

Delegated Report

Householder Planning Application

Planning Application No: 20260510

Location: 3 Haven Close Istead Rise Gravesend Kent

Description: Erection of hip to gable loft conversion into habitable rooms with rear dormer and roof lights to front elevation.

Applicant: A Woodland

Site Visit Date: N/A Photos taken 08.07.26

Submitted Documents/Plans

Application Form;
Site Location Plan; and
Drawing No. AW03/P – Floor Plans, Elevations and Block Plans – Existing and Proposed.

Plan Note

The elevation plans are annotated as 1:50, but measure at 1:100 and as such have been measured at 1:100.

Relevant Planning History

No relevant information.

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)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

4 surrounding properties were consulted, no representations were received and the consultation period expired on 15.06.26.

Site Description

3 Haven Close is a semi-detached bungalow, with a hipped roof and a small gable front projection. The property is symmetrical to the adjoining neighbouring property; number 4 Haven Close.

Site Photo

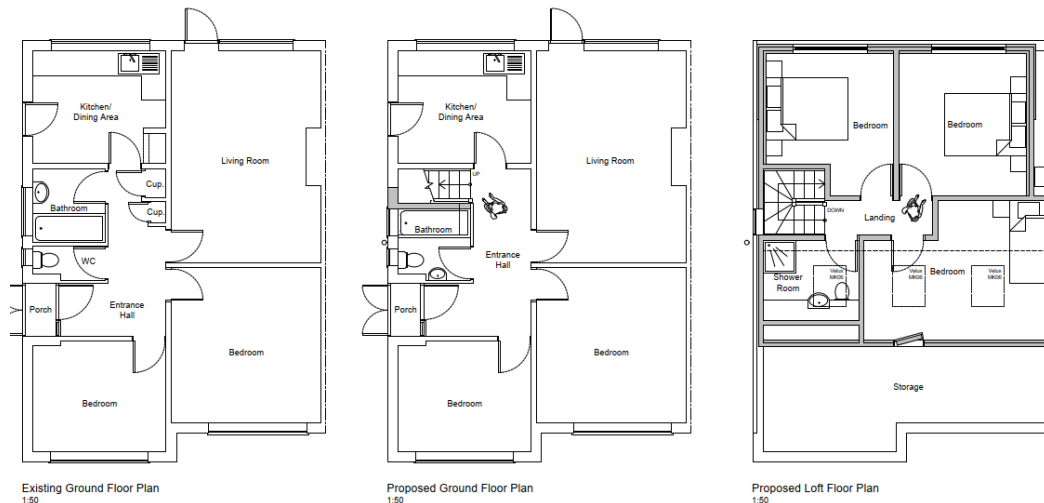


This application proposes the erection of hip to gable loft conversion into habitable rooms with rear dormer and roof lights to front elevation.

Proposed Development

The plans show the development would create space for three additional bedrooms on a first floor level, along with a shower room and storage space.





Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance

The property is situated within the Istead Arable Farmlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (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.

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.

Within the residential area, this proposal raises no concerns in terms of impacting the Landscape Character Area.

The proposed external materials would match the existing, and acceptable external materials could be secured by condition, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development. However, the proposal would also need to meet other design principles in terms of scale, design and character.

In Haven Close there is a mixture of housing styles and types including two storey properties, bungalows, detached properties and semi-detached properties. As aforementioned previously, the application property is a semi-detached bungalow. The semi-detached pair form a symmetrical building, with hipped roof and mirroring front gable projections.

Photos

Application Property



Properties opposite the application property



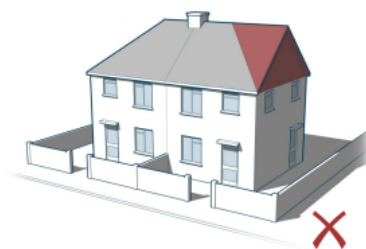
Gravesham's Householder Design Guide (2021) sets out the following:

Roof Extensions

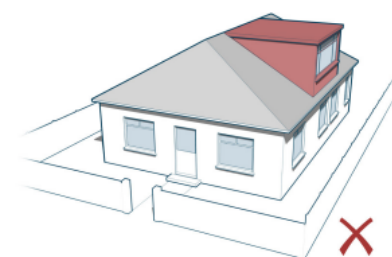
Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

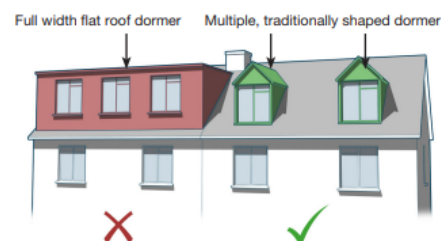
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

Front Roof Extensions

10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

As set out within the adopted design guidance, hip to gable extensions that impact the symmetry of houses and the character of the street will be refused. In addition, rear dormers can have a harmful effect on roofscapes and when assessing applications, a high standard of design is required. Rear roof extensions

should be set away from the gables, eaves and ridge of the property and should not overwhelm the roof slope within which they are to be placed. In the case of this application, the proposed development does not meet the design criteria; the dormer is not sufficiently set down from the main roof ridge or set sufficiently away from the eaves and roof edges, and it would overwhelm the rear roof slope. In addition, the hip to gable conversion would impact the existing symmetry of the pair of semi-detached dwellings to the detriment of the appearance of the dwelling and street scene, disrupting its rhythm.

The proposed development would result in an incongruous and bulky development that would overwhelm the roof and disrupt the existing symmetry of the semi-detached dwellings to the detriment of its character, which would negatively impact the appearance of the dwelling from the street scene and disrupt its rhythm. As such, the development would not integrate well and would be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The garden requirements are indicated below:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The plans show the property would go from a two bedroomed property to a five bedroomed property. The two new double bedrooms would fall below the room area set out in the RLG for double bedrooms. In addition, it is unclear from the plans submitted whether the new single bedroom would have sufficient head height. In any case, most of the single storey bedroom would have a sloped ceiling and would have poor outlook via rooflight windows only. Furthermore, the garden space is subpar, at 109.53sqm for a 5 bedroomed property. The RLG states the following:

- 13 The standard size for private amenity space and garden areas should be regarded as an absolute minimum in order to allow for provision of adequate outside storage, leisure use, clothes drying and play space. Larger garden areas will be necessary where the accommodation has five or more bedrooms. This is to ensure that development does not appear cramped and out of character with adjoining properties.

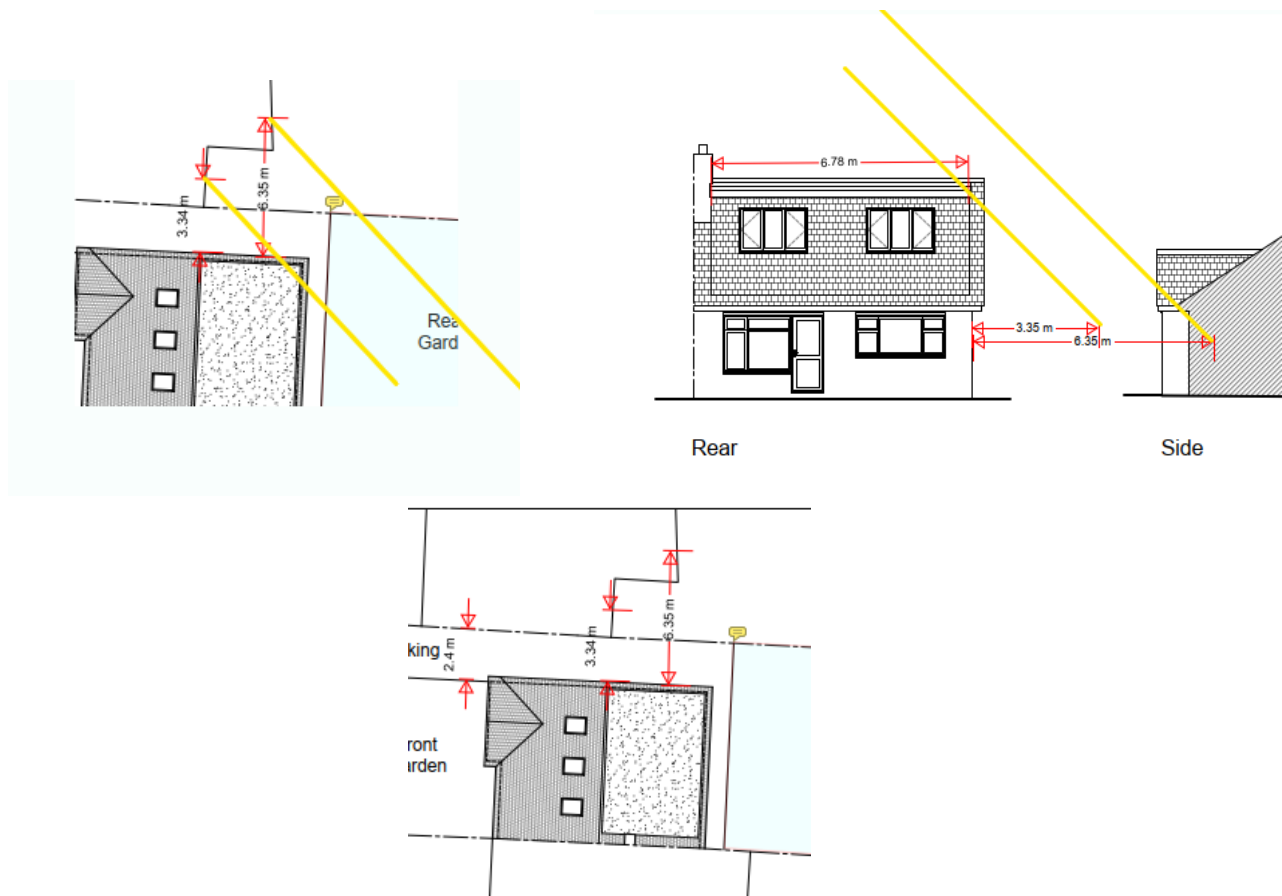
Therefore overall, the proposal would fail to provide sufficient garden area and bedroom space, along with poor outlook, which would not safeguard the amenity of future occupiers; contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is generally considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

There are no concerns with neighbouring amenity in terms of loss of outlook or causing a sense of enclosure.

In terms of light, the neighbour that would potentially be most impacted is No.2. No plans were provided to demonstrate light loss to neighbouring properties would not occur as a result of the development. Notwithstanding this, an approximation of the 45 degree rule has been used to help make the assessment below:



Although there may be a slight impact, the neighbouring windows would closest to the application property are located to the rear of the garage and is unlikely to serve a habitable room. In addition, the single storey rear extension has an additional window in the flank elevation:



Furthermore, there is space between the application property and the neighbouring dwelling. The path of the sun also means that light would reach the neighbouring windows during the first part of the day. Taking the above into account, it is considered the development would not detrimentally impact neighbouring amenity in term of light.

The main concern with the proposed development in terms of neighbouring amenity is privacy. Notwithstanding existing vegetation, which is insufficient and could potentially be removed, the proposal would include two new windows serving bedrooms within the dormer in the rear roof slope of the dwelling. This would result in overlooking and perceived overlooking of nearby neighbouring properties and their private garden areas. The neighbouring property that would be particularly impacted by the development would be No. 5 Haven Close due to the orientation of the two properties, the distance between them and the land levels (as the application property is on a higher land level).

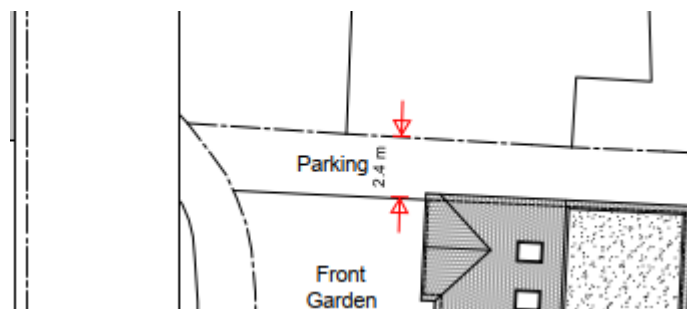


Although it is noted that the first floor window in the flank elevation of No.5 would serve a landing, the dormer windows would not be set a sufficient distance from the private garden area of No.5, contrary to the requirements of the RLG (2020).

As such, the proposal would result in overlooking and perceived overlooking of neighbouring properties and their private garden areas, particularly the private garden area of No. 5 Haven Close. Therefore the proposal is detrimental to neighbouring privacy and therefore fails to safeguard the amenity of neighbouring properties; contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The proposal would result in an increase of three bedrooms. The plans show a parking area to the side of the property, however this measures at approximately 2.40m which is inadequate, and cars would need to park in a linear fashion.



The off-street parking provision is considered to be insufficient contrary to the requirements of Gravesham's Householder Design Guidance (2021) and SPG 4 – KCC Parking Standards (2006)

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed development would result in an incongruous and bulky development that would overwhelm the roof and disrupt the existing symmetry of the semi-detached dwellings to the detriment of its character, which would negatively impact the appearance of the dwelling from the street scene and disrupt its rhythm. As such, the development would not integrate well and would be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

The proposal would fail to provide sufficient garden area and bedroom space, along with poor outlook, which would not safeguard the amenity of future occupiers; contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The development would result in overlooking and perceived overlooking of neighbouring properties and their private garden areas, particularly the private garden area of No. 5 Haven Close. As such the proposal is detrimental to neighbouring privacy and therefore fails to safeguard the amenity of neighbouring properties; contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The off-street parking provision is considered to be substandard and insufficient for a five bedroomed property contrary to the requirements of Gravesham's Householder Design Guidance (2021) and SPG 4 – KCC Parking Standards (2006).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	8th July 2026	Dated:	9th July 2026