

Delegated Report

Planning Application

Planning Application No: 20250533

Location: 50 Lewis Road Istead Rise Gravesend Kent

Description: Demolition of existing bungalow and erection of a self build detached two storey house with canopy to rear elevation and rear deck.

Applicant: Mr Wareing

Site Visit Date: Street View Site Visit 30.07.25 and Site Photographs Provided within the Design and Access Statement

Submitted Documents/Plans

Application Form;
Supplementary Information – BNG Self Build Form;
Supplementary Information – Design and Access Statement;
Drawing No. 28180 EX 01 Rev. A – Site Location Plan;
Drawing No. 28180 EX 02 Rev. A – Block Plan – Existing;
Drawing No. 28180 EX 03 Rev. A – Site Plan – Existing;
Drawing No. 28180 EX 04 Rev. A – North East Elevation – Existing;
Drawing No. 28180 EX 05 Rev. A – North West Elevation – Existing;
Drawing No. 28180 EX 06 Rev. A – South West Elevation – Existing;
Drawing No. 28180 EX 07 Rev. A – South East Elevation – Existing;
Drawing No. 28180 EX 08 Rev. B – Ground Floor Plan – Existing;
Drawing No. 28180 EX 09 Rev. A – Roof Plan – Existing;
Drawing No. 28180 EX 10 Rev. A – Street Elevations showing Boundary Wall – Existing;
Drawing No. 28180 EX 11 Rev. A – Section AA – Existing;
Drawing No. 28180 PL 01 Rev. B – Block Plan – Proposed;
Drawing No. 28180 PL 02 Rev. B – Site Plan – Proposed;
Drawing No. 28180 PL 03 Rev. B – Ground Floor Plan – Proposed;
Drawing No. 28180 PL 04 Rev. A – First Floor Plan – Proposed;
Drawing No. 28180 PL 05 Rev. A – Roof Plan – Proposed;
Drawing No. 28180 PL 06 Rev. A – North East Elevation – Proposed;
Drawing No. 28180 PL 07 Rev. A – North West Elevation – Proposed;
Drawing No. 28180 PL 08 Rev. A – South West Elevation – Proposed;
Drawing No. 28180 PL 09 Rev. B – South East Elevation – Proposed;
Drawing No. 28180 PL 10 Rev. A – Street Elevation showing Boundary Wall – Proposed; and
Drawing No. 28180 PL 11 Rev. A – Section AA – 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
- CS14 – Housing Type and Size
- CS15 – Housing Density
- 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)
- Gravesham Landscape Character Assessment (2009)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection Team

There is no objection to this application. The site falls within the buffer zone of a former landfill site so a contaminated land watching brief condition is recommended. In addition, due to the proximity to other dwellings a Demolition and Construction Environmental Management Plan is advised.

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate.

GBC Waste and Recycling Team

No response received.

KCC Biodiversity

No response received.

KCC Highways and Transportation

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since

failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Southern Water

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. Please provide a drainage diagram showing the foul connection.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)

and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition:

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Connection to public sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme. - Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Proposed works involve demolition.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Southern Water Map Extract



Southern Gas Network

No response received.

Local Ward councillors

No response received.

Neighbouring properties

8 surrounding properties were consulted, no responses were received and the consultation period expired on 01.07.25.

Site Description

50 Lewis Road is a detached bungalow fronting the south western side of Lewis Road.

Photos provided with application



Fig.3 - Front view of site from Lewis Road (North East)



Fig.4 - Rear elevation of site showing existing extension



Fig.5 - View of garden showing step down



Fig.6 - View of garden



Fig.7 - View of garden showing existing shed



Fig.8 - View of garden showing existing patio

In the immediate local vicinity, there are bungalows and chalet bungalows with some two storey dwellings located further along Lewis Road.

Site Photos

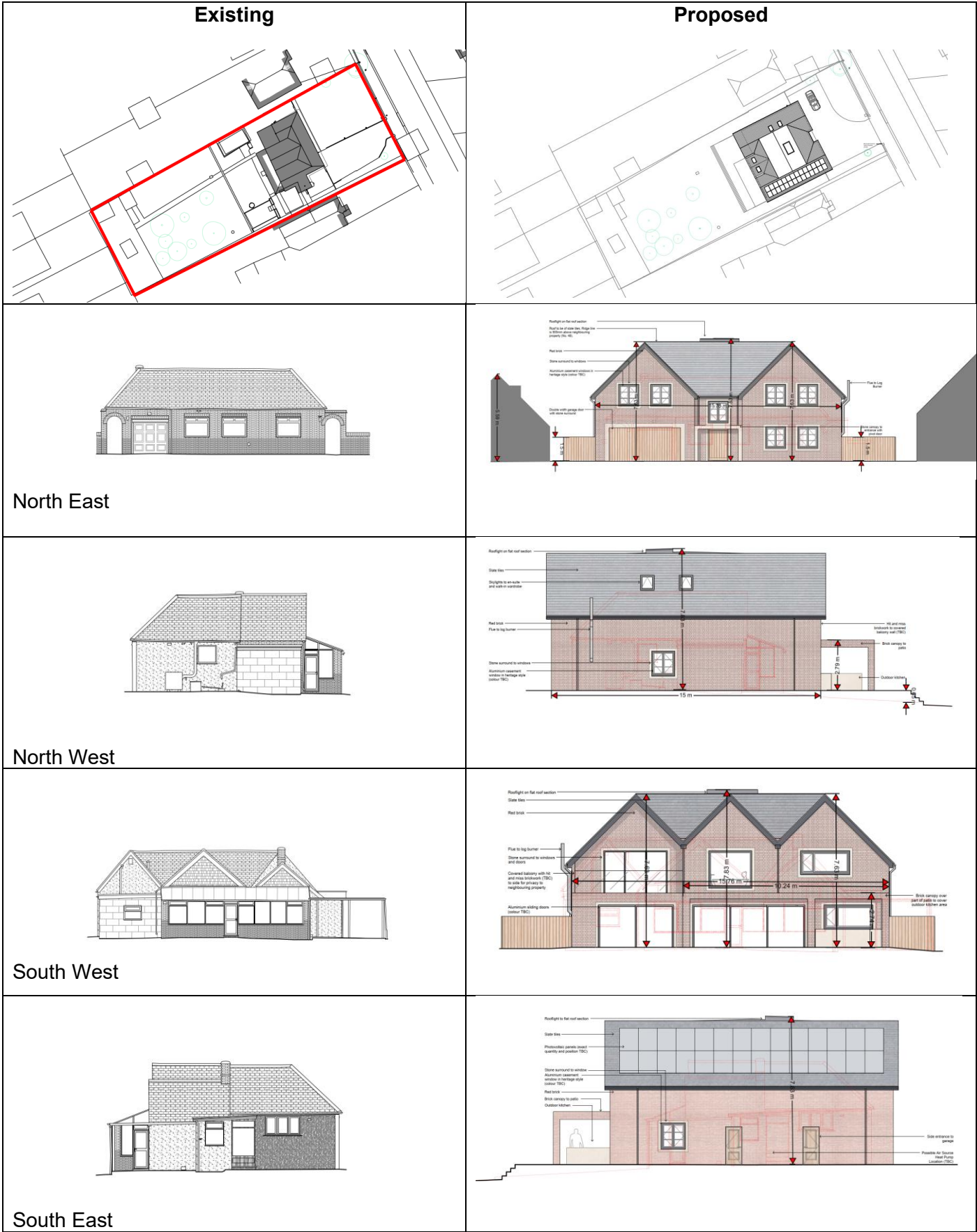




This application proposes the demolition of the existing 2/3 bedroomed detached bungalow and the erection of a 5 bedroomed detached two storey dwelling with canopy and deck to the rear elevation and a new driveway from the existing entrance.

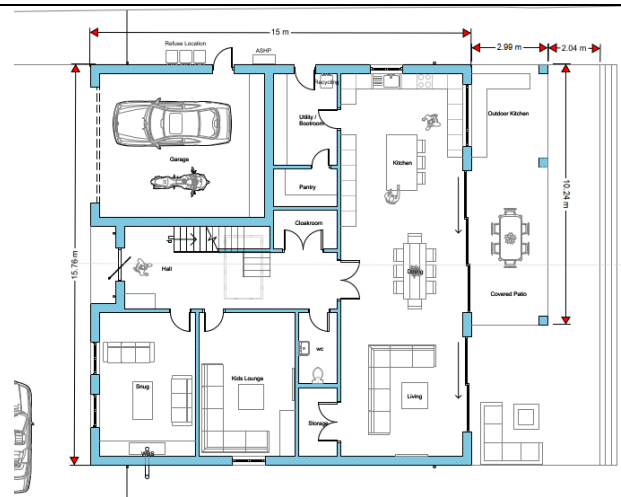
Proposed Development

Case officer measurements are indicated on the plans below in black and red:

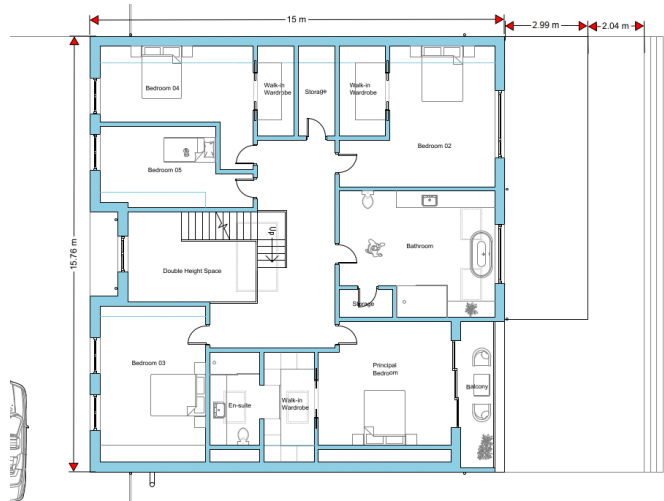




Ground Floor



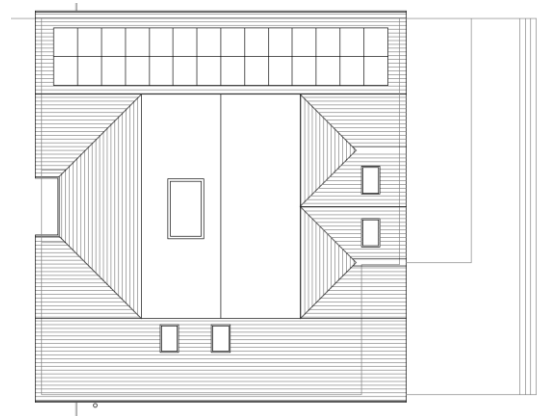
X



First Floor



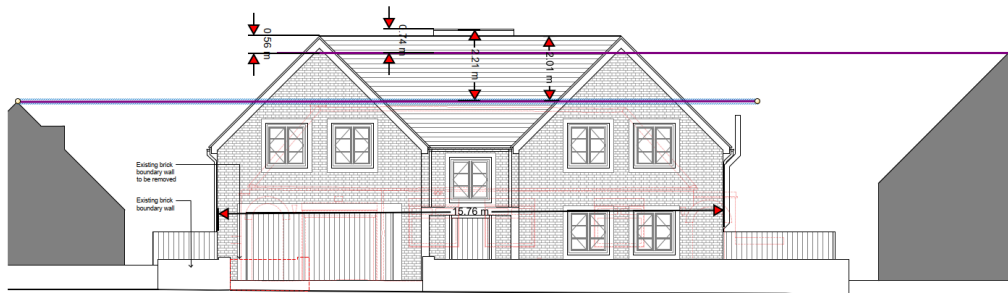
Roof Plan



Existing Street Elevation



Proposed Street Elevation



Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance and Impact on the Landscape

The property is situated within the Istead Arable Farmlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

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.

Currently the site consists of a detached bungalow with various extensions. The property has a large sized garden to the rear and to the front there is an existing hardstanding area, with access to the integral garage, a low front boundary wall and soft landscaping.

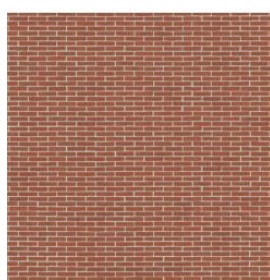
The neighbouring properties either side of the application site are detached chalet bungalow style properties. No.52 Lewis Road is a similar height to the existing bungalow, and No.48 is greater in height. Whilst the appearance of the properties in the vicinity of the application site could be considered to vary, most of the properties are detached bungalows or chalet bungalow style properties. Therefore an enlargement of the dwelling may be considered to be acceptable in principle.

Materials

The proposed external materials including; slate tiles, timber doors, red brick walls, aluminium casement windows in heritage style (with stone surround) and black rainwater goods are considered to be good quality materials, acceptable in principle. If planning permission were to be forthcoming, the decision notice could include a condition to provide further details and/or samples of materials to ensure a good visual relationship between the dwelling and the properties within the surrounding area.



Slate Roof Tiles



Red Brick



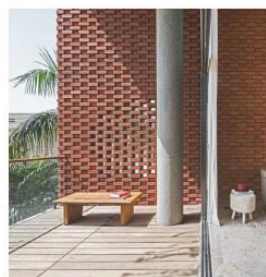
Timber



Stone Surround to Aluminium Windows



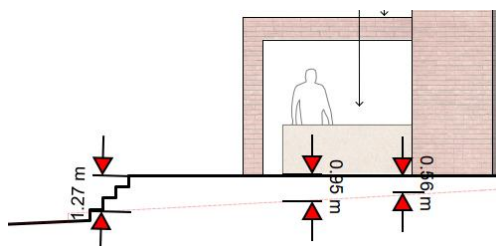
Reconstituted Stone of Similar Colour



Hit & Miss Brickwork to Balcony

Rear Deck/Covered Patio

The rear deck and covered patio area would be large, extend the width of the dwelling and situated at a significantly higher land level within the rear garden.



Overall, it is considered to be excessive in scale and an incongruous addition to the rear garden environment.

Solar Panels

Although solar panels are beneficial in terms of energy, the excessive amount of panels proposed on the south east elevation would be prominent within the street scene. Panels should be sited discreetly towards

the rear of the dwelling and should not be excessive in number. It is noted that the installation on this particular elevation would be beneficial in terms of sunlight, however, they would be viewed prominently from the street scene due to the scale of the dwelling and proposed positioning within the street scene. This is set out in Gravesham's Design SPD (2021):

Solar Panels

10.24 The installation of solar panels (photovoltaic and thermal) on dwellings may be 'permitted development' with no need to apply to the Council for planning permission. There are, however, important limits and conditions which must be met to benefit from these permitted development rights.

10.25 Solar panels should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.

10.26 Conservation Areas - wall mounted panels must not be fitted to a wall which fronts a highway. Equipment on a building should be sited, so far as is practicable, to minimize the effect on the external appearance of the building and the amenity of the area.

10.27 Further information on the conditions that need to be met for the proposal to be permitted development can be found on the Planning Portal,

Front Garden

It is noted that there are proposed changes within the property frontage including a reduction in this space due to the increased size and repositioning of the dwelling. Notwithstanding the aforementioned issues with the dwellings incongruous appearance within the property frontage, it is considered that the proposed extension to the vehicular crossover and increased hardstanding area could be acceptable in principle, in design terms, subject to further landscaping details. As such, if planning permission were to be forthcoming, it is considered that the design aspect of this part of the proposal could be dealt with via condition. Biodiversity and Highways implications shall be discussed in the relevant sections of this report below.

Boundary Treatments

Although some information regarding boundary treatments have been provided including the new proposed 1.50m fencing to the front of the property, it is unclear whether there would be any alterations to the boundary treatments along the shared boundaries with neighbouring properties. If planning permission were to be forthcoming for the development, further information could be sought or this could be secured by condition, as necessary.

Proposed Balcony

The proposed balcony could be considered acceptable in design terms, but the hit and miss brickwork would raise amenity concerns, which can be considered further in the report below.

Proposed Replacement Dwelling

Whilst it is appreciated that any replacement two storey dwelling would be greater in height, it is considered that care still needs to be taken to ensure the dwelling is not overly large in relation to the street scene and surrounding environment, in order to avoid appearing incongruous. In this instance, the height, design and overall scale of the dwelling is considered to be inappropriate and incongruous.

The dwelling would be excessive in width, depth, height, and overall scale, bulk and massing. It would be so large that a part flat roof, with projecting rooflight is proposed. This is not in keeping with the roof forms in the area, and would generally not be supported for a dwelling at two storey level; as set out in Gravesham's Householder Design Guidance (2021). The dwelling would also be constructed forward of the existing bungalow, closer to Lewis Road and further increasing the prominent and incongruous appearance of the dwelling within the street scene.

A Planning Inspector held a similar view for a proposed replacement dwelling at 232 Singlewell Road. The Planning Inspector dismissed the appeal (reference: APP/K2230/W/24/3345270) (Appendix 1) and made the following relevant conclusions:

3. The appeal site consists of a detached bungalow on Singlewell Road with off-street parking on a

driveway to the front. It is located within a row of other properties of differing scale and architectural style. The surrounding neighbourhood is generally residential in nature.

4. The new house would be clearly visible from the public domain and the surrounding curtilages of other properties in the vicinity. To my mind, the greater depth and height of the appeal proposal and the more solid, rectangular form of the elevations would contrast significantly with the more diminutive proportions of the existing property. As such, the extent of development would not be sympathetic to the relatively modest scale of the current bungalow and those properties to either side.

5. The cumulative impact of the mass and bulk at first floor level, together with the boxy, deep plan form - which would be visible from the public highway over the front garden of no. 230 - and extent of crown roof, would appear dominant and obtrusive. Overall, the scale and design of the proposals would lack architectural subtlety and the scheme would result in a harsh intrusion into the pleasant residential setting.

6. I appreciate that the existing bungalow itself is low-grade, not architecturally distinguished and the area is not a particularly sensitive one in design or heritage terms. Nonetheless, such factors do not justify the magnitude of the scheme before me. Moreover, the locality comprises houses of varying size and appearance, including two-storey residences with crown roofs. However, these examples are set adjacent and in close proximity to other two-storey buildings where their deep plan nature is less obvious, and are the exception rather than the rule along Singlewell Road. In any event, the appearance of other dwellings would be a neutral consideration in any balance against planning harm, and I am mindful that each case must be assessed on its own merits.

7. I therefore conclude that the proposal would be detrimental to the character and appearance of the existing dwelling and the local area. It would fail to meet Policy CS19 of the Gravesham Local Plan Core Strategy 2014 (CS), which seeks to secure new development of acceptable scale and appearance. It would also be inconsistent with the advice in the National Planning Policy Framework (the Framework), which states that good design is a key aspect of sustainable development.

The findings of the Inspector correlate with the assessment of this application and the proposed dwelling is considered to be harmful.

Overall, the proposed replacement dwelling and associated works, by virtue of its size, bulk, massing and design would be an overly dominant and incongruous form of development which would not be in keeping with the immediate street scene it is situated in and would cause harm to the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy.

The design and Access Statement sets out that the dwelling would be a 6 person dwelling. The standards are set out below:

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

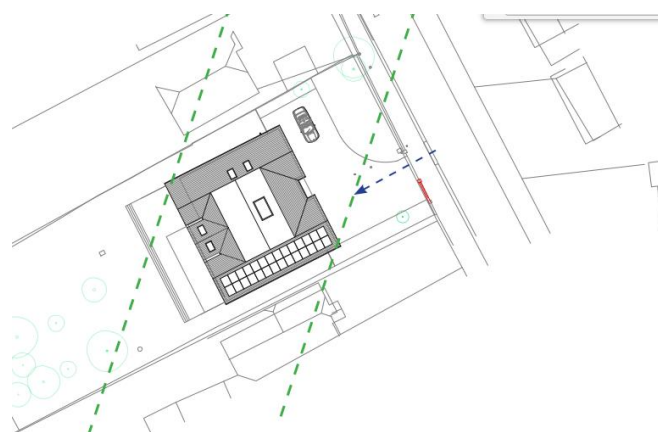
The gross internal area and rooms in the proposed dwelling are in accordance with the Nationally Described Space Standards (2015) and Gravesham's Residential Layout Guidelines (2020). It is considered that all habitable rooms would receive sufficient natural light. In addition, there is more than sufficient garden area for future occupiers.

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

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. 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.

It is noted a silhouette of the neighbouring properties has been provided on the street elevation plans, along with an indication of the level of obstruction in the Design and Access Statement:



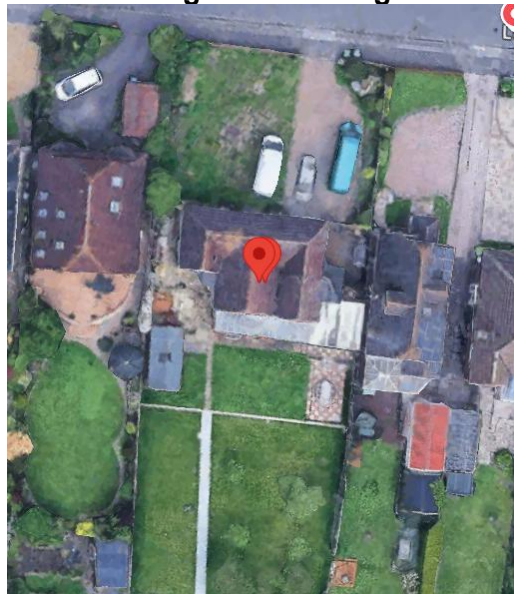
Key:

— Access — 45 degree line showing lack of obstruction

However, overall insufficient information has been provided in terms of how the development would impact neighbouring properties.

From the plans provided it is considered that the proposal would result in an unneighbourly form of development of overbearing impact, that would detrimentally affect neighbouring amenity. The dwelling would be replacing a bungalow constructed at two storey level, on a much greater scale, projecting forward into the front garden. In addition, the rear deck would be constructed on a significantly raised platform, and there are concerns with the hit and miss brickwork of the proposed balcony. As such, it is considered the development would result in privacy concerns and result in the dwelling having an overbearing impact on neighbouring properties. The overbearing impact would particularly affect No. 52 Lewis Road, which sits on a slightly lower land level than the application dwelling, and is sited further back from the road.

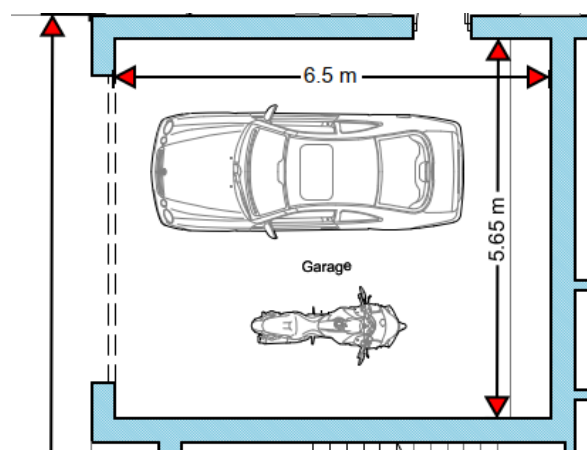
Google Aerial Image



As such, the proposal fails to safeguard the amenity of surrounding properties contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

As per Gravesham's Design Guidance (2021) double garages should provide clear internal dimensions of 5.50m length x 6.00m width for two cars. The plans show the garage would not meet these requirements:



However, the proposal also includes an increase to the hardstanding area in the front garden, which would be constructed using permeable materials and an extension of the existing vehicular access. If planning

permission were to be forthcoming, it is considered that a condition could be added to the decision notice to ensure there would be sufficient space for off-street parking for the proposed dwelling, along with pedestrian visibility splays, a driveway that would meet the requirements of KCC Highways, and hard and soft landscaping. As such, there are no objections to the proposed development on highways grounds.

Ecological & Biodiversity Impact

The proposal would result in the loss of biodiversity as soft landscaping would be reduced as a result of the proposal. However, the Design and Access Statement sets out that the driveway would be lined with greenery. As such, if planning permission were to be forthcoming, conditions relating to planting could be added to the decision notice to ensure biodiversity loss is mitigated.

Biodiversity Net Gain

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

In terms of this application, the proposal is for a replacement self-build dwelling. As such, the proposal would be exempt from the biodiversity net gain condition.

Archaeology

The site is in an Area of Archaeological Potential and KCC Heritage advise that the proposal would be unlikely to have a significant below-ground archaeological impact. As such the proposal is considered to be acceptable in respect of archaeology and compliant with saved Policy TC7 (LPFR).

Drainage

Southern Water have advised that insufficient information has been provided in relation to drainage. Policy CS18 (LPCS) (2014) sets out the requirements for dealing with sustainable drainage and surface water run-off. Should permission be forthcoming it is considered that full details could be secured by condition.

Land Contamination

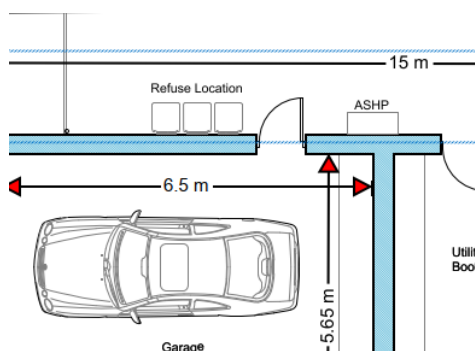
Policy CS19 (LPCS) (2014) sets out that new development shall be located, designed and constructed to avoid adverse environmental impacts from amongst other things, land contamination. Paragraph 196 of the NPPF (2024) states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks from land instability and land contamination.

GBC Environmental Protection advise that a condition to secure the applicant undertaking a watching brief during construction would be sufficient to ensure that the proposed development does not take place on contaminated land. In this respect subject to condition should permission be forthcoming the proposal is considered acceptable in respect of land contamination and compliant with Policy CS19 (LPCS) (2014).

Refuse

Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage and recycling of waste.

The proposed plans show the refuse area would be located to the side of the property, adjacent to the garage. Full plan and elevation drawings of the refuse store have not been submitted, however, this could be secured by condition if planning permission were to be forthcoming.



Conclusion

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

The proposed replacement dwelling and associated works, by virtue of its size, bulk, massing and design would be an overly dominant and incongruous form of development which would not be in keeping with the immediate street scene it is situated in and would cause harm to the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

The development would have a detrimental impact on neighbouring amenity in terms of loss of privacy and overbearing impact due to the design, siting and scale of the proposal. As such, the proposal fails to safeguard the amenity of surrounding properties contrary to Policy CS19 (LPCS) (2014) and Section 12 of the 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:	30th July 2025	Dated:	1st August 2025