

Delegated Report

Householder Planning Application

Planning Application No: 20251069

Location: 3 St Chads Drive Gravesend Kent DA12 4EL

Description: Erection of a single storey side extension. External insulation and rendering to match the upper part of the dwelling.

Applicant: Mr Marius Coada

Site Visit Date: 30th October 2025

Submitted Documents/Plans

Application Form;
 Site Location Plan (received on 17.10.25);
 Drawing No. MS28101 – Floor Plans and Block Plan – Existing;
 Drawing No. MS28102 – Elevations – Existing;
 Drawing No. MS28103 – Floor Plans and Block Plan – Proposed; and
 Drawing No. MS28104 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251068	Prior approval application for a single storey rear extension with a depth of 4.00 metres, maximum height of 3.13 metres and eaves height of 2.25 metres.	Prior Approval Not Required	14.11.2025

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

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)
- 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

Three surrounding properties were consulted, a site notice was displayed on 30.10.25 and no responses were received. The overall consultation period expired on 21.11.25.

Site Description

3 St Chads Drive is a two storey semi-detached property located to the northeast of the highway.

Site Photos



This application proposes the erection of a single storey side extension to be used as a porch in replacement of the existing open porch. In addition, it is proposed that the lower half of the house is insulated and rendered; which would match the existing upper half of the property. Furthermore, a window at ground floor level in the flank elevation would be changed for a smaller window.

Officer's Analysis

Design, Character and Appearance

The proposed extension at a height of 3.70m is fairly tall. However it is not excessive in depth (3.00m) and width (1.40m) and therefore the overall scale is considered to be acceptable. The extension would be set in from the front and rear elevations, with a hipped roof and tiles to match the existing roof tiling, with step access incorporated into the design. The proposed fenestration is appropriately designed and sited and would include the relocation of the front entrance to the property.

The proposed rendering of the entire dwelling to match the existing is acceptable as this would not require planning permission in this instance. Additionally, the window alteration in the flank elevation of the main dwelling is acceptable in design terms.

The extension would be visible from the street scene and surrounding area, however it is considered to be a sympathetic and subservient addition that would maintain some space between the dwelling and the site boundary shared with No. 1 St Chads Drive, which is characteristic 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

The development is not considered to be detrimental to amenity. The proposal would result in an enclosed porch area for future occupants, whilst maintaining side access to the rear garden area. In addition, the porch window in the flank elevation would have frosted glass and would serve the porch/hall; ensuring privacy. The window in the flank elevation of the dwelling would be no different to the exiting situation.

As such the proposed development is considered to safeguard the amenity of future occupiers and neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of highways and parking, that arise as a result of 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.

Contamination

The site is located within two historic landfill site buffer zones; Gergory's Crescent and The Nest. As such, if planning permission were to be forthcoming, a watching brief condition could be added to the decision notice.

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 informatics, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	26th November 2025	Dated:	27th November 2025