



Delegated Report

Householder Planning Application

Planning Application No: 20250516

Location: 9 Golf Links Avenue Gravesend Kent DA11 7PA

Description: Changes to Ground floor including new bifold doors to rear elevation, new WC & open plan arrangement to rear of the house.

Applicant: Mr & Mrs Ceila & Patrick Coady

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 1068[GA]05 (Proposed Section)
- Drawing No: 1068[GA]04 (Proposed Rear Elevation)
- Drawing No: 1068[GA]03 (Proposed Side Elevation)
- Drawing No: 1068[GA]02 (Proposed First Floor Plan)
- Drawing No: 1068[GA]01 (Proposed Ground Floor Plan)
- Drawing No: 1068[EX]05 (Existing Section)
- Drawing No: 1068[EX]04 (Existing Rear Elevation)
- Drawing No: 1068[EX]03 (Existing Side Elevation)
- Drawing No: 1068[EX]02 (Existing First Floor Plan)
- Drawing No: 1068[EX]01 (Existing Ground Floor Plan)
- Drawing No: 1068[EX]1250 (Existing/Proposed Block Plans and Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20020183	Erection of single storey extension at the rear to form a kitchen/dining room.	Permitted	12.04.2002

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

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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

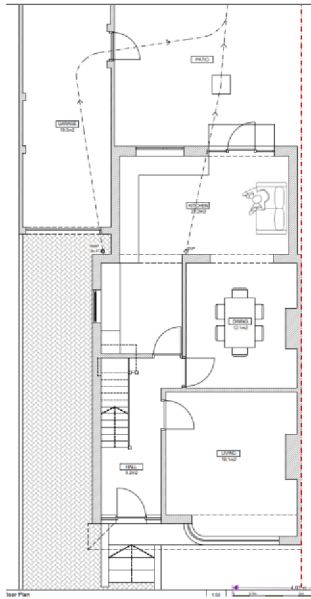
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 31.07.2025 and no comments were received.

Analysis

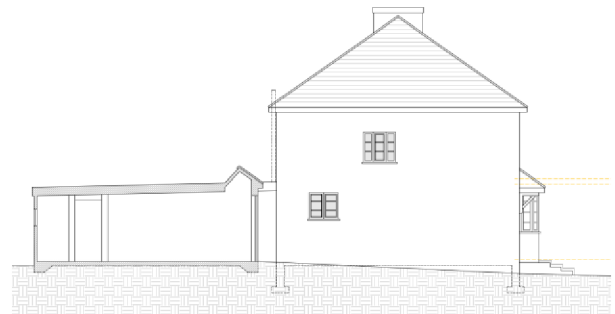
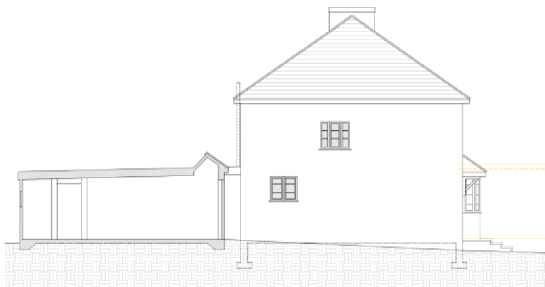
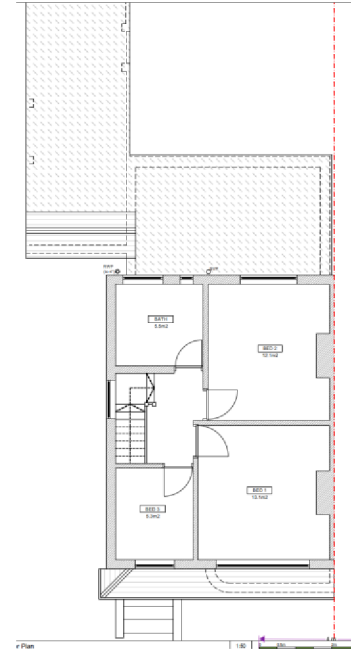
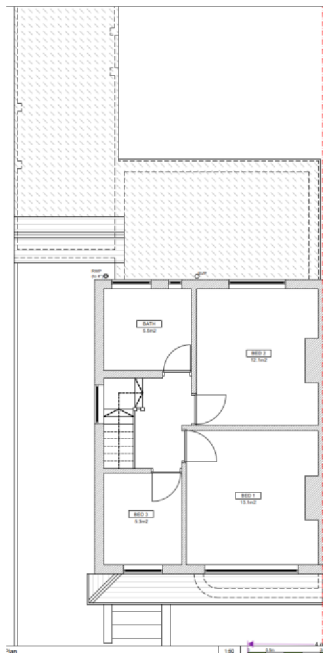
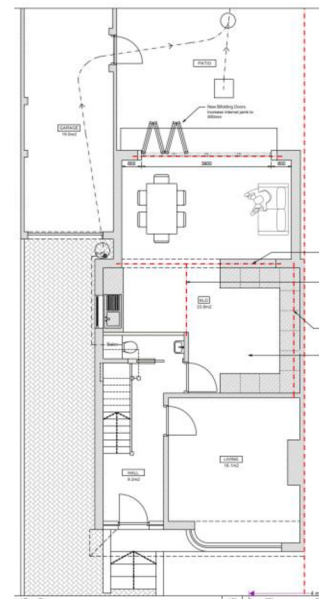
Proposal

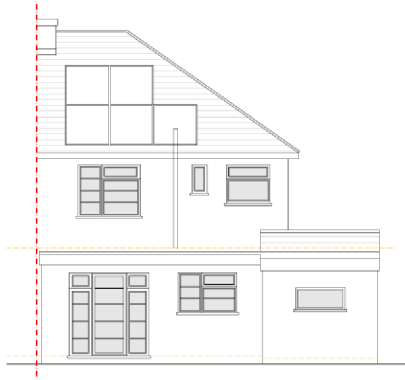
The proposal seeks to carry out internal alterations to the property and changes to the fenestration to allow for an open plan living arrangement;

Existing



Proposed





Background

The application site has been previously extended by way of a single storey rear extension under permission 20020183.

Character and Appearance

The application site is a two storey semi detached house in use as a single-family dwelling. The proposed alterations will not be visible from the public realm and will have no impact on the wider character and appearance of the area.



The only external alteration will be to the rear of the dwelling which will be the replacement of an existing double door with a Bi-folding door to serve a dining and living area.

Internally the dwelling will see some internal walls removed to allow for an open plan living arrangement.

The proposed alterations are acceptable and will not result in any significant alterations externally. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the existing garden space will be retained and there will not be an increase in the number of bedrooms. The internal living space will remain albeit reconfigured. The proposed development is considered to safeguard the amenity of future occupiers in line with Policy CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development will not result in any new fenestration or development which may impact the amenity of neighbouring occupiers. The window in the flank elevation which faces the neighbouring property will retain its use as a kitchen area. The proposed development is considered to safeguard the amenity of neighbouring occupiers in line with Policy CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020. No neighbour representations have been received.

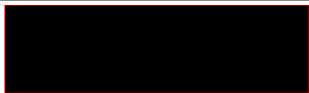
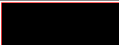
Parking and Highways

The proposed development will not impact any existing parking arrangements; therefore this section of the report will not require further assessment.

Conclusion & Recommendation

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	21/07/2025	Dated:	7 th August 2025