



Delegated Report

Householder Planning Application

Planning Application No: 20250146

Location: 21 Burdett Avenue Shorne Gravesend Kent

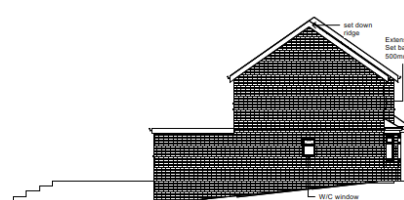
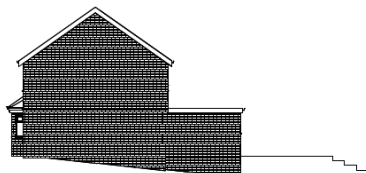
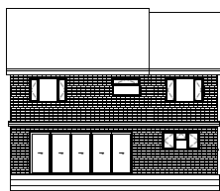
Description: Demolition of attached garage and erection of double storey side extension, infill single storey rear extension with a raised patio and addition of two bay windows to the front elevation.

Applicant: Mr Ryan Fry

Site Visit Date: 12th May 2025

Preliminary Matters

In order to achieve a positive outcome some alterations were identified by the LPA and relayed back to the applicant to be considered. The applicant has agreed to implement the suggested alterations which have resulted in a reduction to the depth and width of the patio area. This has therefore addressed the concerns relating to a loss of privacy to neighbouring occupiers. For reference, the below plans show the original patio which has a depth of 5m and was full width.



Submitted Documents/Plans

- Application Form
- Drawing No: BA-001 (Existing/Proposed Block Plans and Site Location Map)
- Drawing No: BA-002 (Existing Plans and Elevations)
- Drawing No: BA-003 Rev P02 (Proposed Plans and Elevations)

Superseded

- ~~Drawing No: BA-003 (Proposed Plans and Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20140666	Construction of a hipped roof over existing porch flat roof.	Permitted	02.09.2014
20090989	Retention of existing single storey rear extension forming a porch/lobby to rear to kitchen and w.c.	Permitted	02.03.2010
19780146	Erection of a single storey extension to form a dining	Permitted	04.04.1978

	room enlarged kitchen and enlarged private garage at the rear		
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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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours.

This property is located on the north side of Burdett Avenue and has had a previous rear extension.

It has a long narrow attached, flat-roofed garage, which is probably too narrow to be useable for modern cars, and which extends forward of the front of the house to support one side of a roofed (previously flat,

now pitched tiled) but open entrance porch.

The proposal demolishes the existing garage and replaces it with a two-storey side extension that starts further back than as existing, so shows subsidiarity at the front. It then extends back (single-storey) to create an L-shape together with the previous rear extension. Bay windows are to be added in the front at ground level.

The front garden area is presently gravelled and used for parking. This will be unchanged except for a little extra depth in front of the extension, however the house will become 4-bedroom.

The proposed raised patio area could adversely affect the privacy of neighbouring properties.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 04.04.2025 and no comments were received.

Analysis

Proposal

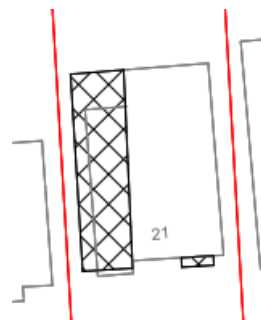
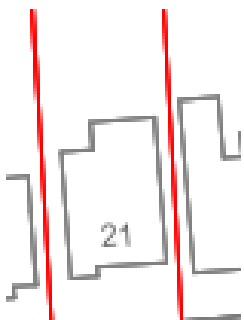
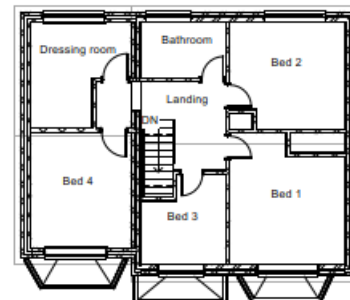
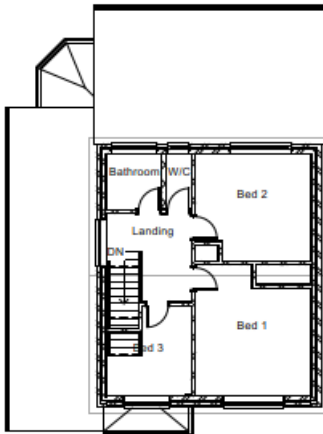
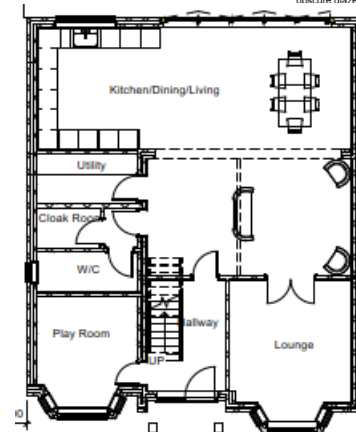
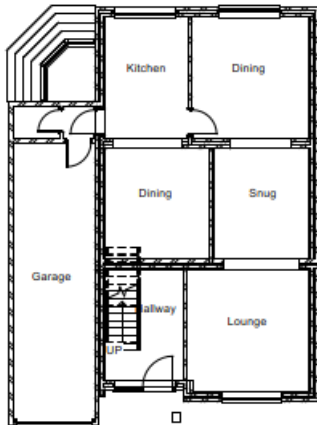
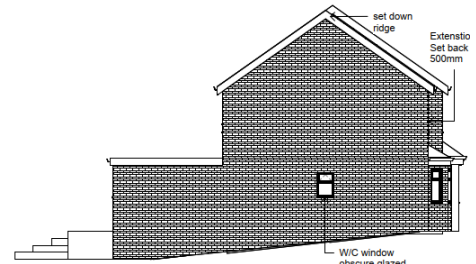
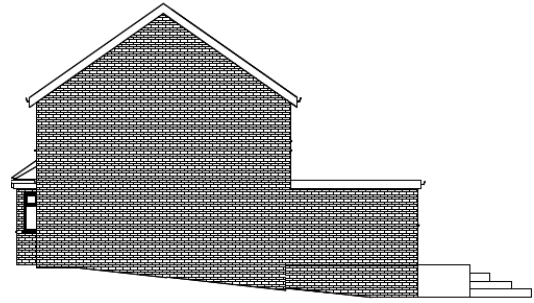
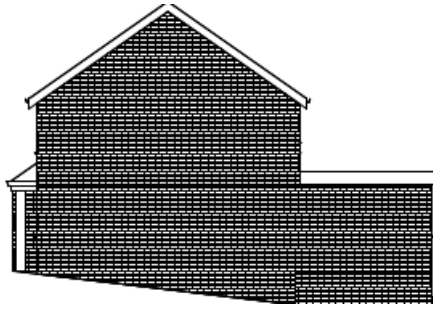
The proposal seeks demolish the existing attached garage and erect a two storey side extension and erect a single storey rear infill with a raised patio area and two bay windows to the property frontage.

Existing



Proposed





Background

The application site has been previously extended by way of a single storey side extension to create a garage and the erection of a single storey rear extension.

A condition was imposed on the original garage which stated:

- (i) The garage extension hereby permitted shall be used for the accommodation of private vehicles only.**
- (ii) In order to safeguard the amenity of the occupants of the adjoining dwelling houses,**

Character and Appearance

The application site is a two storey detached house which is situated within a rural settlement which is inset from the greenbelt.



The property is situated between properties which are very different in terms of their character and appearance.



It is evident from the above that there is no prevailing character within the street scape and there are varying designs of properties ranging from two storey houses to bungalows.

There are also many properties within the road which have been extended and so a proposed extension would not be an out of character addition.

The proposed two storey side extension will be set down and behind the principle elevation so to demonstrate subservience to the main dwelling. The proposed extension will be finished using materials to match the host dwelling and will comprise a bay window at ground floor level, the existing ground floor front window will also be altered to a bay window, this will offer the property some symmetry and add character to the dwelling.

In terms of design the proposed two storey side extension is acceptable and compliant with the council's adopted design guidance.

The proposal also seeks to erect a single storey infill extension which will connect the rear of the two storey extension with the existing single storey rear extension. This extension is modest and will follow the existing flat roof form of the single storey rear extension. This is acceptable in terms of its design and appearance.

The existing single storey rear extension will also see some alterations in terms of changes to the fenestration. The existing windows will be replaced with a bi-folding door and a new window installed to serve the kitchen area.



The existing garden slopes downwards from the main dwelling and is accessible via the above steps. Post development the extension will see a 1m high patio area erected to serve the extension, this would enable better access to the garden. The patio would be served by steps leading to the grassed area.

In terms of character design and appearance the proposed development is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the property will be increased to 4 bedrooms, the resultant garden space will be sufficient to accommodate the increase in bedrooms in line with the requirements of SPG2 Residential Layout Guidance 2020.

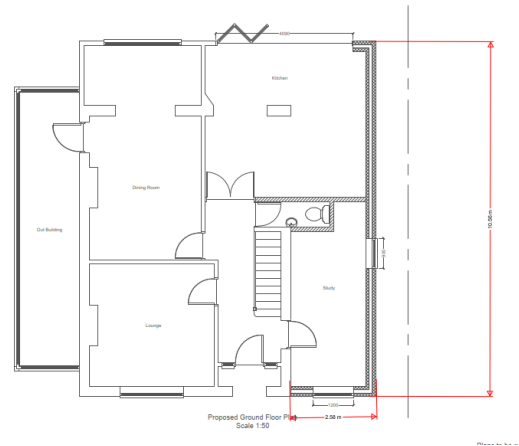
The new bedroom will be compliant with the Nationally Described Space Standard and will be served by sufficient light and outlook levels. The proposal therefore safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020 and Nationally Described Space Standards 2015.

Neighbouring Amenity

The application site is located between No's 19 and 23 Burdett Avenue.

The two storey side extension and single storey rear extension is not liable to impact light, outlook and privacy of No.23 as it is located away from this property. The proposed raised platform/patio will be investigated later in the report.

It is noted that the neighbouring property located at No19 has windows at both ground and first floor level in the flank elevation which will face towards the proposed two storey side extension. The first floor window is situated further away from the flank elevation of the extension as the house is set in at first floor level, given the proximity of this window there are no concerns relating to loss of light outlook or privacy. The window situated at ground floor level is a secondary window which serves a study as can be seen from the below plans.



No 19 will therefore still have sufficient light and outlook. The extension will have a single window at ground floor level in the flank elevation facing No.19, however this will be obscure glazed and will serve a w.c. A further condition will be imposed to ensure that the extension cannot have any further openings created without the benefit of planning permission.

The proposed rear platform be set in 1.5m from the boundary shared with No.23 and 2.0m from the boundary shared with No. 19, the LPA must be reasonably satisfied it will not pose any overlooking issues. From the below aerial image retrieved from google, it appears that No.23 has a rear extension in place which will provide some screening from the platform. Furthermore it should be noted that as part of the negotiations with the applicant the patio depth was reduced so that it does not project past the rear wall of the extension at No.23.



The gardens are also separated by sufficient boundary treatment by way of tall evergreen hedging. The property known as No.19 already appears to have a raised platform area and again there was sufficient hedging in place offering screening between the properties.

The platform is located away from both common boundaries and there is a fair gap between the dwellinghouses to further reduce any perceived impact. Furthermore the depth of the platform is not excessive which will further alleviate any privacy concerns.

In terms of neighbouring amenity, the proposal adequately safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020 and Nationally Described Space Standards 2015.

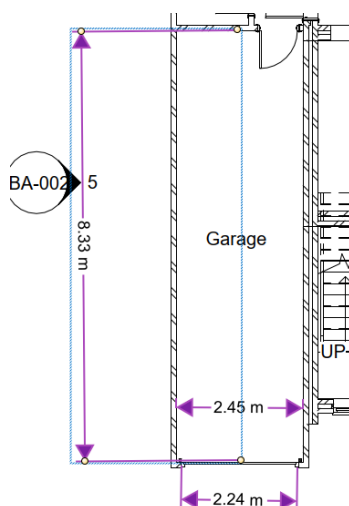
Parking and Highways

The existing dwelling has onsite parking for two cars, being a garage and parking space in front which is safeguarded by a planning condition.

It would appear that the majority of houses in the area have their own driveway and some also have a

garage.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 8.3m by 2.4m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern-day car and would therefore not probably be used other than for domestic storage.



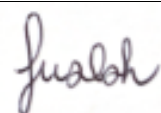
There is scope for additional parking on the property frontage, however it is not considered that the loss of the garage would justify refusal of the whole scheme or that such refusal could necessarily be defended on appeal. The one useable on site parking space would still remain and there is scope for additional on site parking.

Conclusion & Recommendation

The proposal has been fully considered, and it is concluded that in balancing all the issues there are no overriding reasons to reject the scheme either on design grounds, impact on neighbouring properties or parking and highway reasons.

Therefore permission is recommended subject to planning conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	13.05.2025	Dated:	14 May 2025