

Delegated Report

Householder Planning Application

Planning Application No: 20260093

Location: 81 St Gregorys Crescent Gravesend Kent DA12 4JR

Description: Retrospective application for erection of a single storey rear extension, a single storey side extension, porch and loft conversion with roof lights.

Applicant: Mr Stanley Davies

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing 01 Rev A (Existing Plans and Elevations)
- Drawing 01 Rev A (Pre Existing Plans and Elevations)
- Drawing 01 Rev A (Pre Existing and Existing 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
- 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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

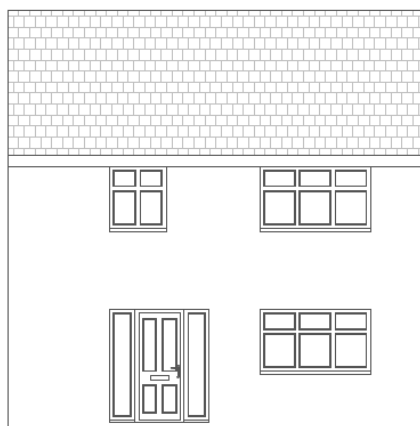
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 25.02.2026 and no comments were received.

Analysis

Proposal

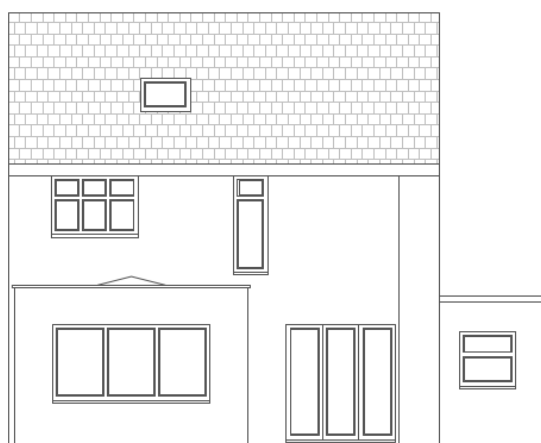
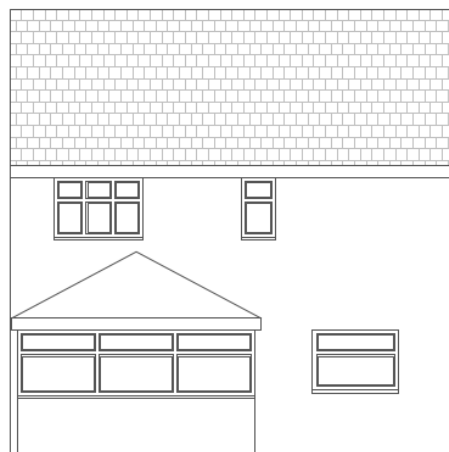
The proposal is for the retention of a single storey rear extension, single storey side extension, front porch and loft conversion with roof lights.

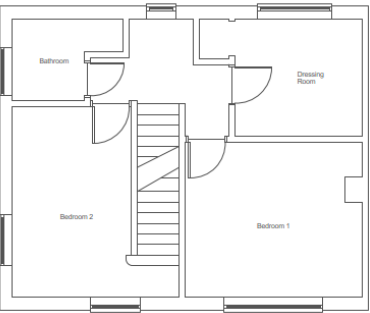
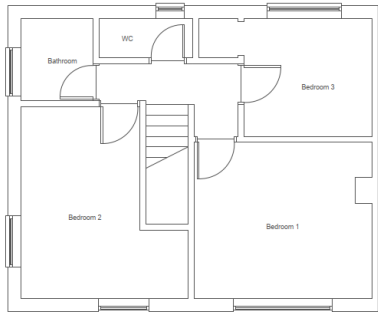
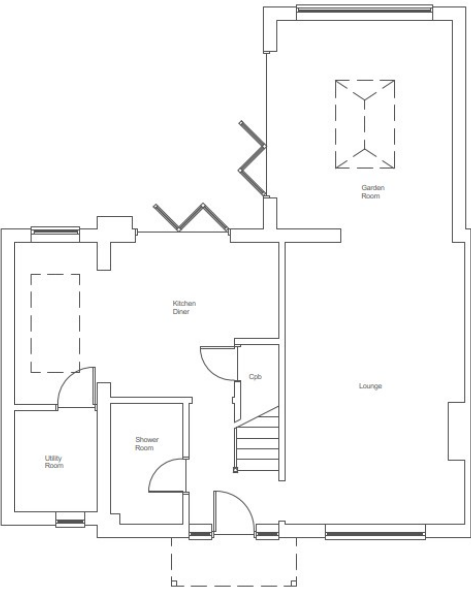
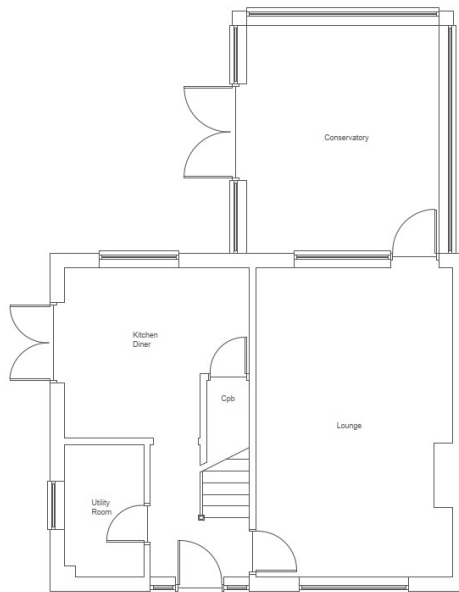
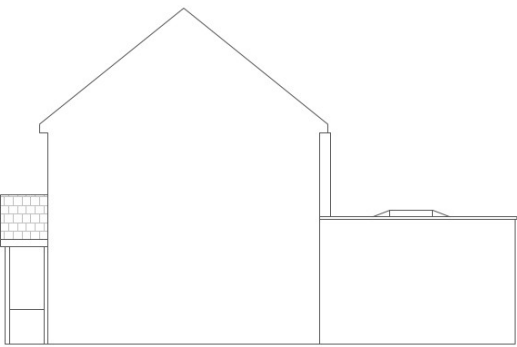
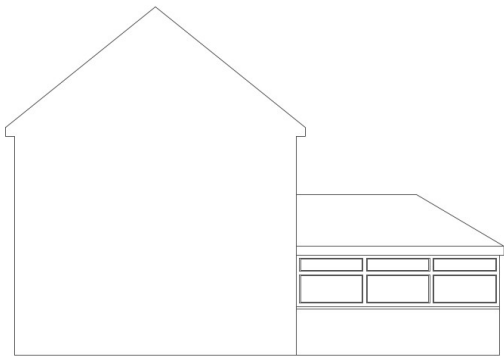
Pre Existing

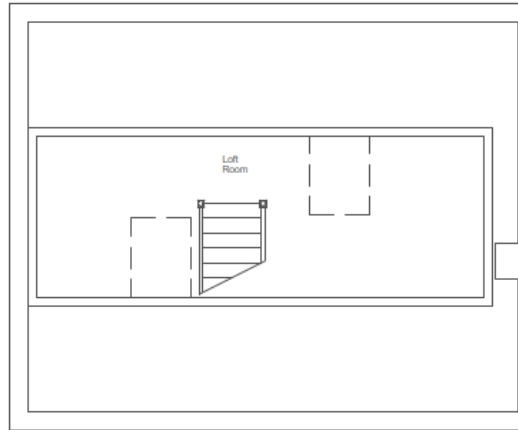


Pre-Existing Front Elevation

Existing







Existing Second Floor Plan



Existing Block Plan

Existing Block Plan

Background

The application site has no planning history, however there have been a number of extensions to the dwelling which have been undertaken without the benefit of planning permission. This application seeks to regularise these extensions.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling.



The site has been extended to the front, side and rear and there has also been a loft conversion which has included roof lights in the front and rear roof slopes. From what can be seen on google earth images the works were undertaken between April 2020 and February 2021 and are likely to be lawful through the passage of time. However the proposal before the LPA is that of a householder application and will be assessed in accordance with policy.

The front porch is of an open design with a pitched roof. It is not an enclosed porch. Whilst it is not a common design in the area, it is acceptable in terms of design and scale.

The single storey side extension is set in from the property boundary ensuring there are no concerns regarding encroachment. It is appropriate in terms of scale and acceptable in terms of design with appropriate materials. Such an extension can be built under permitted development rules in some instances. It is subservient to the existing property.

The single storey rear extension is 4.5m in depth and part width, it has been constructed to the same depth as the previous conservatory. Such an extension would require planning permission due to the depth, however in this instance the extension is not excessive in terms of scale as it is part width and of a reasonable height. The extension is acceptably design and appropriate when considered against the original dwellinghouse.

The loft conversion has seen the introduction of a single roof light in the front elevation and a single roof light in the rear elevation. These additions are acceptable and do not have a detrimental harm on the character and appearance of the dwelling.

The alterations are not harmful to the character and appearance of the dwelling and are of an acceptable scale. In terms of design, character and appearance the proposed are compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

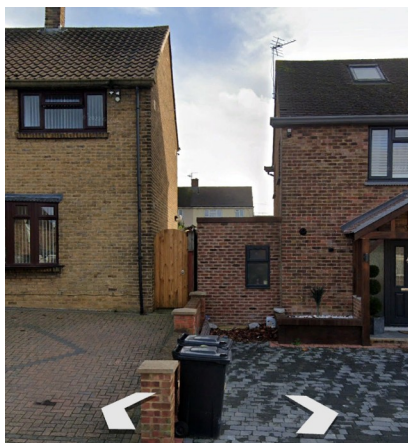
Amenity of Future Occupiers

The resultant garden area is some 150sqm which is sufficient for the dwelling and the development is considered to safeguard the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The site is located between 79 and 81 St Gregory's Crescent and therefore the impact will be assessed in terms of light, outlook and privacy.

Impact on No.79 – This property is located to the East, the single storey rear extensions is situated away from this property and is no detrimental impact in terms of light or outlook. There is a bifold door facing towards this property, however as this extension is single storey in nature there will be boundary treatment in place which would offer adequate screening. The single storey side extension is built inline with the flank elevation of No.79, the extension is on lower ground than this property and can be screened by boundary treatment to safeguard privacy.



Impact on No.83 – The single storey side extension has no impact on this property as it is not visible from this property. The rear extension has been in situ for a period of time and has not raised any concerns with this neighbour. In terms of light or outlook there maybe some overshadowing in the morning time, however this impact would be no more than a 3m extension which could be built under Permitted Development. There are no concerns regarding privacy as the extension has no windows in the flank elevation.

The alterations to the roof do not impact neighbouring property and the front porch is modest and of an open nature and does not impact light or outlook.

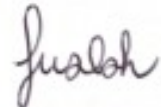
No neighbour representations have been received.

The development safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Conclusion & Recommendation

The application is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	18.03.2026	Dated:	19 March 2026