

Delegated Report

Householder Planning Application

Planning Application No: 20250042

Location: 306 Singlewell Road Gravesend Kent DA11 7RF

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

Applicant: Mr Jas Mahal

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 3509 – 001 Rev. G – Existing and Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190925	Application for the approval of conditions 6 and 8 attached to planning permission reference no. 20171256 relating to details of the soft and hard landscaping schemes.	Approved	16.12.2019
20171320	Application for the approval of condition 3 attached to planning permission reference no. 20171256 relating to details and samples of all materials and finishes to be used in the external faces of the buildings.	Approved	13.02.2018
20171256	Application for a minor material amendment to planning permission reference no. 20170638 for the erection of a two storey side and rear extension; to allow an increase in width of the proposed extension by 600mm.	Permitted	16.01.2018
20170949	Application for a non material amendment to planning permission reference no. 20170638 to allow change of external facing material on the side and rear elevations of the dwelling.	Permitted	26.09.2017
20170638	Erection of a two storey side and rear extension.	Permitted	08.08.2017

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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

None.

Neighbouring properties

7 surrounding properties were consulted with an overall consultation expiry date of 17.02.2025 – one response received which made comments neither objecting to or supporting the application. The comments can be summarised as follows:

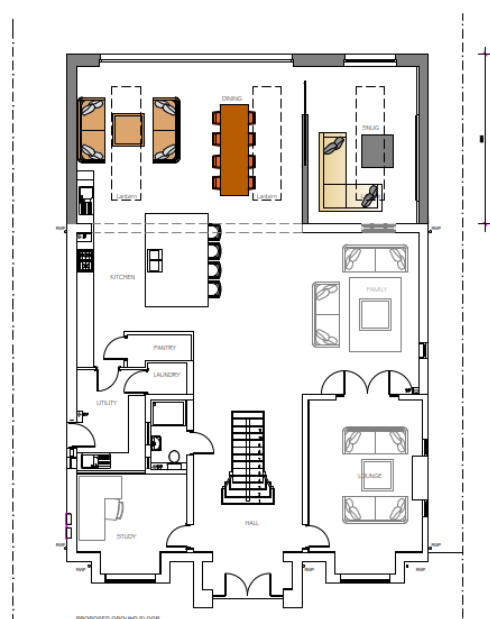
- Asking if the extension will be attached to the existing dwelling or is it a separate building on the hardstanding on at the bottom of the garden? **(Officer comment – The plans are on public access for people to look at what is proposed. To confirm, the proposal is for an extension attached to the existing dwelling not a separate building at the bottom of the garden).**

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the eastern side of Singlewell Road opposite the junction with Harman Avenue as seen below:



Planning permission is sought for the erection of a single storey rear extension. The proposed extension would be 6m in depth, extend the full width of the dwelling and would be 3m in height to the top of the flat roof; there would be three roof lanterns. The extension would have a window and sliding doors in the rear elevation with no openings in either flank elevation. The proposed extension can be seen below:



The property has been extended with a two storey side and rear extension. The existing two storey rear

extension element is 6m in depth at both ground and first floor levels and the proposed single storey rear extension would be added onto the back of this. The dwelling would therefore have a deep ground floor level as a result of the existing and proposed extensions.

With the depth of the two storey element of the dwelling accepted under application ref. 20170638, it is considered that the single storey rear extension now proposed would not be particularly overly dominant in respect of this. It is common for a ground floor level of a dwelling to be deeper than the first floor level. Looking around this part of Singlewell Road from above there are other dwellings which have a deep footprint particularly at ground floor level. The extension is 6m in depth and the host dwelling is 11.9m in depth. The single storey rear extension would therefore not appear overly dominant in respect of the existing depth of the host dwelling. There would still be a rear garden area and depth which would exceed the minimum standards. The extension is simple in design with a flat roof, this is acceptable given it is a single storey rear extension and would also match the small part flat roof in the main dwelling. The extension would be faced with matching brickwork.

Overall on balance it is considered that the proposed single storey rear extension is acceptable in respect of design, character and appearance and in respect of this matter the proposal is compliant with Policy CS19 (LPCS).

Amenity of Future Occupiers

After the proposal, the proposed garden area and rear garden depth would be:

Garden area – 515 sq. m
Rear garden depth – 31m

These would far exceed the minimum garden area and rear garden depth as set out in SPG2 (2020).

In respect of occupier amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring properties are no. 300 Singlewell Road to the north and no. 1 Southfields Green to the south which are seen below alongside the application dwelling:



The property to the south is no. 1 Southfields Green. The rear wall of the proposed rear extension at no. 306 Singlewell Road would be in line with the rear wall of no. 1 Southfields Green. However, due to the distance between the two properties, some 4.8m, and the fact the proposed extension would be single storey, it would not have any harmful impact on the nearest window in the rear of no. 1 Southfields Green with regards overshadowing or loss of light. There are no windows proposed in the flank elevation therefore no overlooking.

The property to the north is no. 300 Singlewell Road. Due to the positioning of the two dwellings, with no. 306 set further back from no. 300, the proposed extension would not have any greater impact on the nearest rear window in no. 300 than the existing permitted two storey side and rear extension. The proposed extension would extend the ground floor level further back but as stated due to the presence of the two storey side and rear extension, the proposed single storey rear extension would have no greater impact than that. There are no windows proposed in the flank elevation therefore no overlooking.

Due to the distance of the properties to the rear there would be no impact on them with regards amenity or privacy.

In respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would not increase the number of bedrooms in the property or affect the existing parking provision. As such in respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

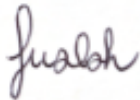
Conclusion

The proposal is acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety. As such it is compliant with the local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	14th March 2025	Dated:	14 March 2025