

Delegated Report

Householder Planning Application

Planning Application No: 20260161

Location: 33 Sirdar Strand Gravesend Kent DA12 4LP

Description: Demolition of existing conservatory, erection of a single storey rear extension with 2 roof lights and alterations to boundary treatments.

Applicant: Mr Richard Goodwin

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Drawing No. JMD-1213-B-010-P1 – Site Location Plan;
Drawing No. JMD-1213-B-020-P1 – Block Plans – Existing and Proposed;
Drawing No. JMD-1213-B-100-P1 – Elevations – Existing;
Drawing No. JMD-1213-B-110-P1 – Elevations – Proposed;
Drawing No. JMD-1213-B-120-P1 – Ground Floor Plan – Existing;
Drawing No. JMD-1213-B-130-P1 – Ground Floor Plan – Proposed; and
Drawing No. JMD-1213-B-140-P1 – Roof Plan – Existing and Proposed.

Relevant Planning History

No relevant history.

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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Five surrounding properties were consulted and 1 representation was received objecting to the proposal. The objection raised concerns in terms of rainwater, soakaways and drainage, however this would not be a material planning consideration for this proposal, and would fall under a private civil matter and/or building regulations.

The overall consultation period expired on 03.03.26.

National Highways

Referring to the consultation on a planning application dated 10 February 2026 referenced above, in the vicinity of the consented alignment of the Lower Thames Crossing that will form part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is as follows:

a) offer no objection (see reasons at Annex A);

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~

~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B ~~is~~ is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority propose not to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to Planningse@nationalhighways.co.uk.

This response and all comments outlined herein are made in respect of planning matters only in National Highways' position as a statutory planning consultee, and does not confer any proprietary rights nor amount to the giving or refusal of consent, assent, approval, or awareness of or by National Highways in or of any other aspects or matters (including, but not limited to, the use of property belonging to National Highways). If anyone wishes for National Highways to consider any aspects which do not relate to planning submissions, they should call our contact centre on 0300 123 5000.

Annex A National Highways' assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure

¹ Where relevant, further information will be provided within Annex A.



that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Recommendation: No Objection

We will be concerned with proposals that have the potential to impact on the safe, reliable, and efficient operation of the SRN, in this case, particularly the consented route of the Lower Thames Crossing in the vicinity of Gravesend.

We have assessed the application from two perspectives:

a) Impact of traffic attracted to or generated by the proposed development. Given the location and small-scale nature of the potential development we have no objection from this perspective

b) Impact on the construction and/or operation and maintenance of Lower Thames Crossing. The site is located close to the current red-line boundary for the Lower Thames Crossing. However, if the site is developed it should not affect the Crossing's construction and/or operation and maintenance. Therefore, we have no objection from this perspective

It should be noted that it is assumed that the applicant is fully aware of the proximity of the Lower Thames Crossing route to the site as will be any future investor, developer, purchaser, or occupant and that any party will make any decision in full knowledge of the potential consequences of that proximity.

On this basis, we are content that the above proposed development will not unacceptably impact on the safety, reliability and/or operational efficiency of the current and proposed SRN (the tests set out in DfT Circular 1/2022 and MHCLG NPPF2024).

Consequently, we have No Objection to application 20260161.

Site Description

33 Sirdar Strand is a two storey semi-detached property. There is an existing (shared) side access way that leads to the existing garage.

Google Images





This application proposes the demolition of existing conservatory, erection of a single storey rear extension with 2 roof lights and alterations to boundary treatments.

Officer's Analysis

Design, Character and Appearance

The proposed boundary treatment alterations relate to the southeastern boundary of the site from the rear flank wall of the dwelling up to the garage entrance. The existing dwarf wall/fence treatment is proposed to be replaced by the proposed extension wall and a continuing timber fence at a height of 1.90m (max). This change also serves to widen the existing vehicular side access and creates a new entrance gate to the rear garden of the property. The boundary treatment is not too dissimilar to the existing situation, would be set back from the property frontage, and would not be highly visible from the street scene. There are no concerns with the proposed alterations to the boundary treatment.

The proposed extension would have a depth of 3.50m, width of 5.85m and a height of 3.03m (including roof lights). Overall, it is considered to be a subservient addition to the dwelling, and would essentially replace the existing conservatory with a larger extension, not dissimilar to the depth of the single storey element of the extension at No.35. The extension would create space for internal layout changes to facilitate an enlarged kitchen area, along with a shower room, with the external materials to largely match the existing dwelling. There would be no detrimental impact to the appearance of the street scene.

Overall, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The development would create sufficient room area and garden space post development and is therefore in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, one representation was received as a result of the consultation carried out for this application raising concerns with drainage and soakaways which are outside of the planning remit for this application.

In situ, the proposed development would not harm the amenity of neighbouring properties in terms of loss of light, loss of privacy or loss of outlook. It is noted that the existing window in the flank elevation that currently serves the kitchen would be altered to two separate windows, one to serve the shower room and one to serve the hallway. These are annotated on the plans as being obscure glazed and are not considered to raise concerns in terms of privacy. In addition, the extension would not cause a sense of enclosure. As such, the development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal.

In addition, National Highways have raised no objection in relation to this proposal.

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.

Gas Pipelines

Due to the presence of a gas pipeline within the vicinity of the site, the applicant should contact Southern Gas Networks before carrying out any works on site.

Conclusion

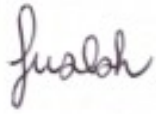
The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

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:	18th March 2026	Dated:	19 March 2026