

Delegated Report

Householder Planning Application

Planning Application No: 20250565

Location: 84 Lewis Road Istead Rise Gravesend Kent

Description: Erection of pitched roof to replace flat roof in connection with conversion of garage into habitable room and store.

Applicant: Mr Daniel Sinclair

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing 01 (Existing Plans and Elevations)
- Drawing 02 (Proposed Plans and Elevations)
- Drawing 03 (Site Location Map)
- Drawing 04 (Existing/Proposed Block Plans)

Relevant Planning History

No relevant planning history.

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

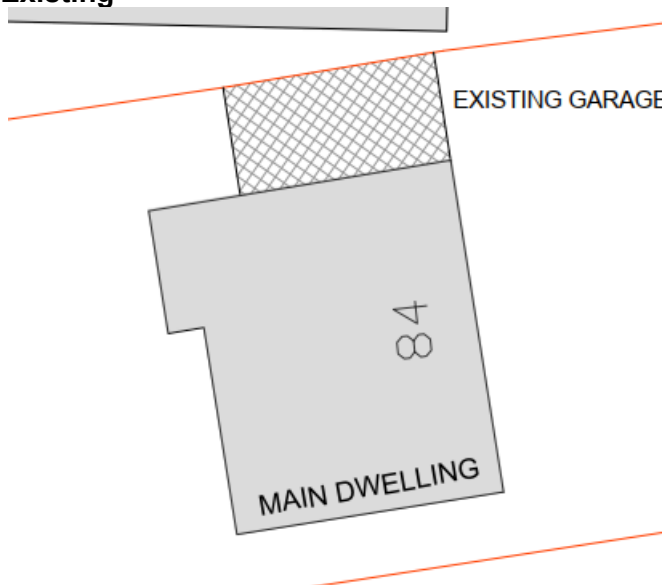
The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 03.07.2025 and no comments were received.

Analysis

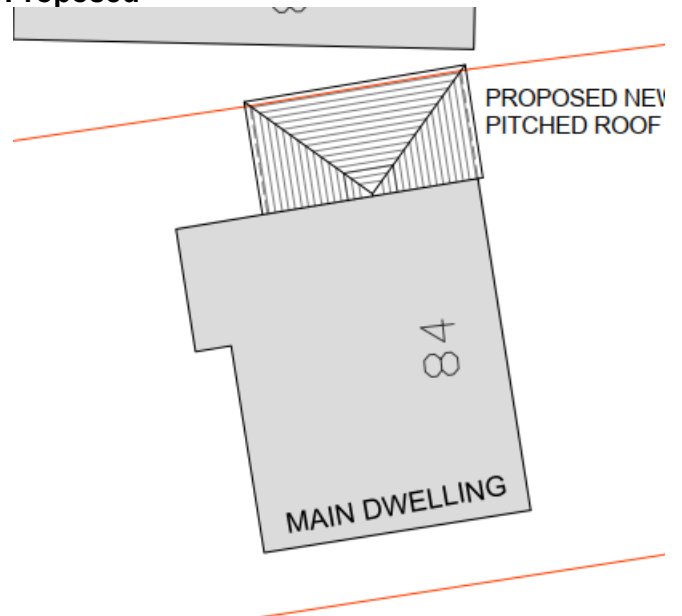
Proposal

The proposal seeks to replace the flat roof on the existing garage with a pitched roof and convert it into a habitable room.

Existing

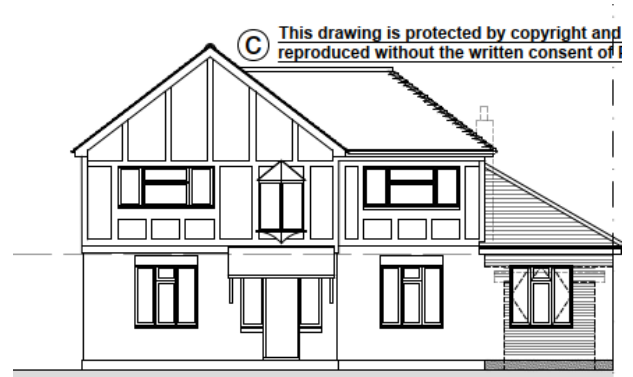


Proposed





FRONT ELEVATION



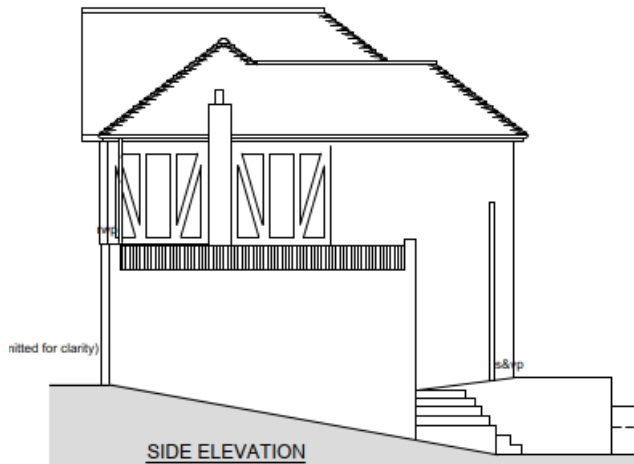
**FRONT ELEVATION
(1:100)**



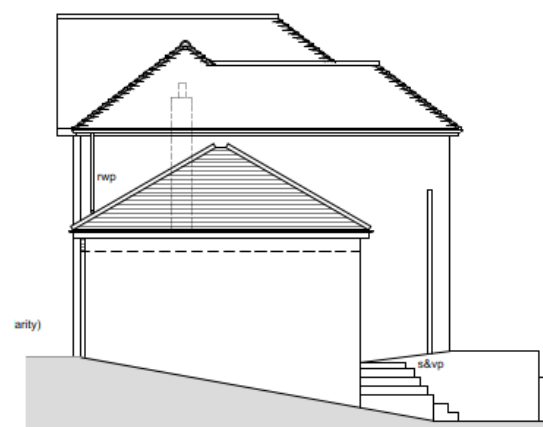
**REAR ELEVATION
(1:100)**



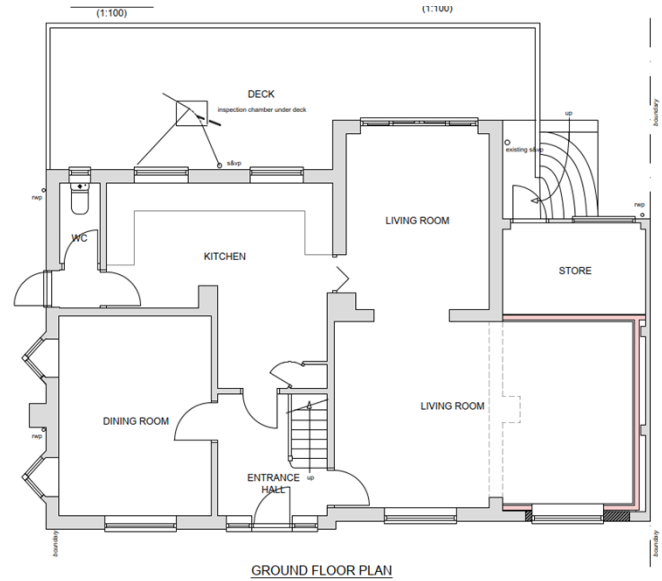
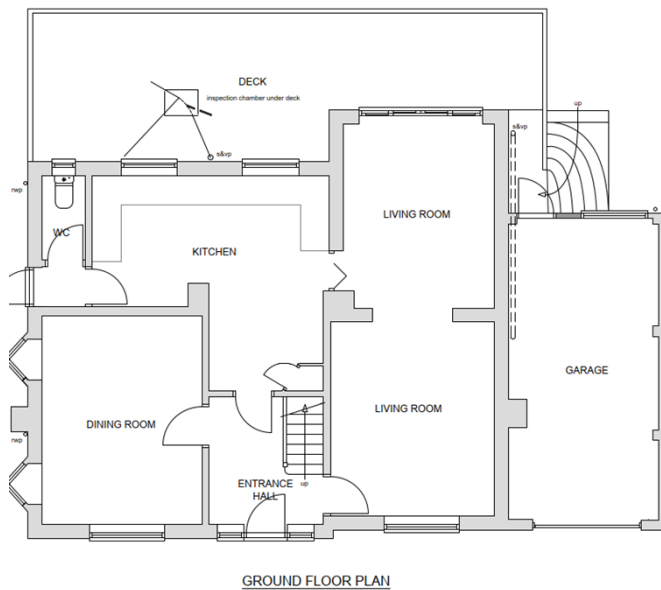
REAR ELEVATION



**SIDE ELEVATION
(1:100)**



**SIDE ELEVATION
(1:100)**



Character and Appearance

The application site is a characterful two storey detached house situated on a prominent corner plot of Lewis Road, Istead Rise.



The proposed development seeks to convert the attached garage into a habitable room with the rear part of it being turned into a storeroom.

The proposed development will see the existing flat roof replace with a mono-pitch hipped roof which will overhang into the neighbouring boundary; however it is important to note that a Certificate B notice has been served on the neighbouring property.

The proposed alteration will see the existing garage door replaced with a window to match the existing and the resultant areas bricked up with bricks to match the existing.

Lewis Road comprises dwellings of different types and styles of which many have been extended. There is no prevalent character so the proposed development will not be out of character, nor harmful to the area. The proposed alterations are of an appropriate design using matching materials.

The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed development will result in the creation of additional living space and safeguards the amenity of future occupiers in accordance with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development will not result in an increase to the footprint of the dwelling. The increase to the roof height will not impact the neighbouring property as there are no habitable windows in the flank elevation which may be impacted.



It is considered that the proposed development will not impact neighbouring amenity and complies with SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposal will result in the loss of a garage, however there is sufficient off-road parking available on the property frontage to offset this loss.

The proposal is compliant with SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape

The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed development, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

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:	<i>R Hart</i>
Dated:	28/07/2025	Dated:	30th July 2025