



Delegated Report

Householder Planning Application

Planning Application No: 20260146

Location: 37 Flowerhill Way Istead Rise Gravesend Kent

Description: Demolition of rear conservatory and conversion of existing garage into a kitchen. Removal of side timber storage and erection of brick built storage enclosure. Replacement of front window.

Applicant: Ms L Lane

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;

Drawing No. 26-2001 Rev 00 Pg. D01 – Site Location Plan and Block Plan – Existing;

Drawing No. 26-2001 Rev 00 Pg. D02 – Ground Floor Plan – Existing;

Drawing No. 26-2001 Rev 00 Pg. D03 – First Floor Plan – Existing;

Drawing No. 26-2001 Rev 00 Pg. D04 – Loft Floor Plan – Existing;

Drawing No. 26-2001 Rev 00 Pg. D05 – Roof Plan – Existing;

Drawing No. 26-2001 Rev 00 Pg. D06 – Front and Left Side Elevations – Existing;

Drawing No. 26-2001 Rev 00 Pg. D07 – Rear and Right Side Elevations – Existing;

Drawing No. 26-2001 Rev 00 Pg. D08 – 3D Views – Existing;

Drawing No. 26-2001 Rev 00 Pg. D01 – Block Plan – Existing and Proposed;

Drawing No. 26-2001 Rev 00 Pg. D03 – Ground Floor Plan – Proposed;

Drawing No. 26-2001 Rev 00 Pg. D05 – First Floor Plan – Proposed;

Drawing No. 26-2001 Rev 00 Pg. D07 – Loft Floor Plan – Proposed;

Drawing No. 26-2001 Rev 00 Pg. D09 – Roof Plan – Proposed;

Drawing No. 26-2001 Rev 00 Pg. D11 – Front and Left Side Elevations – Proposed;

Drawing No. 26-2001 Rev 00 Pg. D13 – Rear and Right Side Elevations – Proposed; and

Drawing No. 26-2001 Rev 00 Pg. D15 – 3D Views – Proposed.

Plan Note

It is noted that the proposed block plan has not shown the demolition of the existing conservatory. However, as this part of the proposal is relating to demolition only, a revised plan has not been requested:



Relevant Planning History

Reference	Description	Decision	Decision Date
19930386	Erection of a conservatory.	Permitted	12.08.1993
19920175	Erection of a two storey side extension to form garage and wc and enlarged kitchen with bedroom, ensuite shower room/wc and study over.	Permitted	18.05.1992

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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties



Four surrounding properties were consulted, no responses were received and the consultation period expired on 05.03.26.

Site Description

37 Flowerhill Way is a two storey semi-detached property. As evidenced by the aforementioned planning history of the site, the property has been previously extended.

Google Image

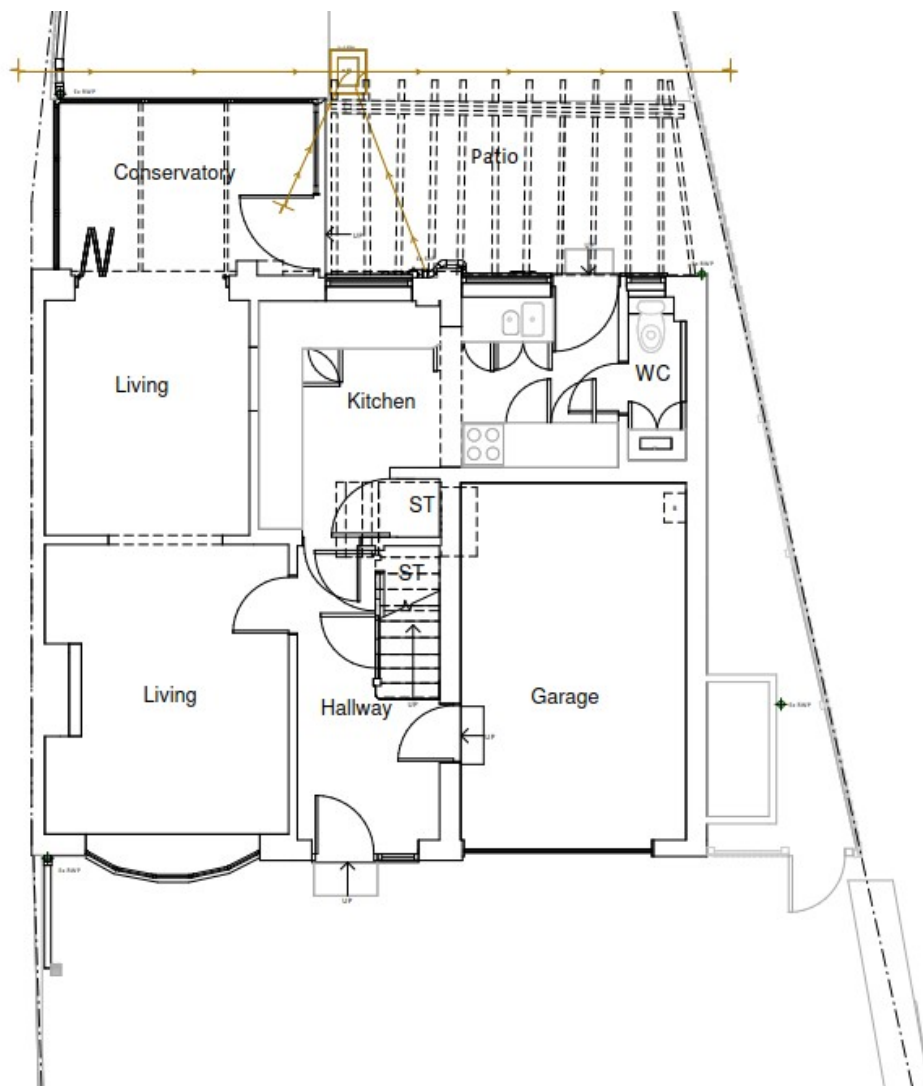


This application proposes the demolition of the existing rear conservatory, conversion of the existing garage to form a kitchen, removal of the existing side timber storage projection and erection of a brick built storage enclosure, along with fenestration and boundary treatment alterations.

Proposed Development

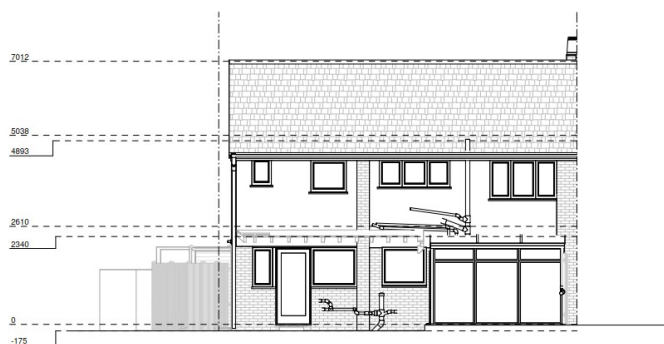
The proposed development is indicated on the plans below:
(Case Officer measurements are indicated in black and red)

Existing:

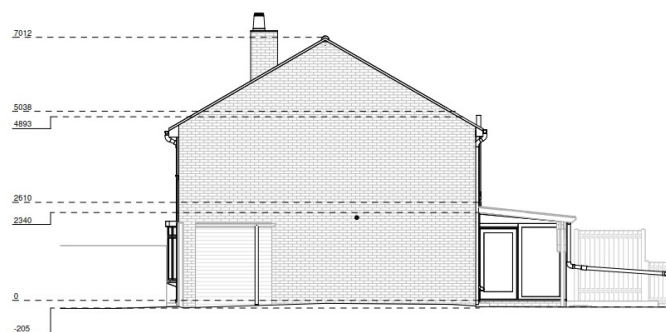


Ground Floor Plan

Area ca. 66.20 m²



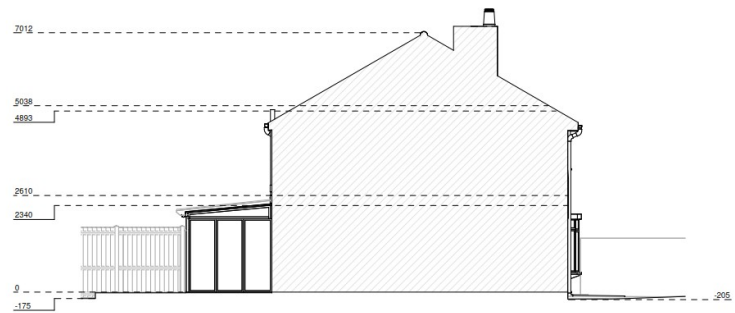
Rear Elevation



Right Side Elevation



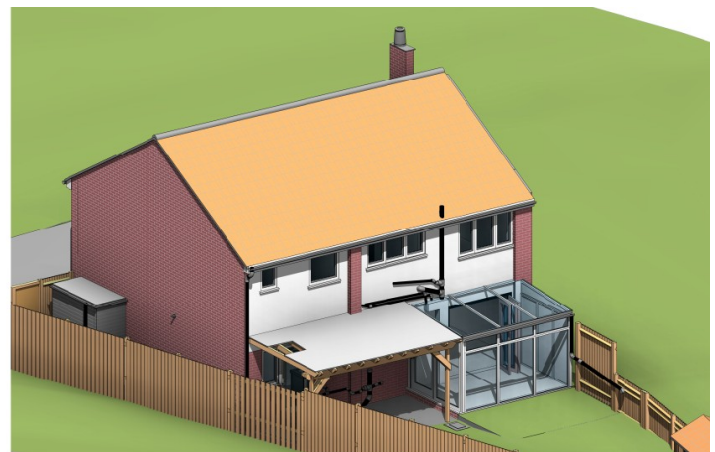
Front Elevation



Left Side Elevation

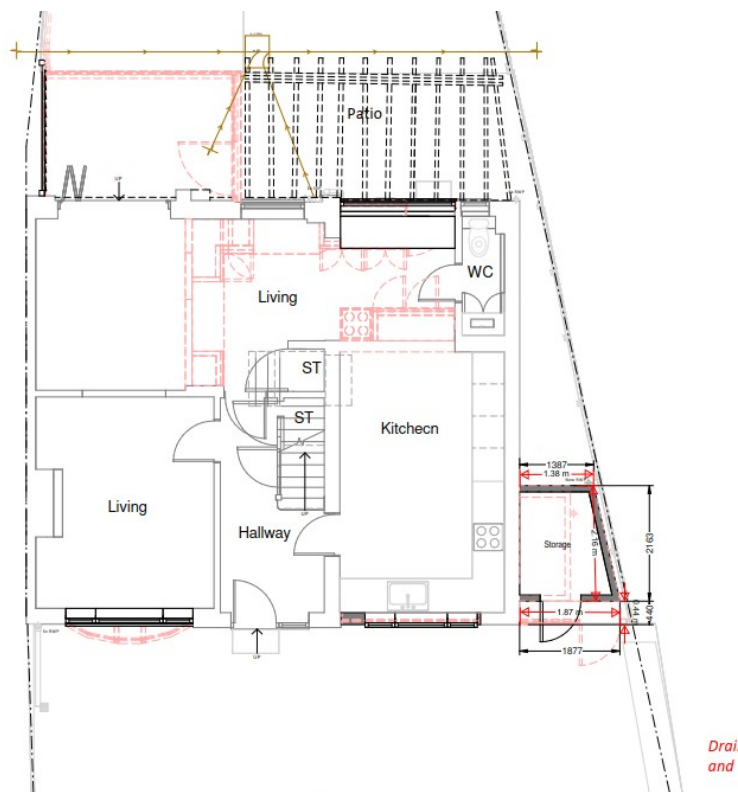


3D Front View



3D Rear View

Proposed:



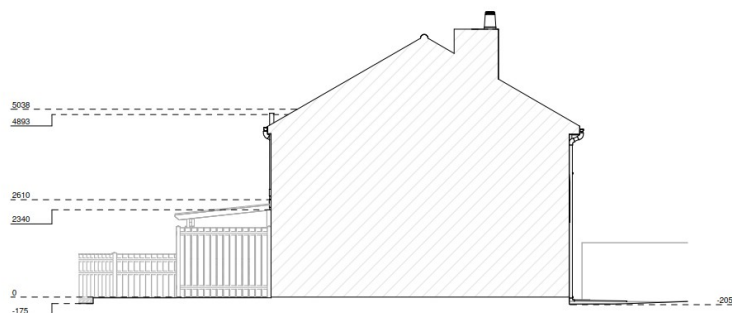
Ground Floor Plan

Area ca. 66.20 m²

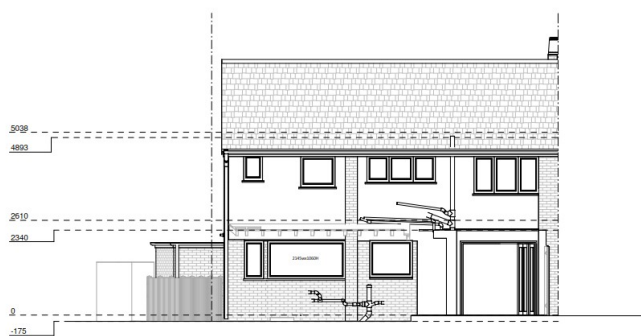
Additional Area: 2.91 m²



Front Elevation



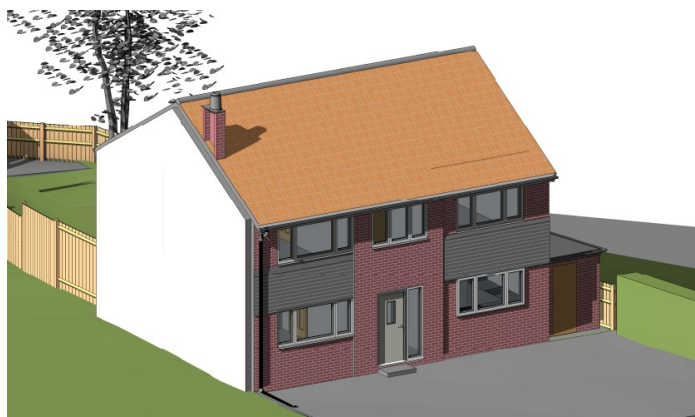
Left Side Elevation



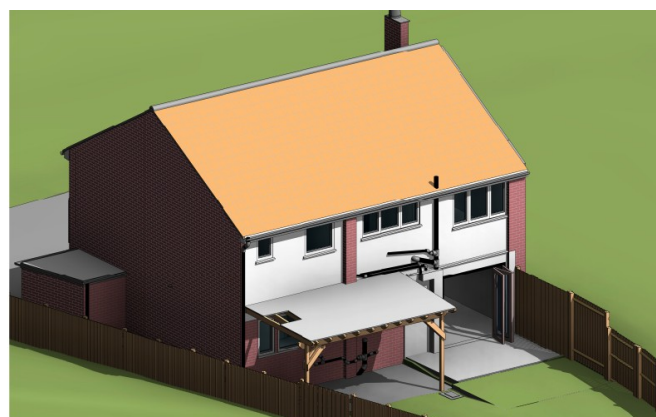
Rear Elevation



Right Side Elevation



3D Front View



3D Rear View

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 and Impact on the Landscape

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.

Demolition of the Existing Conservatory

There are no concerns with the demolition of the existing conservatory. There appears to be an existing pergola attached to the rear of the dwelling. There is no planning history in relation to this pergola and it should be noted that it does not form part of this application proposal.

Side Extension

The proposed side extension is not considered to be an overly excessive addition. The plans show it would be minimal in height, set back from the front elevation and would not be excessive in width and depth. However, it would form an extension to an existing extension and would be built right up to the shared boundary with No.37, which is not ideal. In terms of materials, the extension would be constructed using brickwork to match the existing dwelling, which is preferable, and it would be used as storage space. Given the existing situation, and that the proposed extension has been designed to be minimal in scale, the development is not considered harmful enough to warrant refusal of the application and the extension is on balance considered to be acceptable.

Fenestration and Boundary Treatment Alterations

The existing curved bay window serving the living room would be altered, along with the garage door which would be converted to a window. The new windows would match the shape and size of the windows at first floor level. In addition, the fenestration to the rear of the dwelling would be altered, with the existing door and window to be altered to form a window.

In terms of the boundary treatments, the existing side access gate would be removed, with a shorter boundary treatment to be installed.

These proposed alterations are considered to be acceptable.

Landscape

The proposed development within the residential area is not considered to harm the landscape character area.

On balance, in design terms, the proposed development is considered to accord with 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. On the first floor, the plans show the existing office to be converted to a bedroom. With the removal of the conservatory, the garden space is increased and it is therefore considered that adequate garden area is retained post development. In addition, the proposal provides sufficient room area and light provision. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

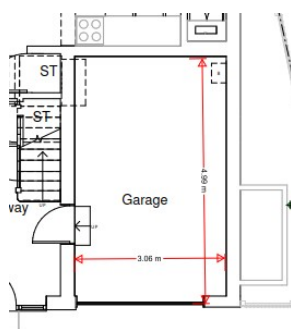
Neighbouring Amenity

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In situ, the development is not considered to detrimentally impact neighbouring amenity.

Therefore, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in terms of neighbouring amenity.

Parking and Highways

The proposal would result in the loss of the garage. However, it is noted the garage would not meet the required 5.50m length and 3.6m width as set out within Gravesham's Householder Design Guide (2021):



As such the garage is undersized and is unlikely to be used to park a modern vehicle. In addition, it is noted that there is sufficient space within the property frontage for sufficient provision of off-street parking.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within Groundwater Protection Zone 2, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

Due to the possibility of contaminants resulting from garage use, a watching brief can be added to the decision notice, if planning permission were to be forthcoming.

Conclusion

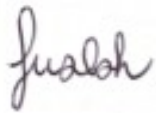
The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is not considered to detrimentally impact the character and appearance of the host dwelling, street scene or Landscape Character Area. In addition, the proposal does not harm the amenity of future occupiers and neighbours, and there are no concerns in terms of parking and highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	17th March 2026	Dated:	19 March 2026