



Delegated Report

Householder Planning Application

Planning Application No: 20250092

Location: 2 Scott Road Gravesend Kent DA12 5TS

Description: Erection of a single storey rear extension with roof lights.

Applicant: Nick Aliaj

Site Visit Date: 13.02.25

Submitted Documents/Plans

Application Form;

Drawing No. 24-1389 Rev. 05 Pg. D01 – Site Location Plan and Block Plans – Existing and Proposed;

Drawing No. 24-1389 Rev. 05 Pg. D02 – Floor Plans and Roof Plan – Existing;

Drawing No. 24-1389 Rev. 05 Pg. D03 – Floor Plans and Roof Plan – Proposed;

Drawing No. 24-1389 Rev. 05 Pg. D04 – Elevations – Existing; and

Drawing No. 24-1389 Rev. 05 Pg. D05 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240749	Application for a Proposed Lawful Development Certificate in respect of a loft conversion, rear dormer with juliet balcony and roof lights to front roof slope. Erection of single-storey rear extension with roof light and alterations to fenestration.	Certificate Granted	27.09.2024

In addition to the planning history listed above, there is another application for the site which is pending consideration at this time. This is:

20240817 - Creation of a driveway and dropped kerb.

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

Four surrounding properties were consulted, a site notice was displayed on 13.02.25 and no representations were received. The overall consultation period expired on 07.03.25.

Site Description

2 Scott Road is a two-storey end of terraced property situated on the corner of Scott Road and Franklin Road.

Site Photos



This application is for the erection of a single storey rear extension with roof lights.

Proposed Development

The single storey rear extension would create space for internal layout alterations to facilitate an enlarged kitchen area, along with the creation of a new utility room, WC and dining area. The dimensions of the development are indicated on the below plans. The case officer measurements are indicated in black and red:

EXISTING

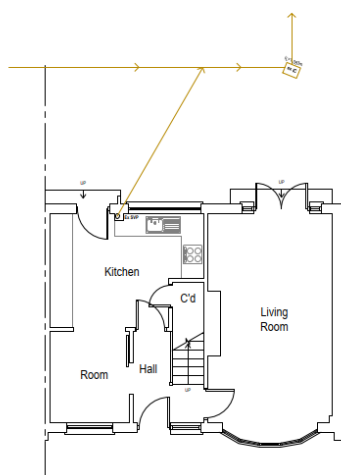


PROPOSED

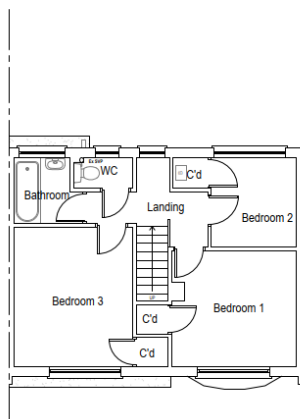
Proposed Materials:
Flat roof. Fly membrane to match existing.
All new drainage to match material of existing drainage.



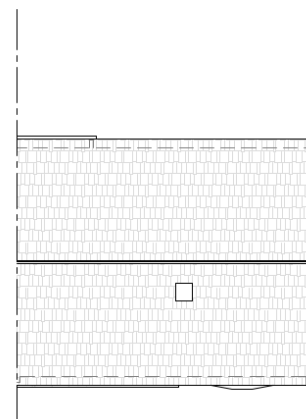
EXISTING



Ground Floor Plan
Area ca. 42.90 m²

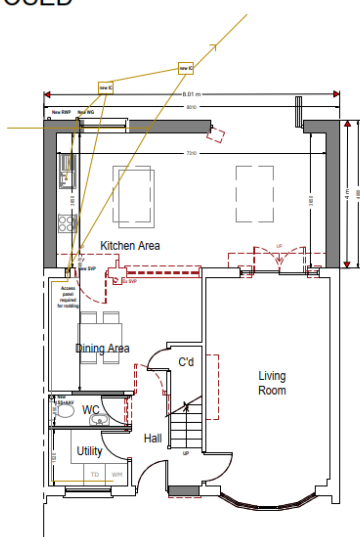


First Floor Plan
Area ca. 42.90 m²

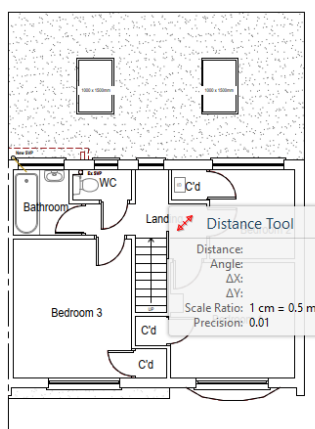


Roof Plan

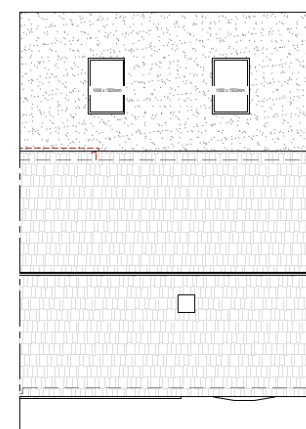
PROPOSED



Ground Floor Plan
Area ca. 71.49 m²
Additional Area: 28.59 m²



First Floor Plan
Area ca. 42.90 m²
Additional Area: 0.00 m²



Roof Plan

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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 the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights

the importance of new development complimenting and corresponding to existing character and the wider context.

The proposed external materials of the extension would match the existing, which is desirable. In addition, the extension is single storey and has been designed to be a fairly subservient addition to the dwelling. Although it would have a 4.00m depth and span the width of the rear elevation, the extension would be modest in height. Furthermore, the proposal would not be seen from the street scene, or impact the character and appearance of the area.

Therefore, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

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. There are no windows proposed in the flank walls of the development, and the extension would be at single storey level. In addition, No. 4 Scott Road has an existing conservatory in situ, and there is a high boundary treatment that runs along the shared boundary with No. 4, as evidenced in the photo below.



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

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal.

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

Conclusion

The proposed extension would be constructed using acceptable external 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:	20th March 2025