

Delegated Report

Householder Planning Application

Planning Application No: 20250710

Location: 37 Wrotham Road Gravesend Kent DA11 0PN

Description: Erection of a single-storey rear/side extension.

Applicant: Mr Dhillon

Site Visit Date: (Street View Site Visit – 23.07.25)

Submitted Documents/Plans

Application Form;
Drawing No. 001 Rev. A – Site Location Plan and Block Plans – Existing and Proposed;
Drawing No. 002 Rev. A – Floor Plans – Existing and Proposed;
Drawing No. 003 Rev. A – Elevations – Existing; and
Drawing No. 004 Rev. A – Elevations – Proposed.

Images of the Site as displayed on Rightmove:

Previously listed for sale on Rightmove:
May 2025 to June 2025



PROPERTY TYPE
Terraced

BEDROOMS
3

BATHROOMS
2

Previously listed for sale on Rightmove:
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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

Two surrounding properties were consulted, a site notice was displayed on 23.07.25 and no representations were received. The overall consultation expiry date was on 15.08.25.

Site Description

37 Wrotham Road is a two storey mid terraced property.

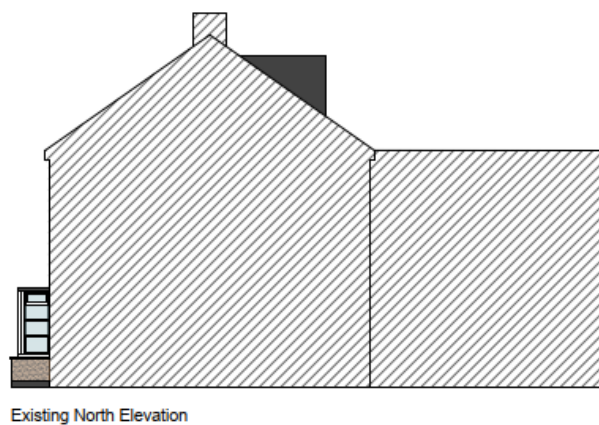
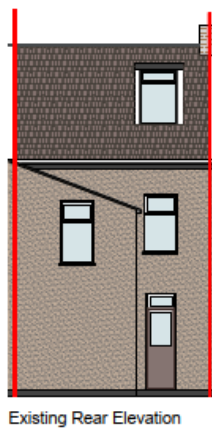
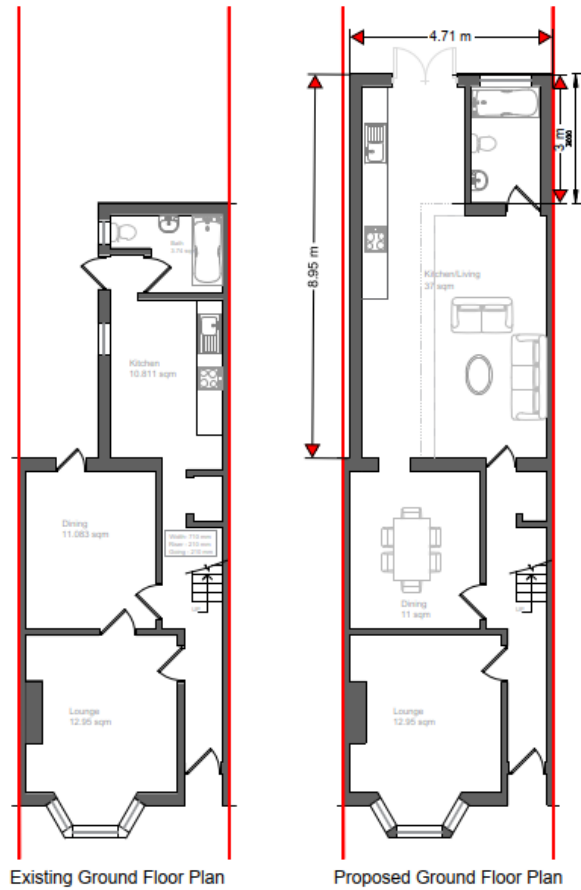
Site Photo

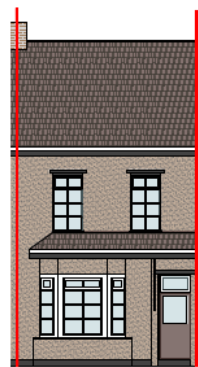


This application proposed the erection of a single-storey rear/side extension.

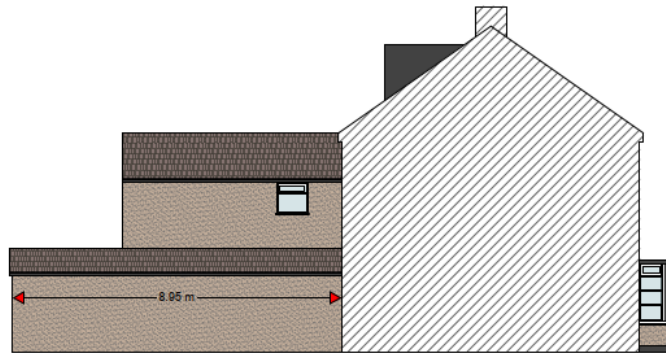
Proposed Development

The development would create space for internal layout changes and an enlarged kitchen/living area. Case Officer measurements are indicated on the plans below.

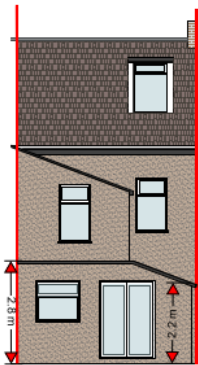




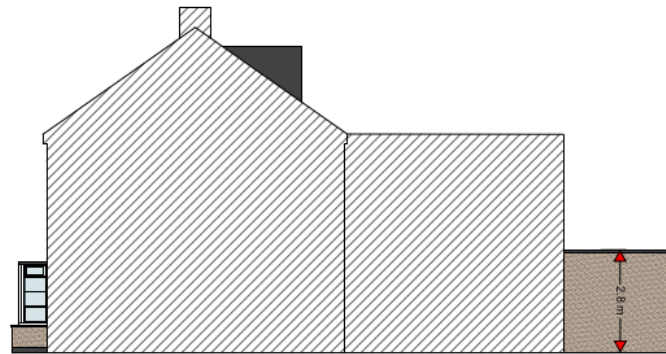
Proposed Front Elevation



Proposed South Elevation



Proposed Rear Elevation



Proposed North Elevation

Officer's Analysis

Design, Character and Appearance

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.

The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

10 Extensions and Alterations

10.1 This section outlines the type of residential extensions and alterations that the Council may consider acceptable. Each planning application will be considered by the Council on its merits on the basis that each property is different.

Rear Extensions

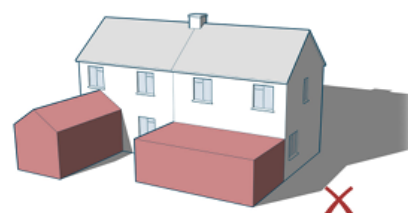
Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

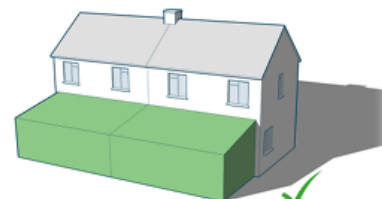
- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- **Width:** Generally, extensions should not be of greater width than the original building.
- **Design:** Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- **Materials:** Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- **Overlooking:** Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.
- **Light/Outlook:** The 45 / 25 degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development



Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



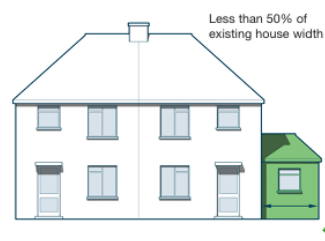
Appropriate scale and roof design ensures both extensions work together.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

The walls and roof tiles of the extension would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. If permission were to be forthcoming, all external facing materials can be secured by condition to match the existing dwelling.

The development would be located to the rear of the property and would therefore not impact the character and appearance of the street scene.

The extension itself would be single storey, with part flat roof and part pitched roof. The pitched roof would be situated along the side element of the extension, adjacent to the shared boundary with No. 37a, which would offer some mitigation to the impact on the shared boundary. Notwithstanding this, the proposed extension along the shared boundary would be 8.95m deep, with a minimal set in, and would wraparound to the rear of the property across the width of the dwelling. Although the extension would be single storey, it would be a dominant extension that is not sympathetic to the host dwelling and is overall not considered to be a subservient addition to the dwelling.

Therefore, the proposal would result in dominant, unsympathetic development that is not subservient; to the detriment of the appearance of the existing dwelling. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. It is considered that the proposal provides more than sufficient space and accords with the room area requirements. In addition, there would be sufficient garden area and depth. As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, no neighbour representations were received as a result of the consultation carried out for this proposal. Neighbouring amenity is 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 privacy concerns that arise as a result of the proposal as there are no windows proposed in the flank elevations of the extension. In addition, although there may be some impact on light, the orientation and the path of the sun indicates this impact would be limited. However, it is considered that the development would have a detrimental impact on the amenity of No.37a.

Google Aerial Image of properties



As can be seen from the aerial image above, the proposed development would cause a sense of enclosure to No.37a, due to the extension proposed within this application along with the development in situ at No. 39. This would also impact outlook for 37a, resulting in a detrimental impact on neighbouring amenity.

The proposal would therefore fail to safeguard the amenity of neighbouring property; No37a, in terms of the overbearing development along the shared boundary, resulting in a sense of enclosure and loss of outlook, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

No additional bedrooms are proposed. As such, there are no concerns in terms of highways and 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.

Contamination

The property lies within the Nine Elms Historic Landfill Buffer Zone. As such, if planning permission were to be forthcoming for the development, a watching brief condition could be added to the decision notice.

Conclusion

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

The proposal would result in dominant, unsympathetic development that is not subservient; to the detriment of the appearance of the existing dwelling. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposal would fail to safeguard the amenity of neighbouring property; No37a, in terms of the overbearing development along the shared boundary, resulting in a sense of enclosure and loss of outlook, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

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:	3 rd September 2025	Dated:	3rd September 2025