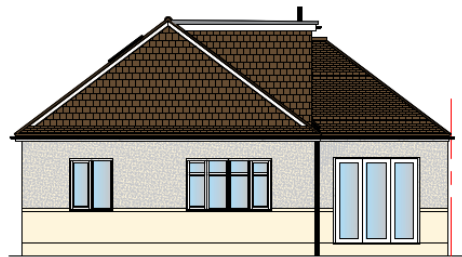
Refused (ref. 20240124)



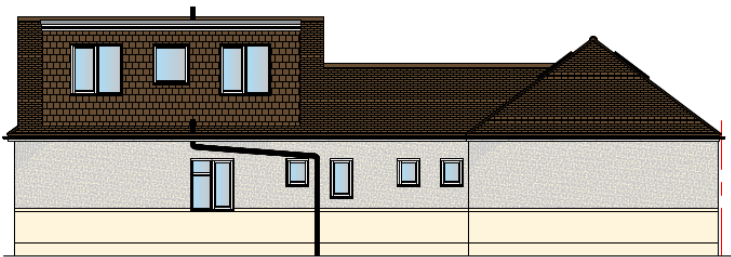
PROPOSED FRONT ELEVATION



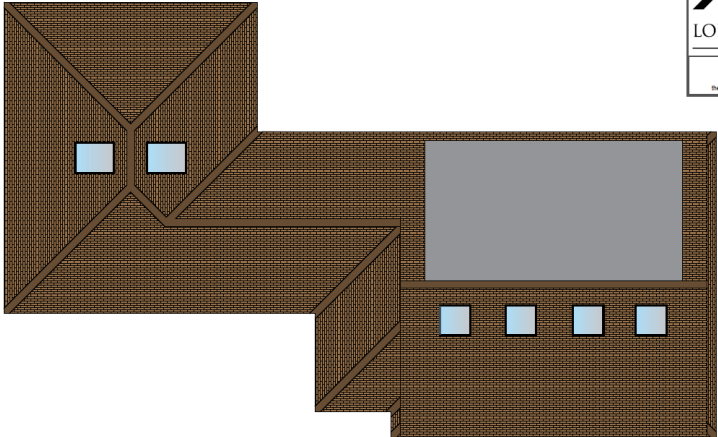
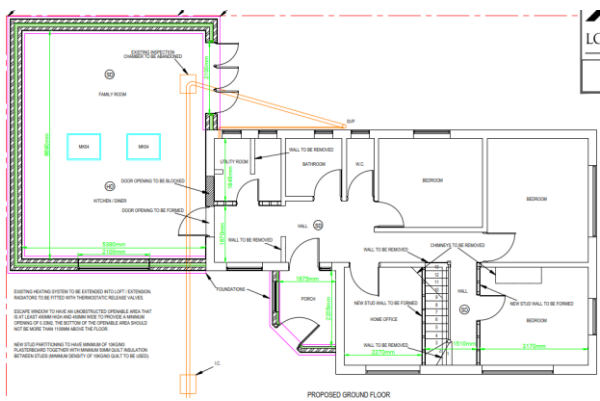
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



Proposed (ref. 20250893)



Proposed East Elevation



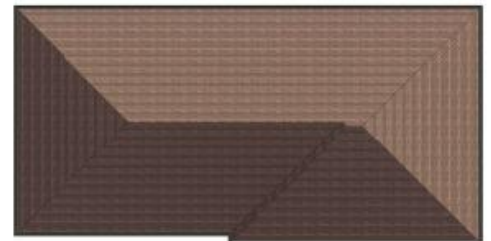
Proposed West Elevation



Proposed South Elevation



Proposed North Elevation



The principle issues in terms of design, character and appearance in the previous application ref. 20240124 can be summarised as follows:

- Side extension would be greater in width than frontmost elevation
- Proposed porch would be prominent
- Overall would result in an elongated and layout that does not reflect the existing dwelling or any other dwellinghouses in the vicinity
- Hip to gable roof increase, mix of hipped and gable roof and combination of varied heights and roof pitches create a cluttered and incongruent roof form without any symmetry.

With this current proposal the majority of the previous items which were proposed have been removed – the proposed hip to gable, the increase in roof height, rooflights, dormer extension and porch therefore all of the issues with those elements have now been removed. It is now only the single storey side extension which is proposed but this is now much reduced in size and improved in design.

The existing lower element on the northern side of the northern side elevation would be removed and replaced with a single storey side extension. This would be 6.8m in width, 6.8m in depth and 5.7m in height

to the top of the ridgeline. With the host dwelling being 7.6m in width the extension is therefore subservient in width to the host dwelling. The fact it would be set back from the front elevation by 300mm and the roofline would be set down from the main ridge of the host dwelling all also mean it is a subservient and sympathetically designed single storey side extension. It would respect the character and appearance of the host dwelling and the streetscene. The walls would be rendered to match the existing finish and the roof tiles would match also.

Overall therefore, it is considered that the proposal would now be acceptable in respect of design, character and appearance and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS) and ground of refusal no. 1 of previously refused application ref. 20250124 has been resolved.

Amenity of Occupiers

This matter related to ground of refusal no. 2 of previous application ref. 20240124.

The principle issues in terms of the amenity of occupiers in the previous application ref. 20240124 can be summarised as follows:

- With an increase from two to five bedrooms this would result in an increase in the minimum garden area and rear garden depth required which the dwelling would not achieve – this would result in poor living standards for occupiers.

With this current proposal the dwelling would remain a two bedroom dwelling therefore no increase in the number of bedrooms.

The existing and proposed garden area and rear garden depths are:

Existing

Garden Area – 85 sq. m

Rear garden depth – 3m

Proposed

Garden Area - 72 sq. m

Rear garden depth – 3m

The existing garage would be removed with replacement parking provided to the south side of the dwelling. The garden area would therefore be to the rear as existing and then part of the area to the north of the dwelling beyond the side extension where the existing garage is currently sited. This means that even with the movement of the extension and the parking, the garden area would still exceed the minimum standard required for a two bedroom dwelling as set out in SPG2 (2020) which is 37.2 sq.m. The rear garden depth is currently 3m in depth and this would remain the same under the proposals. Although this is under the 7.6m that SPG2 (2020) requires this is an existing situation which is due to the size of the plot.

Overall, it is considered that the proposal would now be acceptable in respect of the amenity of occupiers and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS) and ground of refusal no. 2 of previously refused application ref. 20250124 has been resolved.

Neighbouring Amenity

This was not an issue with previous application ref. 20240124 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of neighbouring amenity.

49 St James Road is the neighbouring property located to the north of the application dwelling which is the dwelling would be closest to the proposed single storey side extension. There is a distance of 15.4m from the existing north flank elevation of the application property and the south rear elevation of no. 49 currently and with the proposed extension the distance would be 12.4m. The proposed extension would be built in

place of the existing detached garage. Due to the single storey nature of the extension and the distance between the two properties and furthermore that the roof would be hipped and so slide away from no. 49 St James Road, it is considered there would be no impact on this property with regards overshadowing, loss of light or loss of outlook.

There would be a window in the north flank elevation which would serve a kitchen/lounge. It is considered that it would not cause overlooking to the neighbouring property no. 49 St James Road given that it is at ground floor level and boundary treatments would prevent any views to that property.

In respect of the location and scale of the extension there are no other properties which would be impacted on by the extension.

Overall therefore, as before it is considered that the proposal as would not cause any harmful impact on the amenity of neighbouring properties and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

This matter related to ground of refusal no. 3 of previous application ref. 20240124.

The principle issues in terms of design, character and appearance in the previous application ref. 20240124 can be summarised as follows:

- The existing garage would be removed and the dwelling would increase from two to five bedrooms, this would require three parking spaces which would not be achieved.

With this current proposal the dwelling would now not increase the number of bedrooms and it would remain a two bedroom property. Although the existing garage is proposed to be removed and the extension is proposed in its place, there are two parking spaces shown to the south of the dwelling. This would therefore be sufficient for this two bedroom dwelling.

Overall, it is considered that the proposal would now be acceptable in respect of parking and highways and in respect of this matter the proposal is considered compliant with saved Policy P3 (LPFR) and ground of refusal no. 3 of previously refused application ref. 20250124 has been resolved.

Contamination

The site is on a historic landfill site, which would raise contamination concerns. Due to the previous use of the land the following conditions are recommended should planning permission be granted.

- Prior to the works commencing on site, details of a gas impermeable membrane shall be submitted to and approved in writing by the Local Planning Authority. The gas impermeable membrane shall be incorporated within the structure along with a ventilated sub-floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or adequate seals will have to be provided if the membrane has to be breached. The development shall be built in accordance with the approved plans and details.
- The applicant shall undertake a watching brief during construction in case any contamination is encountered during the groundwork phase. Workers on site during construction should be advised by the applicant that there is a possibility of finding contaminated material. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Subject to this the proposal would be acceptable in respect of land contamination.

Archaeology

The site is in an area of Archaeological Potential but given the developed nature of the plot already from when the dwelling was originally constructed and that the extension would be built on the site of the existing garage it is considered that the proposed extension would result in any harm to archaeology. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal is a significant improvement on the previous proposal in refused application ref. 20240124. Due to the removal of the majority of the elements previously proposed it is now only the single storey side extension proposed and this is now of subservient scale and sympathetic design to the host dwelling and the streetscene. As such the proposal is now acceptable in respect of design, character and appearance, occupier amenity and parking and highways and has therefore resolved grounds of refusal nos. 1, 2 & 3 of application ref. 20240124. The proposal as before is acceptable in respect of neighbouring amenity. It is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	3 November 2025	Dated:	3rd November 2025