



Delegated Report

Householder Planning Application

Planning Application No: 20251006

Location: 18B Dover Road East Gravesend Kent DA11 0RG

Description: Erection of a single storey rear extension and changes to fenestration.

Applicant: Mr Baalraj Manak

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: LOC1 Rev A (Proposed Block Plan)
- Drawing No: BLCP01 Rev A (Proposed Block Plan)
- Drawing No: BLCE01 Rev X (Existing Block Plan)
- Drawing No: PREL01 Rev X (Proposed Elevations)
- Drawing No: EX01 Rev X (Existing Plans and Elevations)
- Existing Plans and Elevations

Supplementary Information

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250548	Erection of a single storey rear extension, change of use of existing basement from storage to habitable room with new access stair and alterations to fenestration.	Application Withdrawn	29.07.2025
19830116	Conversion of ground floor to self contained single person flat	Permitted	25.04.1983
19820580	Conversion of first floor into self contained single person flat	Permitted	29.09.1982

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

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 site notice and letters to 5 surrounding properties. The consultation period expired on 14.11.2025 and two representations were received.

The main points raised in the objections were:

- The owners will need to arrange for a change to the land title at their expense
- The proposed planning application is currently planned to be built on a land title that belongs to 18a Dover Road East
- impact getting my vehicles out of my garage
- obstructions within the access way with debris and other heavy vehicles using this to make deliveries

Some of the points raised above are not material planning considerations and will not form part of this process. Any issues relating to boundary disputes are a civil matter for which independent legal advice would need to be sought.

The proposed development is to be constructed within privately owned land in which case if the development obstructs a garage then this would be a private matter as any effective borrowing of land to manoeuvre a vehicle is a private matter.

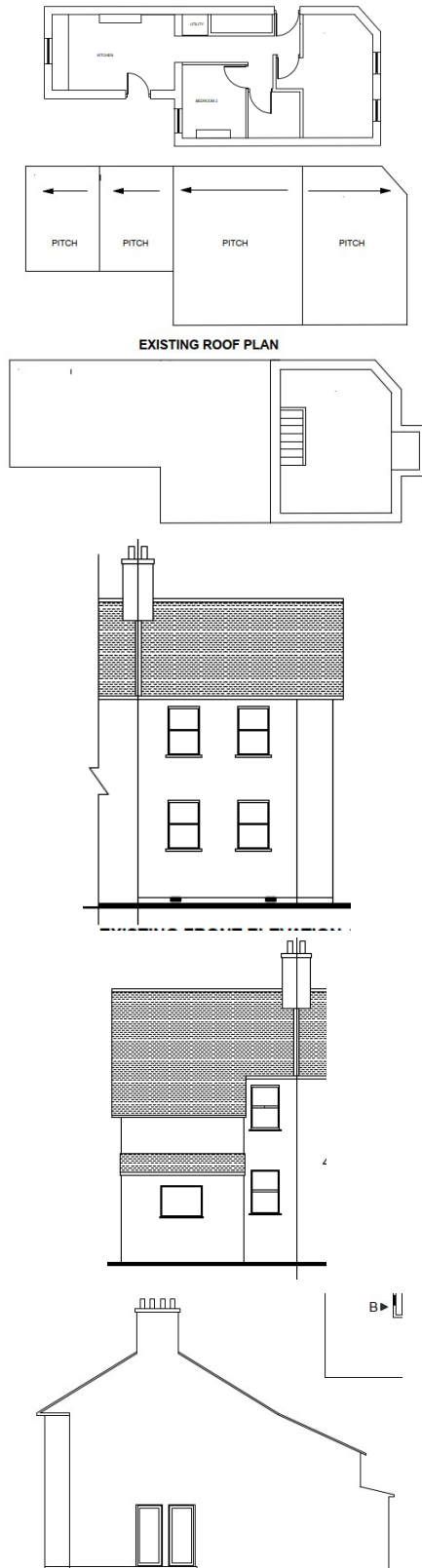
With regards to any obstruction or damage in the access way during the construction period, this again is not a material planning consideration and a private matter.

Analysis

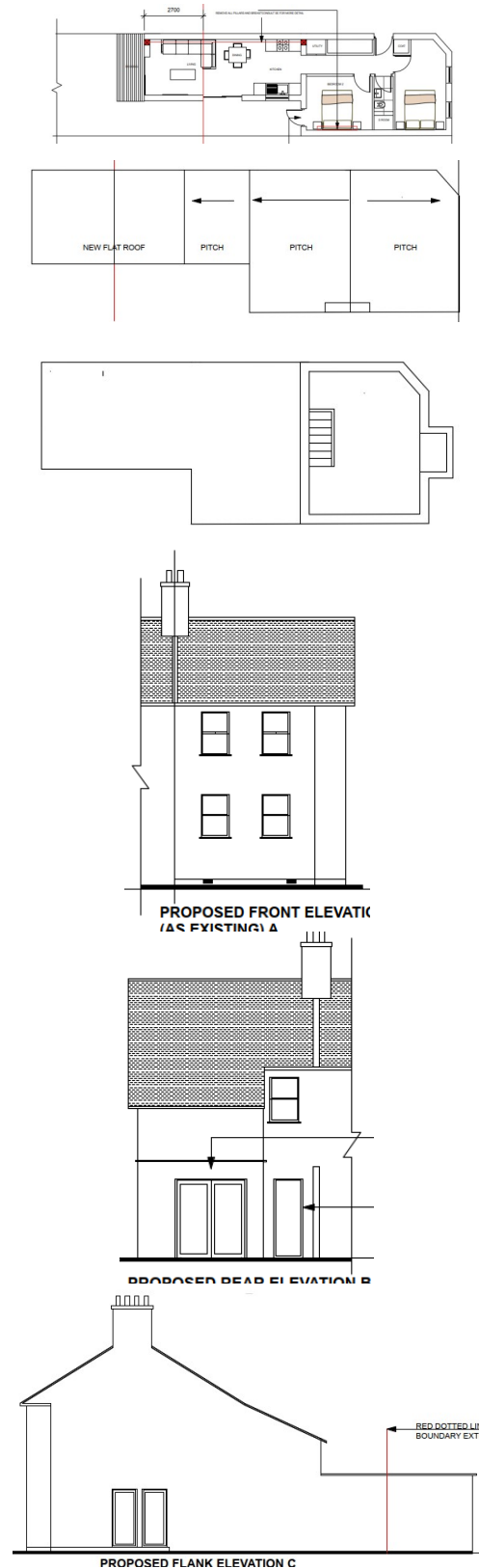
Proposal

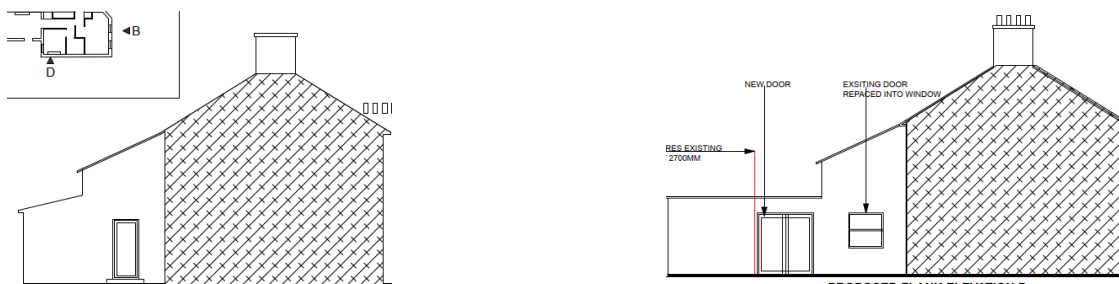
The proposal seeks to erect a single storey rear extension with alterations to the fenestration.

Existing



Proposed





Background

The application site was formerly a vacant retail shop which was converted into a self contained flat in 1983.

Character and Appearance

The application site is a two storey end of terrace property which comprises two flats known as No.18A and No.18B. At present Flat 18B appears to have 1 or 2 bedrooms in place however the existing plans do not explicitly show the front room as being used as a bedroom, post development the front room is shown as a bedroom.



The proposal seeks to demolish the existing rear projection which is finished with a monopitch roof and replace it with a flat roof extension which will be 2.7m deeper than the existing rear projection. The extension will provide a large kitchen, diner and living space which will have double doors in both the rear and side elevations to allow access into the garden.

The proposal shows an existing bedroom window to be replaced by a single door, which is an unusual arrangement given that the door does not show any isolated windows which could be opened for fresh air. As the property is a flat it would not benefit from permitted development rights, therefore the proposed alteration to the fenestration would require the benefit of planning permission.

The submitted information states that the works will be built on land which belongs to No.18A Dover Road East in which case the applicant would need to gain the necessary consents from the neighbouring property.

The proposed extension is located to the rear of the property and would not be visible from a public vantage point therefore there are no concerns relating to the impact of the development on the character of the streetscene. There are examples of similar rear extensions within the vicinity, therefore the proposed is not an out of character addition to the rear of the property.

In terms of design the extension will see the current monopitch roof replaced with a flat roof form which will have a maximum height of 2.8m. The submitted design and access statement advises that the extension will be constructed using materials "in keeping" with the existing.

In terms of design character and appearance the proposal is considered to be acceptable and compliant

with CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development it is considered that there will be adequate amenity space. The bedrooms are compliant with the nationally described space standard with bedroom one having access to sufficient light and outlook.

Bedroom 2 is currently served by a window which is assumed to be glazed with access to adequate light and outlook. The proposal shows the replacement of the window with a door, however it is not clear whether this window would be glazed and if so, would it be obscure glazed etc. The translucent nature of glazing provides sufficient light and outlook to occupants to safeguard wellbeing.

Whilst a solid door with insufficient access to light and outlook would not be considered acceptable, it is noted that refusing the application on this basis is not considered to be balanced.

On balance the proposal is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed development will not impact light or outlook to any of the neighbouring properties due to the siting of the proposed extension. In terms of privacy there are no windows proposed in the flank elevation which faces towards the side access, an existing window in the flank elevation of the extension will be replaced by a double door which will serve the extended kitchen/diner.

Given that the door is located away from the boundary shared with the adjoining terrace its impact is not considered to be harmful, furthermore a fence would be erected up to a height of 2m which would offer some further screening from this door if required.

The proposed development is considered to safeguard the amenity of adjoining occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

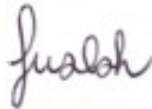
Parking and Highways

The proposed will not increase parking demands on this site so there are no concerns in this regard.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	02.12.2025	Dated:	03 December 2025