

Delegated Report

Householder Planning Application

Planning Application No: 20250761

Location: 2 Kelso Drive Gravesend Kent DA12 4NR

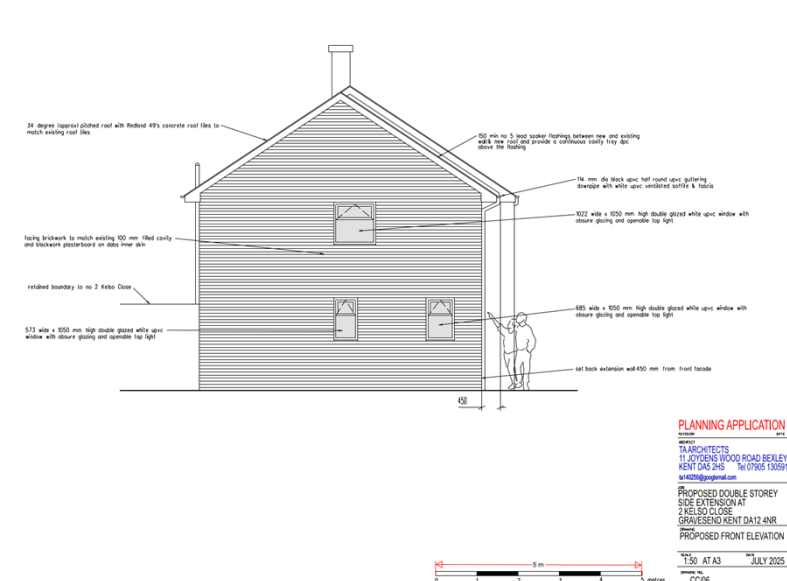
Description: Erection of a two storey side extension.

Applicant: Ms Clare Church

Site Visit Date: Desktop Assessment

Preliminary Matters

Drawing No: CC06 (Proposed Front Elevation) is labelled incorrectly as it shows a side view.



Submitted Documents/Plans

- Application Form
- Drawing No: CC/01 (Site Location Map)
- Drawing No: CC/08A (Proposed Rear Elevation)
- Drawing No: CC/06 (Proposed Side Elevation)
- Drawing No: CC/06A (Proposed Front Elevation)
- Drawing No: CC/05A (Proposed First Floor Plan)
- Drawing No: CC/04A (Proposed Ground Floor Plan)
- Drawing No: CC/03 (Existing Ground and First Floor Plans and Elevations)
- Drawing No: CC/02 (Existing and Proposed Block Plans)

Superseded

- ~~Drawing No: CC/08A (Proposed Rear Elevation)~~
- ~~Drawing No: CC/06A (Proposed Side Elevation)~~

- ~~Drawing No: CC/05A (Proposed First Floor Plan)~~
- ~~Drawing No: CC/04A (Proposed Ground Floor Plan)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240491	Erection of a two storey front and side extension and relocation of entrance into principle elevation.	Refused	07.08.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

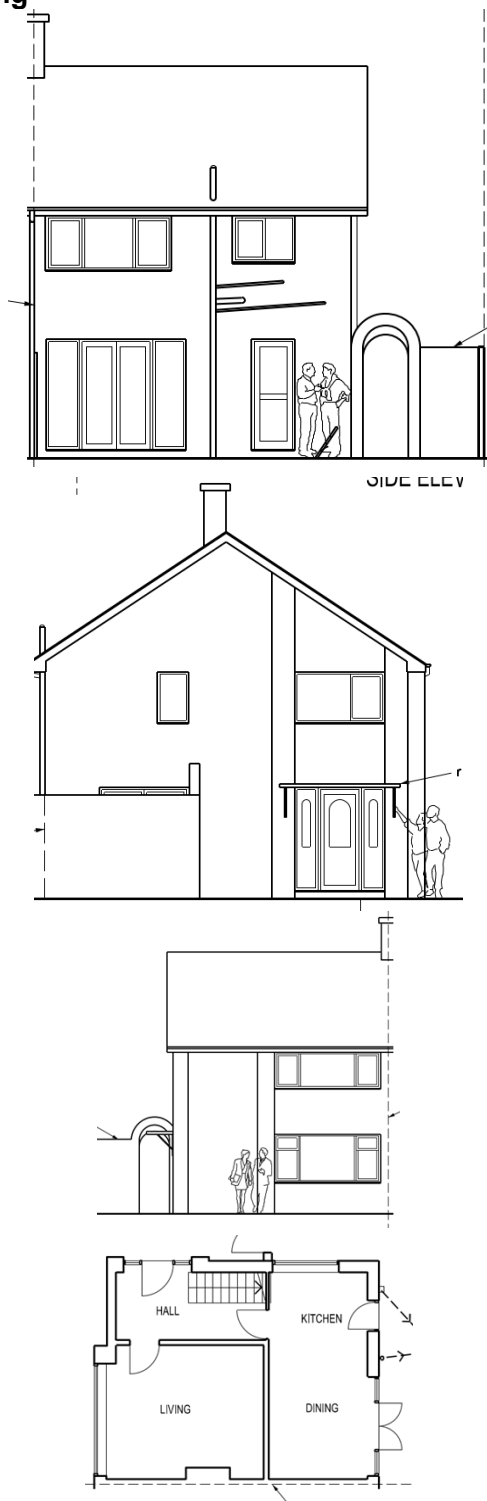
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 26.08.2025 and no comments were received.

Analysis

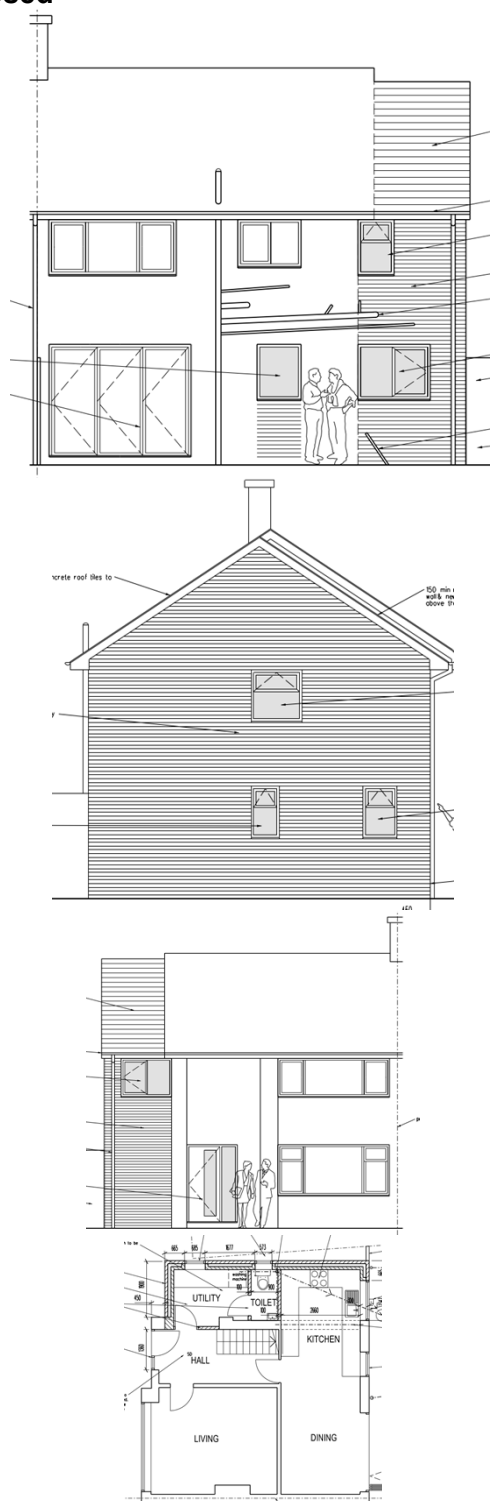
Proposal

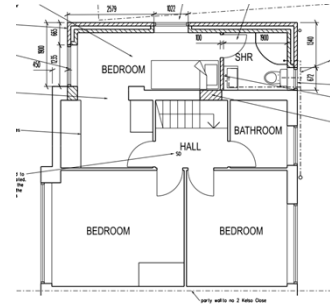
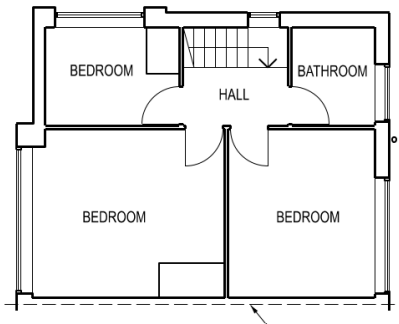
The proposal seeks to erect a two storey side extension.

Existing



Proposed





Background

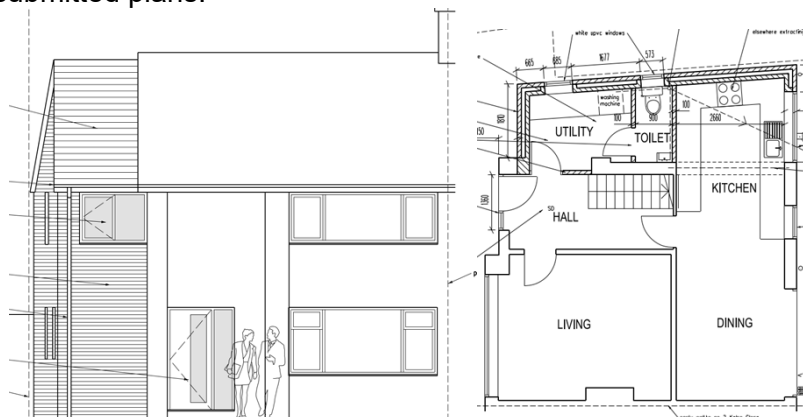
There has been a previous application at the property under reference 20240491 for the erection of a two storey front and side extension and relocation of entrance into principal elevation. This application was refused owing to the below:

- The bulky, cumulative two storey side extension represents a disproportionate and incongruous development that would result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling and wider street scene, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023 and SPD4 - Householder Alterations and Extensions Guidance 2021.*

In order to achieve planning permission the current proposal would need to demonstrate that it has overcome the previous reason for refusal.

This submission has been amended to reflect better design at the request of the LPA. The initial application proposed a side extension which followed the boundary line meaning that it tapered outwards to the rear of the plot. It was considered that due to the prominent corner location and the extension being two storey in height, the design would need to be parallel to the existing dwelling in order to be acceptable.

Below are the initially submitted plans.



Character and Appearance

The application site is two storey semi detached dwelling situated on a prominent corner plot in the Riverview park estate. The site is located adjacent to a plot of amenity land which provides a defensible area between the rear half of the dwelling and the public realm. The site has not previously been extended.

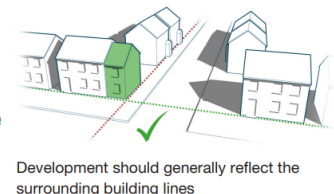
The proposed development seeks to erect a two storey side extension which will allow for a larger third bedroom with an ensuite as well as utility and toilet at ground floor with an extension to the existing

kitchen. Under the proposal the front door will also be relocated to face towards Cambria Crescent.

The previously refused extension projected forward of the front elevation and disrupted the existing building line. The proposed extension will be set behind the principle elevation and the roof will be set below the main ridge.

The extension will run parallel to the main dwelling and will therefore be varied in terms of its distance from the boundary line. The extension will be closer to the boundary to the front of the plot due to the plot tapering outwards to the rear. This means that a small front section of the extension will be built on the boundary. The below extract from the Council's adopted design guidance is relevant in this instance:

- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



In this instance it is important to note that only a small section of the flank wall will be on the boundary with the majority being set behind a strip of amenity land which offers a buffers between the flank wall and public footpath. Furthermore the amenity land comprises soft landscaping which reduces the impact of the extension on the highway.

The design guidance raises concerns relating to the encouragement of ASB where a flank wall is located next to a footpath, in this instance the flank wall would not be accessible due to the amenity land acting as a buffer.

On balance in terms of design and appearance the proposed extension is considered to overcome the previous reasons for refusal. The extension is subservient and designed with a complimentary roof form with materials to match. The proposal therefore complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed bedroom is compliant with the nationally described space standard and will have adequate access to light and outlook. As the number of bedrooms is not increasing, the existing amenity space would be considered sufficient. The proposal safeguards future occupiers amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development due to its siting will not impact the adjoining semi.

The proposal will include a secondary bedroom window in the flank elevation at first floor level which will face towards No.1 Kelso Close. There is currently a window in the flank elevation serving the bedroom of the application property and there is a window in the flank elevation of No 1 Kelso Drive which also serves a bedroom. The proposal will result in the windows having a shorter distance between them, however as this window will be secondary it is not considered to have a material impact on privacy. It is also shown to be obscure glazed which will be conditioned.

There are no concerns that the proposal will impact light or outlook of No.1 Kelso Drive. In order to further safeguard privacy a condition will be imposed to ensure any windows service a w/c are obscure glazed and top hung.

The proposal adequately safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

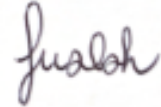
Parking and Highways

The proposal will not impact the existing parking arrangements so further consideration relating to parking is not warranted.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions and has overcome the previous grounds of refusal.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16/09/2025	Dated:	30 September 2025