

Delegated Report

Householder Planning Application

Planning Application No: 20251169

Location: 197 Rochester Road Gravesend Kent DA12 4TN

Description: Erection of a single storey side extension and relocation of front entrance door.

Applicant: Mr Jag Kumar

Site Visit Date: 27th November 2025

Submitted Documents/Plans

Application Form

JK/01 – Site Location Plan

JK/02 A – Existing and Proposed Site Block Plans

JK/03 – Existing Ground Floor Plan and Elevations

JK/04 A – Proposed Ground Floor Plan

JK/05 – Proposed Front Elevation

JK/06 A – Proposed Side Elevation

JK/07 A – Proposed Side Elevation Facing Forge Lane

JK/08 A – Proposed Rear Elevation

JK/09 A – Proposed Side Elevations

JK/10 – Section A-A

Superseded Plans:

~~JK/02 – Existing and Proposed Site Block Plans~~

~~JK/04 – Proposed Ground Floor Plan~~

~~JK/06 – Proposed Side Elevation~~

~~JK/07 – Proposed Side Elevation Facing Forge Lane~~

~~JK/08 – Proposed Rear Elevation~~

~~JK/09 – Proposed Side Elevations~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250179	Erection of a single storey side extension. Reconstruction of the front porch changing the entrance to the front.	Refused	25.04.2025
20241047	Erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations.	Refused	06.01.2025
20240528	Erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations.	Refused	26.07.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 – Transport
- 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

Ward Councillors

No comments received.

KCC Heritage

No comments received.

Neighbouring properties

2no. surrounding properties were consulted and a site notice placed near the site. The final date to submit comments ended on 26th December 2025. No comments were received from members of the public.

Officer's Analysis

Principle of Development

This application follows refusal of similar schemes on 3 separate occasions, since 2024. The latest application under planning ref 20250179 was refused for the following reason:

1. *The proposal is considered to represent poor design, that would result in an incongruous, dominant*

and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

The impact on Design, Character and Appearance has remained a core issue for all three previous applications.

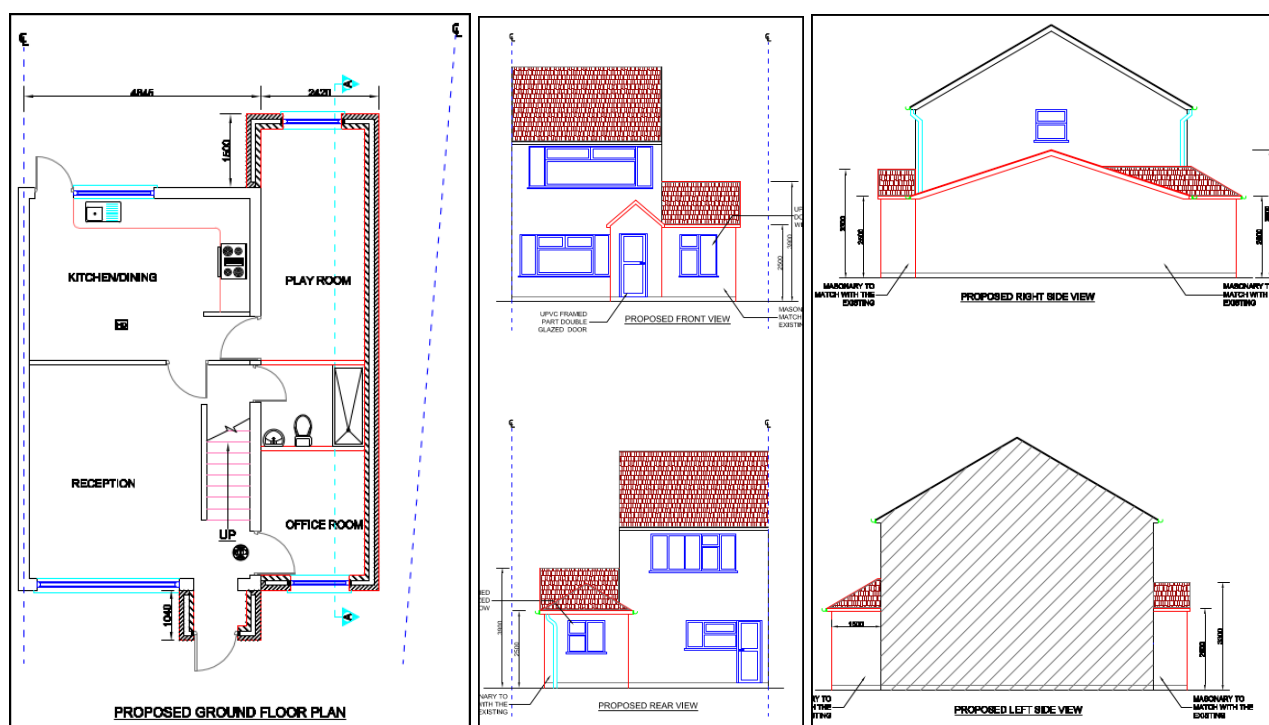
The main changes proposed from the last application to this one are:

- Retention of existing porch without change to roof.
- Alteration to roof form of proposed extension.
- Internal changes to proposed layout and room types.
- Decreased depth from 9.8m to 7.5m.
- Decreased width from 2.7m to 2.6m.

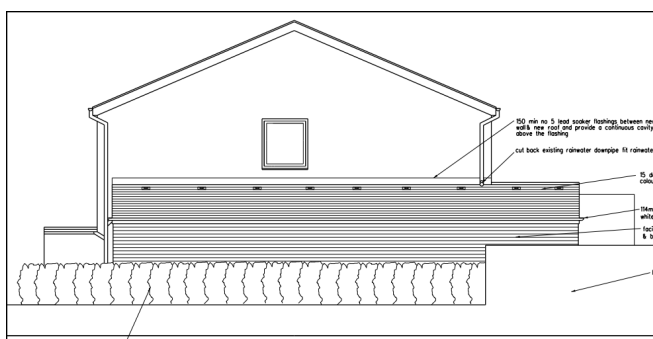
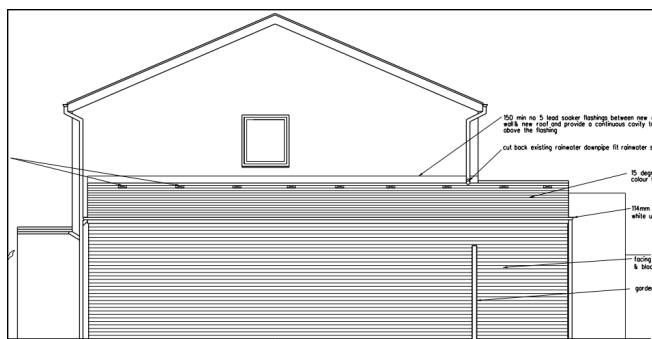
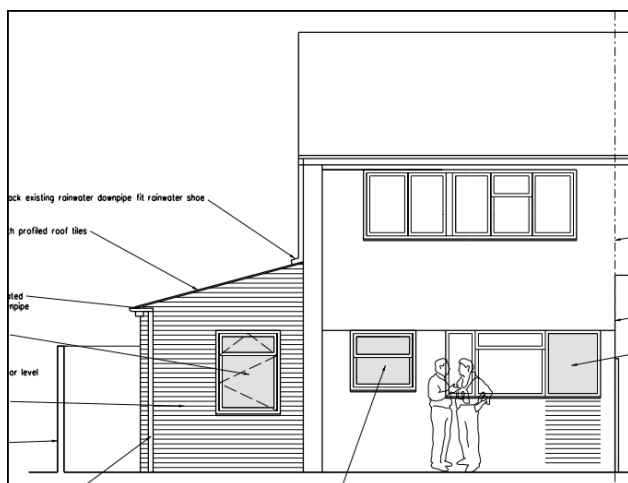
Design, Character and Appearance

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The existing garden depth remains unaffected, and the resultant garden area is sufficient, post development. In terms of room area, offices and play rooms are unspecified within the RLG (2020), however the proposal is considered to provide sufficient space. The new bathroom at 3.00sqm would fall under the 3.60sqm requirement, however, this is not considered to be sufficient grounds to refuse the application as it is evident from the plans that other facilities are available. Therefore, on balance, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The below plans are those taken from the most recently refused scheme ref 20250179 (Not to Scale).



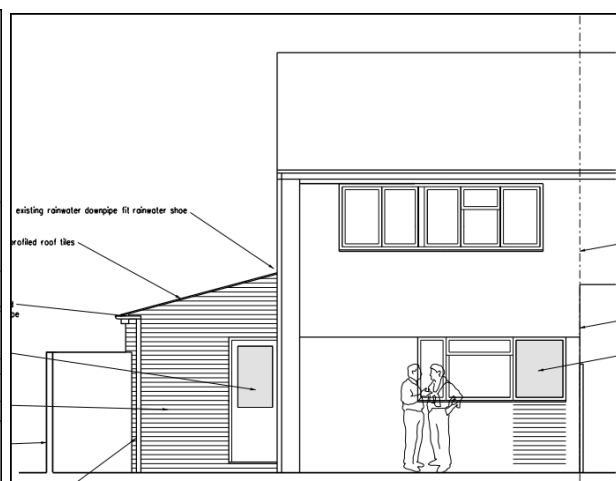
Proposed plans originally proposed for this application no superseded (Not to Scale)

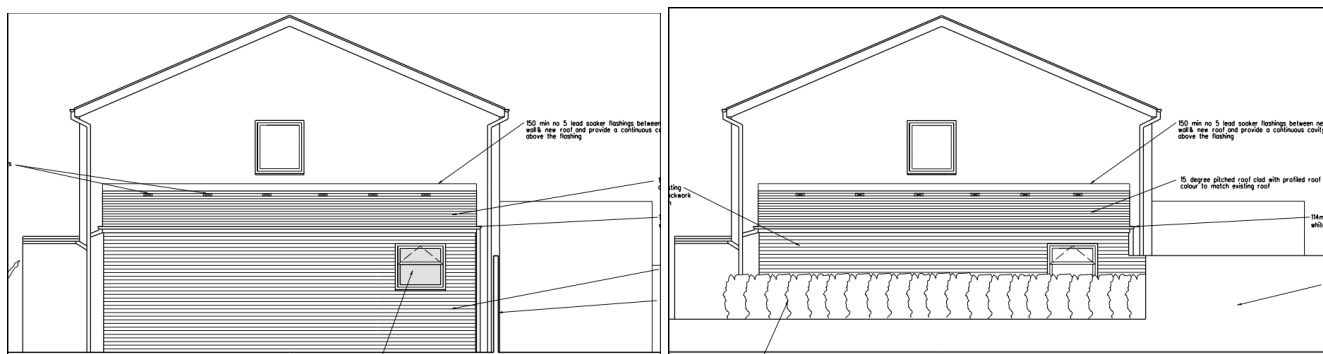


15 degree pitched roof (see colour) to match existing roof

Insert Setal cut down to form door opening fill door and frame make good floor & walls as required

15 degree pitched roof (see colour) to match existing roof





The application is situated on a corner plot which is highly visible from the surrounding area. This is evidenced from the following Google image:



As such it is important that the proposed extension is well designed and in-keeping with the character of the locality.

The previous three planning applications were refused on the grounds that the proposals “*represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality*”. The current application seeks to overcome these concerns.

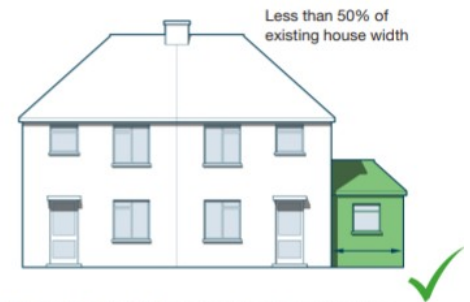
The scheme now proposed would be a subservient, side extension with a pitched roof set in from the front and rear, with soft landscaping proposed to the side to soften the impact from the streetscene. It is considered that the design as proposed would now be appropriate in scale, bulk and massing. The appearance of the roof is much improved as the mono pitch would have a softer appearance, in this location than the varied roof style previously proposed. The front porch would remain unaltered and there would be addition of soft landscaping to reduce impact to the streetscene. The proposed development would overcome the previous reason for refusal and more appropriately follows the guidance on Side Extensions in the Householder Alterations/Extensions Design Guide.

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.

Overall, the scheme proposed overcomes the refusal reason on design imposed in the decision notice for application 20250179. As such, the proposal would be compliant with 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. The existing garden depth remains unaffected, and the resultant garden area is sufficient, post development. The new WC at 1.7sqm and the kitchen at 14.3sqm would comply with the required space standards within the Residential Layout Guidelines (2020).

Therefore, on balance, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

Paragraph 135 of the NPPF requires planning decisions to, inter alia, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

The proposed development would be unlikely to result in a loss of privacy to neighbouring occupiers. A window would be provided within the rear elevation of the proposed extension. However, as the extension would be single storey, there would be no window to window overlooking or loss of privacy to neighbouring garden areas. Furthermore, due to the design and siting of the development it is unlikely that there would be any adverse impact on neighbouring occupiers in terms of loss of sunlight/daylight or outlook.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the

availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal would not result in a requirement for additional on-site car parking.

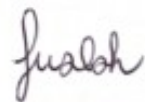
Conclusion

The proposed development has overcome the previous reason for refusal. The development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve this application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	8th January 2026	Dated:	09 January 2026