

Delegated Report

Householder Planning Application

Planning Application No: 20250587

Location: 18 Ascot Road Gravesend Kent DA12 5AL

Description: Demolition of existing rear conservatory and shed. Erection of a two storey side extension and single storey rear/side extension with roof lights and conversion of garage into habitable rooms. Alterations to fenestration.

Applicant: Photay

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 12/06/2025;
Drawing Number BL/DRG/3954/01 (Site Location Plan);
Drawing Number BL/DRG/3954/02 (Block Plans – Existing and Proposed);
Drawing Number BL/DRG/3954/03 (Floor Plans and Elevations – Existing); and
Drawing Number BL/DRG/3954/05 Rev A (Floor Plans and Elevations – 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

Ward Councillors – No comment received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on the 23rd June 2025. No responses were received and the consultation period ended on 18th July 2024.

Officer's Analysis

Design, Character and Appearance

18 Ascot Road is a two storey end of terraced dwellinghouse located on the northern side of the highway. The application site is part soft landscaped to the frontage with additional hardstanding for off road parking and a garage to the front.



The application proposes the erection of a two storey side extension and single storey rear/side extension with roof lights and the conversion of the existing garage into habitable rooms.

The proposed two storey side extension would be located to the rear of the flank elevation behind the existing two storey side extension. It would have a pitched roof at a maximum height of 7.9m and an eaves height of 5.35m. It will project from the flank elevation by 2.72m, be set down from the host roof by 1.27m. The extension will create space for internal alterations to accommodate a utility and shower room to the ground floor and fourth bedroom to the first floor. There will be 2 no windows to the flank elevation at ground floor level serving the shower room (which will be conditioned to be obscure glazed to Pilkington level 3 or above) and utility room. At first floor level there will be a window to the rear elevation serving the bedroom and a high level window to the flank elevation also serving the bedroom.

The proposed single storey rear extension would have a shallow pitched roof at a maximum height of 3.3m and an eaves height of 2.13m. The extension proposes an overall width of 7.88m and would project from the rear elevation by a maximum of 4.47m.

The extension would create space for an open plan kitchen / dining / living area. To the rear elevation there would be bi-fold doors with a high level window to the flank elevation and four no. roof lights. The proposal would be constructed with a brick and render finish to match the existing.

It is considered that the proposed extensions are not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the immediate street scene.

The application also proposes to convert the existing garage to habitable rooms by replacing the garage door with a window. The proposed development would create space for an additional bedroom.

The proposed window would be aligned to respect the window placement of the existing windows and will be white PVCu to match. The front elevation will have a brick finish to match the host dwelling. As such, this part of the proposal is considered to have a minimal impact on the existing dwelling and the immediate street scene.

There is a small raise patio area but this has a minimal depth of 1.7m which means limits its useability.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to five. Gravesham's Residential Layout Guidelines state that a property with four or more bedrooms should have a post development private amenity area as set out below:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development, the application site would retain an amenity area of approx. 138.23 sq. m and a depth of 16.3m in accordance with the current guidelines.

Furthermore, all proposed room sizes are in accordance with those set out in the guidelines.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in

accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application introduces a bedroom window to the rear and flank elevations at first floor level. Due to their orientation, the window to the flank elevation would potentially impact the privacy of neighbouring properties on Central Avenue. However, the proposed window has been designed as a high level window and as such would not have a detrimental impact on neighbouring privacy.

Furthermore, there are no neighbouring properties located to the rear of the application site and therefore there are no concerns with the first floor habitable window to the rear elevation.

The application also introduces a habitable bedroom window to the ground floor front elevation, however, this is considered to have no more of an impact than the existing original habitable windows at first floor level.

As such, no concerns are raised with the application in terms of neighbouring privacy.

The single storey rear/side extension is considered to be modest in height and the proposed two storey side extension is set away from neighbouring properties. As such, the application does not raise any concerns in terms of neighbouring properties in terms of sense of enclosure, outlook or loss of light.

No neighbour representations have been received.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

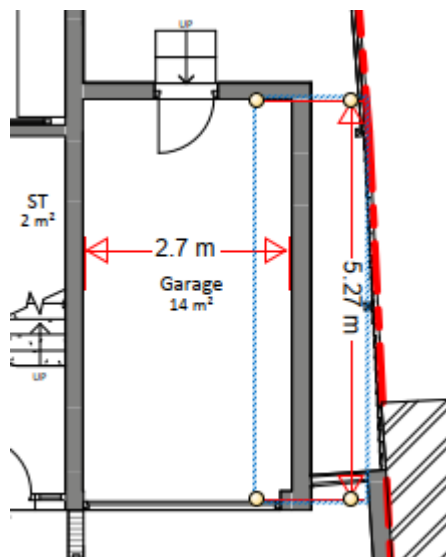
The application looks to convert the existing garage to habitable room, whilst increasing the number of bedrooms at the property from three to five.

However, the property currently provides off road parking to the frontage and the garage is unlikely to be used for parking a modern car as it falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.), as detailed below:

SPG 4 – KCC Parking Standards (2006)

Existing Garage Dimensions

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)



Moreover, it was also noted during officer visit that there is a large volume of on street parking in the immediate area.

Furthermore, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

As such, there are no concerns with parking and highways.

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	<i>F Walsh</i>
Dated:	30 th July 2025	Dated:	31 July 2025