

Delegated Report

Householder Planning Application

Planning Application No: 20241173

Location: Darcy's 101A Sun Lane, Gravesend, Kent DA12 5HW

Description: Installation of a separate entrance to the residential flat on the site elevation. Internal alterations to separate the shop

Applicant: Mr Balamurali Kamalenthiran

Site Visit Date: 18/08/25

Submitted Documents/Plans

Application form
LP100-P1 Location Plan
SP100-P1 Existing Site Plan
SP101-P1 Proposed Block Plan
Ex100 Existing Ground Floor Plan, First Floor Plan, Roof Plan
Ex200 Existing Elevations
Pr200 Proposed Elevations
Pr100-P1 Proposed Ground Floor Plan, First Floor Plan, Roof Plan

Superseded plans
~~LP100 Location Plan~~
~~SP100 Existing Site Plan~~
~~SP101 Proposed Site Plan~~
~~Pr100 Proposed Ground Floor Plan, First Floor Plan, Roof Plan~~
~~Pr100-P1 Proposed Ground Floor Plan, First Floor Plan, Roof Plan~~

Relevant Planning History

Reference	Description	Decision	Decision
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			Date
19910525	Use of part of ground floor for the repair of jewellery	Permitted	13/09/1991

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Neighbouring properties

3 no. surrounding properties were consulted and a site notice was displayed on 06/02/2025. No comments were received from members of the public.

Officer's Analysis

101A Sun Lane is a two storey, end of terrace property with a small retail unit at ground floor level and a flat at the rear of the ground floor and at first floor.



The principal considerations in the assessment of this application are:

- Location
- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways
- Biodiversity
- Any Other Material Planning Considerations

Location

The application is located within the built- up area of Gravesend where there are no objections to limited alterations to the external appearance and internal layout of a property, subject to compliance with the relevant Development Plan policies.

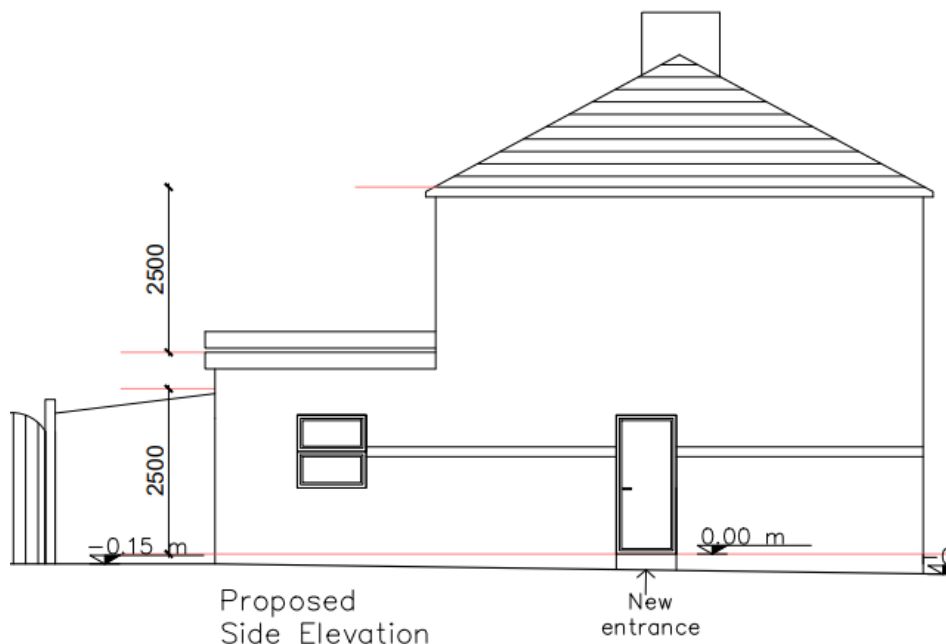
It is considered the location of the proposed development is sustainable in principle. However, all other matters also need to be considered.

Design, Character and Appearance

The application site comprises a two storey property, characteristic of the immediate area. The property is adjacent to an access track to the garages at the rear of the site and the neighbouring properties.

The proposed alterations to the external appearance of the property are minimal and would neither detract from its character and appearance or those of the street scene.

The proposed side elevation is shown below for information;



The proposed external door would have a limited and acceptable impact upon the property while the internal alterations would not impact upon its external appearance. Both elements of the proposal are considered acceptable, in compliance with the requirements of the Design for Gravesham – Design Guide (2024), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (NPPF; 2024), in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users of a site. The impact on amenity is also considered with regard to the criteria in Policy CS19 (LPSC), which states that new development should be located, designed and constructed to safeguard the amenity, privacy, sunlight and daylight of its occupants and those of the neighbouring properties and land. The impact upon neighbours will be assessed in the next section of this report.

The proposed new door would create a new access to the flat and would enhance it as it would be more easily accessible and user- friendly, while the internal alterations to the shop would also improve it, both in accordance with Policy CS19 (LPCS) and the NPPF (2024).

Neighbouring Amenity

It is important that any new development safeguards the amenity of the neighbouring occupiers. Given the limited extent of the proposed works, they would not harm amenity in any manner, in accordance with Policy CS19 (LPCS) and the NPPF (2024).

Parking and Highways

The proposed development has no implications for the Kent County Council Car or Cycle Parking Standards.

Biodiversity

The proposed development has no implications for biodiversity or Biodiversity Net Gain, considering its de minimis nature.

Other Material Planning Considerations

It is noted that the new door would open onto the access road to the side of the property which leads to the garages at the rear of the site. However, cars travelling along the access road would do so at low speed

and there would be visibility between these cars and pedestrians waiting to open the door and enter the property for there not to be a significant degree of conflict between them. Moreover, the width of the access road is sufficient for a car to be able to pass a pedestrian(s) on the road. It is however, considered appropriate to condition the new door to be inward opening in to prevent the potential for conflict between the door opening and cars.

Conclusion

The proposed development is very limited in nature and would have an acceptable impact upon the character and appearance of the property and the street scene and would not harm neighbour amenity. The proposed development therefore accords with the requirements of the Design for Gravesham – Design Guide (2024), Policy CS19 of the Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2024).

Recommendation

The recommendation is to approve this application.

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

Case Officer:	Mr Tom Gabriel	Team Leader:	Richard Hart
Signed:	TM Gabriel	Signed:	<i>R Hart</i>
Dated:	1 st September 2025	Dated:	4th September 2025