

Delegated Report

Householder Planning Application

Planning Application No: 20250907

Location: 1 St Davids Crescent Gravesend Kent DA12 4AS

Description: Erection of a single storey side extension with roof lantern and enlargement of the patio.

Applicant: Mr Fenton

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing SM553.2 (Proposed Plans, Elevations and Block Plan)
- Drawing SM553.1 (Existing Plans, Elevations, Location Map and Block Plan)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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)
- 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

GBC – Highways Officer

Neighbouring properties

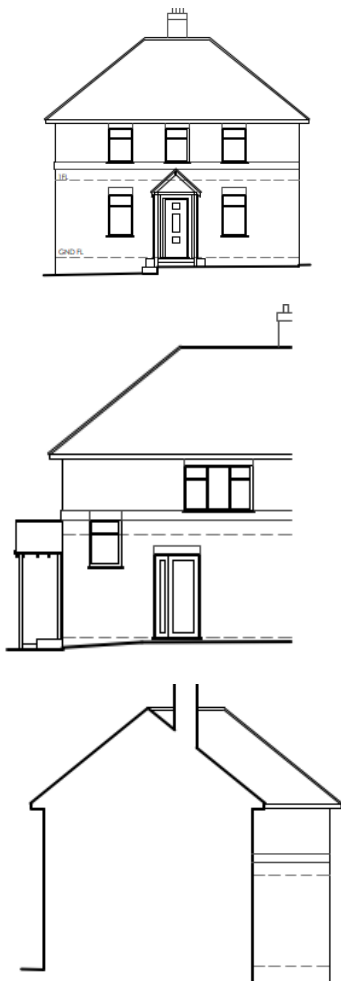
The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 06.10.2025 and no comments were received.

Analysis

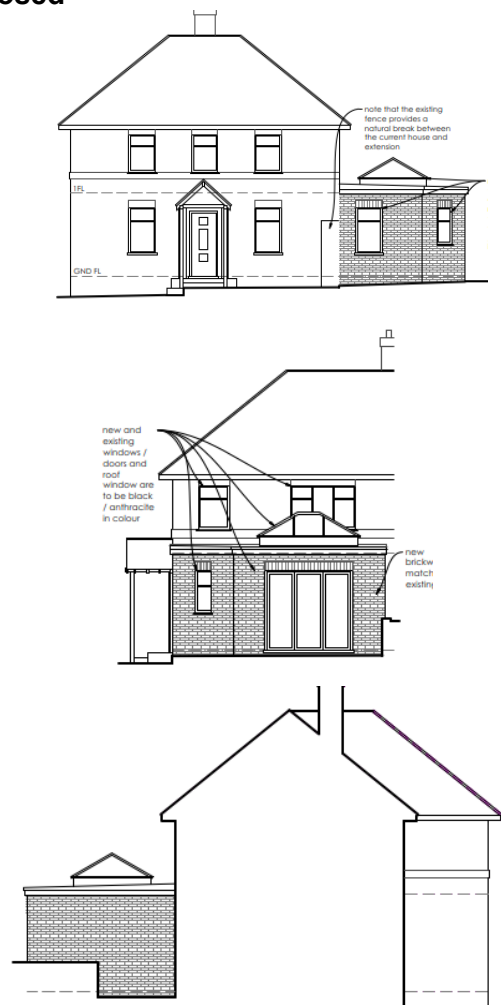
Proposal

The proposal seeks the erection of a single storey rear extension with a roof lantern and enlargement of the patio area.

Existing



Proposed





Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The front entrance to the house faces west unlike the adjoining semi whose front entrance faces North, the reason for this is due to the fact the dwelling is located on a corner plot.

The proposed development seeks to erect a single storey side extension which would be located within the garden area of the dwelling. The proposed extension is modest in terms of its height and scale and is appropriately designed. The extension will include a roof light and will include a bifold in the eastern elevation which will provide access into the garden area.

The proposal also seeks to extend the patio area, this element of the proposal could be carried out without the benefit of planning permission as the extension will not require any alterations to the land levels.

In terms of design the proposed extension is acceptably designed and will not impact the wider character and appearance of the area in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The extension will provide additional living space and there will be sufficient private amenity space post development. The proposed safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed extension will be constructed on the common boundary shared with the adjoining semi known as No. 18 St Hildas Way. Given the modest depth and height of the extension it is not considered that the extension would impact neighbouring amenity.

There are no proposed windows in the flank elevation, however to further safeguard neighbouring amenity a condition will be imposed which will prohibit any additional fenestration without planning permission, a further condition will be added to ensure the w/c window is obscure glazed and top hung.

The proposed extension safeguards the amenity of neighbouring occupiers inline with the requirements of SPG2 Residential Layout Guidance 2020.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03.11.2025	Dated:	3 rd November 2025