

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250424

**Location:** 43 Cambria Crescent Gravesend Kent DA12 4NJ

**Description:** Erection of a first floor extension over existing front porch.

**Applicant:** F Newman

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form Dated 25/04/2025;  
Supplementary Information – Design and Access Statement;  
Supplementary Information – Site Photos  
Site Location Plan;  
Drawing Number 172/02 (Elevations, Floor Plans, Roof Plan and Block Plan – Existing); and  
Drawing Number 172/01A (Elevations, Floor Plans, Roof Plan and Block Plan – Proposed).

### Relevant Planning History

| Reference | Description                                                    | Decision  | Decision Date |
|-----------|----------------------------------------------------------------|-----------|---------------|
| 20140161  | Erection of front extension comprising porch entrance and w.c. | Permitted | 07.04.2014    |
| 19540471  | Composite development of land                                  | Permitted | 05.06.1957    |

### 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 comments received*

### Neighbouring properties

6 surrounding properties were consulted and no responses were received. The consultation period ended on 22.05.2025.

## **Officer's Analysis**

### Design, Character and Appearance

43 Cambria Crescent is a semi-detached property located on the South side of the highway. The property is part soft landscaped to the frontage with shared vehicular access to the side leading to a garage. The property has previously been extended by a porch to the front.



The application proposes the erection of a first floor extension over existing front porch.

The extension would have a pitched roof at a maximum height of 6.45m and an eaves height of 4.95m. The extension will project 2m from the principal elevation with a width of 2.77m and will be constructed with a brick finish and tile roof to match the existing dwelling.

The extension will create space for a larger bedroom to the first floor. There will be a window to the front elevation at first floor level, to serve the extended bedroom.

The first floor front extension does not expand the footprint of the existing front porch and the extension has been designed with a pitched roof which is in keeping with the existing dwelling. Furthermore, this type of extension is very common within Riverview Park estate, there are several examples of similar alterations within the immediate area, as shown below:

Neighbouring Properties 32 and 34 Cambria Crescent



As such the extension is not considered to have a detrimental impact on the character of the host dwelling, nor is it considered to be out of keeping with the immediate street scene.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and 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

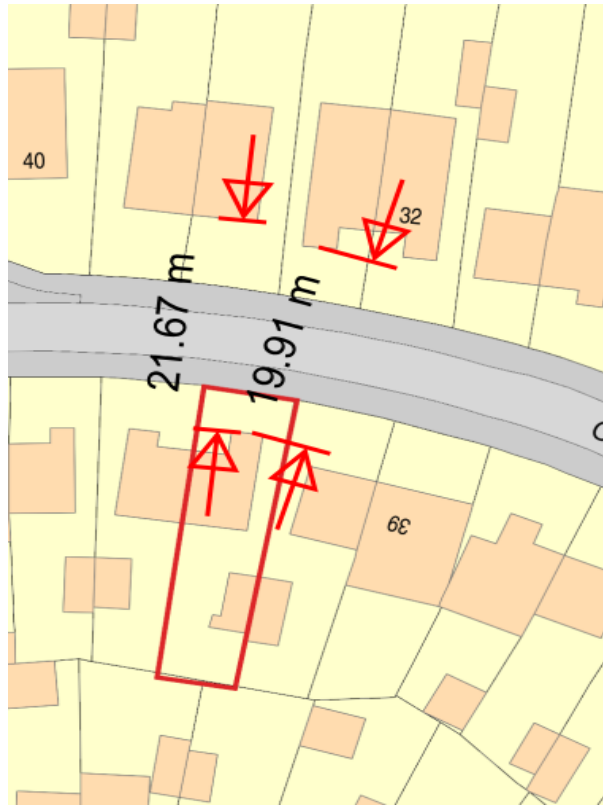
The application does not look to increase the number of bedrooms at the property and does not reduced the existing private amenity space, therefore, the proposal would be in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024

#### Neighbouring Amenity

The front extension is set away from neighbouring properties and as such there are no concerns with neighbouring overshadowing or loss of light.

Gravesham's Residential Layout Guidelines recommends a minimum distance of 21m between the windows of neighbouring habitable rooms.

The proposal introduces 1no habitable window to the front elevation at first floor level. The application site faces neighbouring properties on the opposite side of the road known as 34 and 36 Cambria Crescent. Whilst the window to window distance between the application site and 34 Cambria Crescent measures at 19.91m, which would fall short of the 21m guideline, it is considered to be a minimal shortfall and it would be unreasonable to refuse the application on these grounds.



As such there are no concerns with neighbouring privacy.

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 proposal does not look to increase the number of bedrooms at the property and whilst it is located to the front of the application site, it does not impact the existing parking provision. As such there are no concerns with regards to highway and parking.

### **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)

|                      |                   |                     |                     |
|----------------------|-------------------|---------------------|---------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody | <b>Team Leader:</b> | <b>Richard Hart</b> |
| <b>Signed:</b>       | <i>N Goodbody</i> | <b>Signed:</b>      | <i>R Hart</i>       |

|               |              |               |                                  |
|---------------|--------------|---------------|----------------------------------|
| <b>Dated:</b> | 16 June 2025 | <b>Dated:</b> | <b>24<sup>th</sup> June 2025</b> |
|---------------|--------------|---------------|----------------------------------|