

Delegated Report

Householder Planning Application

Application No:	20250769
Location:	10 Hill Close, Istead Rise, Gravesend, Kent, DA13 9DD
Description:	Construction of a new front porch with roof overhang, erection of a side extension and rear extension with demolition of existing garage and all associated works.
Applicant:	Mr Adam Webber
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 29 July 2025;
- Ordnance Survey Site Location Plan (scale – 1:1250);
- Drawing no. EX-100 – Existing Site Plan (scale – 1:200);
- Drawing no. EX-200 – Existing Ground Floor Plan;
- Drawing no. EX-300 – Existing First Floor Plan;
- Drawing no. EX-400 – Existing Roof Plan;
- Drawing no. EX-500 – Existing Front and Rear Elevations;
- Drawing no. EX-600 – Existing Side Elevations;
- Drawing no. EX-700 – Existing Section A-A;
- Drawing no. P-200 – Proposed Ground Floor Plan;
- Drawing no. P-300 – Proposed First Floor Plan;
- Drawing no. P-400 – Proposed Roof Plan;
- Drawing no. P-500 – Proposed Front and Rear Elevations;
- Drawing no. P-600 – Proposed Side Elevations;
- Drawing no. P-700 – Proposed Section A-A;
- Drawing no. P-800 – Proposed CGIs.

Relevant Planning History

No relevant planning 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
- Section 15 – Conserving and Enhancing the Natural Environment

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)

Consultations, Publicity and Representations

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 06 August 2025.

Officer's Analysis

Site Description

10 Hill Close is a semi-detached property located on the eastern side of the highway and the end of the cul-de-sac.



It has three bedrooms and benefits from a driveway and detached garage.

Development Proposal

This application proposes the demolition of the detached garage and erection of single storey side and rear extensions, and a front porch.

The dimensions of each extension are as follows:

Porch

- Depth – 1.29m
- Width – 5.72m
- Height (max) – 3.12m
- Height (eave) – 2.45m

Side Extension

- Depth – 8.18m
- Width – 1.5m
- Height (max) – 3.18m
- Height (eave) – 2.85m

Rear Extension

- Depth – 4m
- Width – 6m
- Height (max) – 3m
- Height (eave) – 2.86m

Existing



Proposed



The extensions would create space for a porch entrance, an open plan kitchen diner, utility room, wc and office.

Design, Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2024) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Gravesham's Design Code (2024) expands on the LPCS, to provide additional clarity on expectations of proposals within the Borough. Although high-level, the documents sets out that that design must respond to the scale and proportion of surrounding character, with elevational design that reinterprets key aspects of the existing built form in a style appropriate to the context and provides balance of proportions between each part of the building.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address single storey rear extension, stating that care should be taken to their depth and scale to avoid dominating the property, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries.

This application proposes to erect a front porch extension, as well as a single storey side and rear extension. The front porch would have a pitched roof across the front elevation, whilst retaining the bay window and creating an enclosed porch, and is similar to the front projection on the adjoining property. The side extension retains a gap between the shared boundary with the neighbour and is not excessive in height, and projects beyond the rear wall connecting to the rear extension. The rear extension has a pitched roof, spanning the full width of the dwelling and would project beyond the rear all of the dwelling by approx. 3.54m.

The proposed extensions are shown in the CGI images below, which visually demonstrate that the additions are proportionate to the scale of the property and retain its character and appearance.



Overall, the proposed extensions are acceptable in design terms, by virtue of being proportionate and balanced. Therefore, the proposal is in accordance with Gravesham's Design Code (2024), Gravesham's Householder Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 of the 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'. The proposed extensions would provide generous sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The development will have no impact on the amenity of surrounding properties in terms privacy, overshadowing, loss of outlook or sense of enclosure. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

The property benefits from a large driveway with space to accommodate vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006). The development does not result in any uplift in bedrooms and therefore the property has adequate parking. Therefore, the proposal is in accordance with local and national highway policy.

Any Other Material Planning Considerations

Impact on the Landscape

The application property is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) 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.

The proposal will have no impact on the character of the landscape, by virtue of being located within the settlement and the development accords with Policy CS12 (LPCS).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

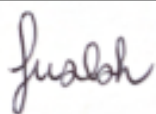
The proposed extensions are not excessive in size or bulk, and will retain the characteristics of the dwelling and continuity within the street scene. The proposal will safeguard the amenity of future occupiers and neighbouring properties, comply with parking standards and preserve the Istead Arable Farmlands Landscape Character Area.

Therefore, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22 nd September 2025	Dated:	24 September 2025