

Delegated Report

Householder Planning Application

Planning Application No: 20251005

Location: 11 Crockenhall Way Istead Rise Gravesend Kent

Description: Conversion of existing garage into habitable rooms and erection of two storey rear/side extension.

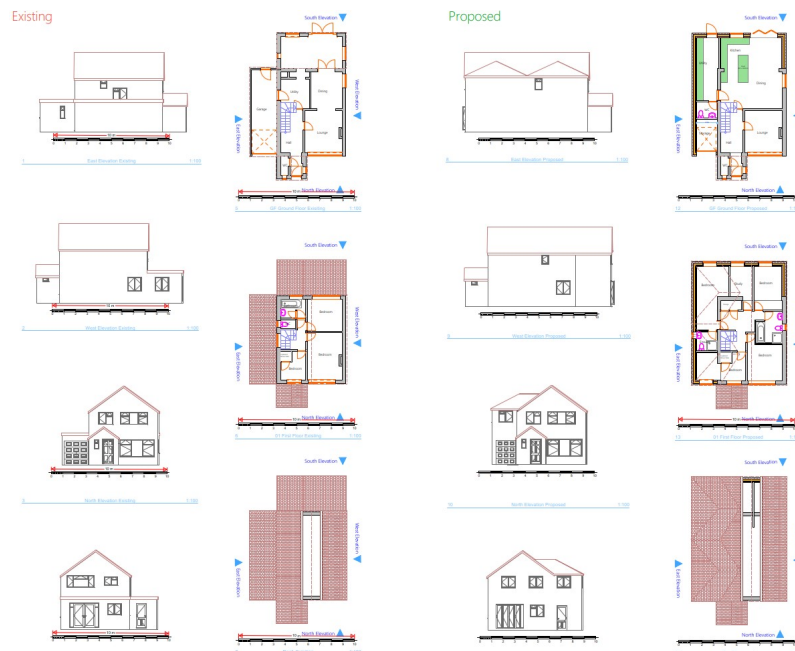
Applicant: Lilibet Dwyer

Site Visit Date: Desktop Assessment

Preliminary Matters

Negotiations were carried out with the applicant as a means of achieving a positive outcome. The applicant agreed to change the plans so that the proposed extension was of a better design and compliant with policy.

Originally Submitted Plans



Submitted Documents/Plans

- Application Form
- Drawing 01 (Proposed Plans and Elevations)
- Drawing 02 (3D Renders and Existing/Proposed Block Plans)

Superseded

- ~~Drawing 01 (3D Renders and Existing/Proposed Block Plans)~~
- ~~Drawing 02 (Existing/Proposed Plans and Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20010560	Erection of first floor rear extension to form bedroom with en-suite bathroom/wc & erection of a single storey front extension to form a porch & cloakroom.	Permitted	15.08.2001
19800248	Erection of single storey rear extension to form enlarged kitchen and enlarged living room	Permitted	07.05.1980

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

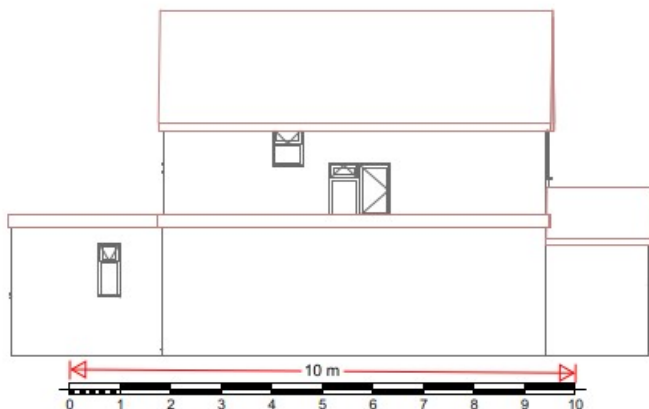
The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 03.11.2025 and no comments were received.

Analysis

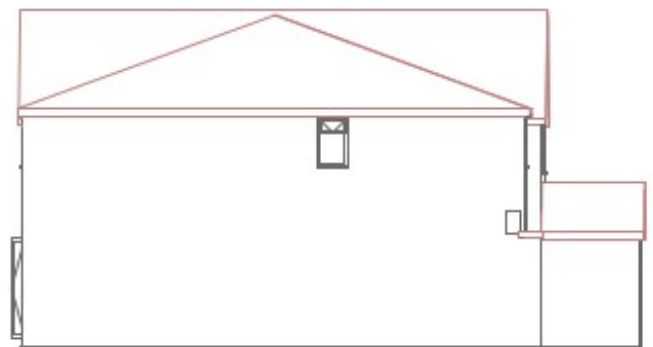
Proposal

The proposal seeks to erect a first floor side and rear extensions and convert the existing garage.

Existing

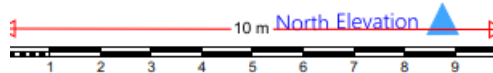
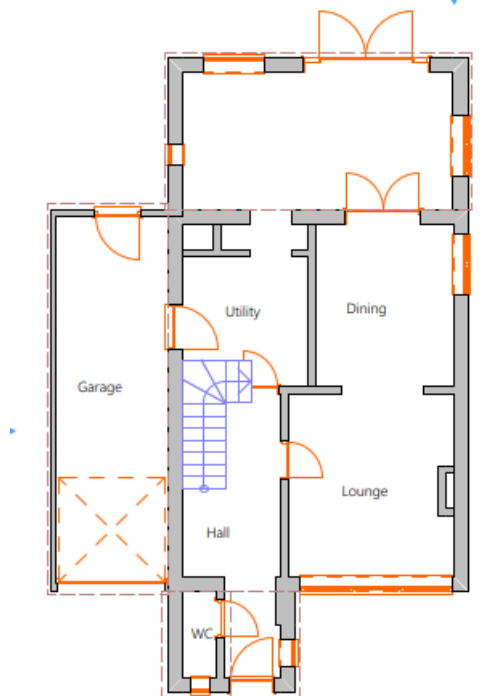


Proposed



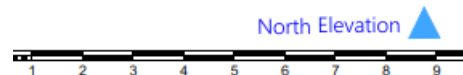
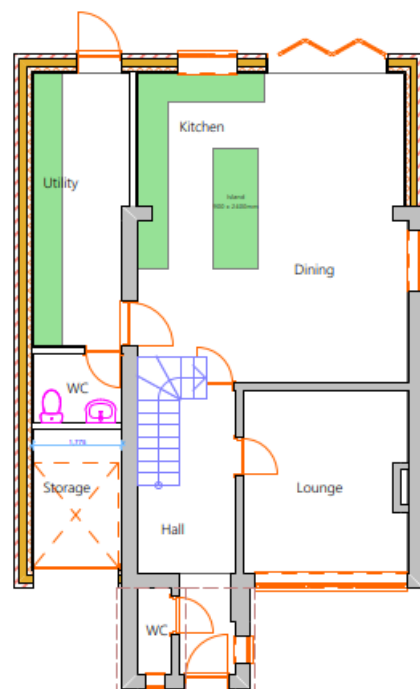
East Elevation Existing

South Elevation

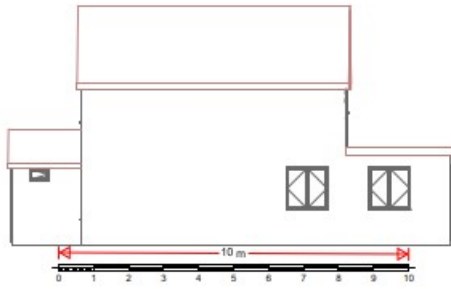


GF Ground Floor Existing

1

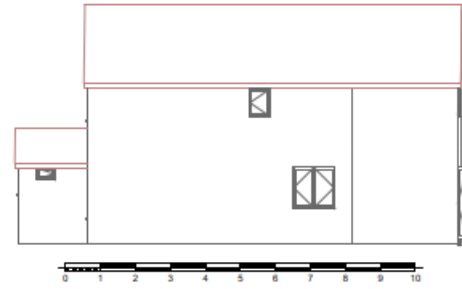


GF Ground Floor Proposed

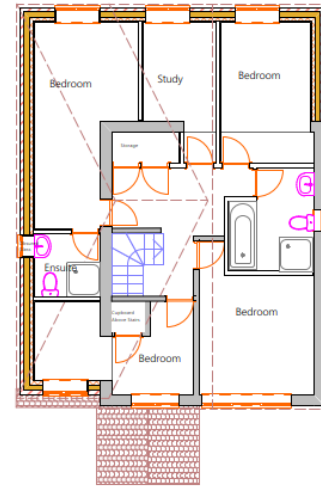
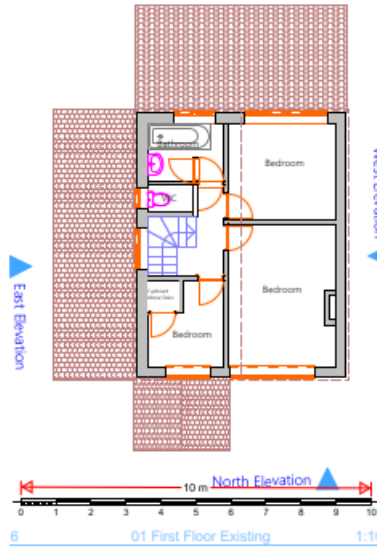


West Elevation Existing

1:



West Elevation Proposed

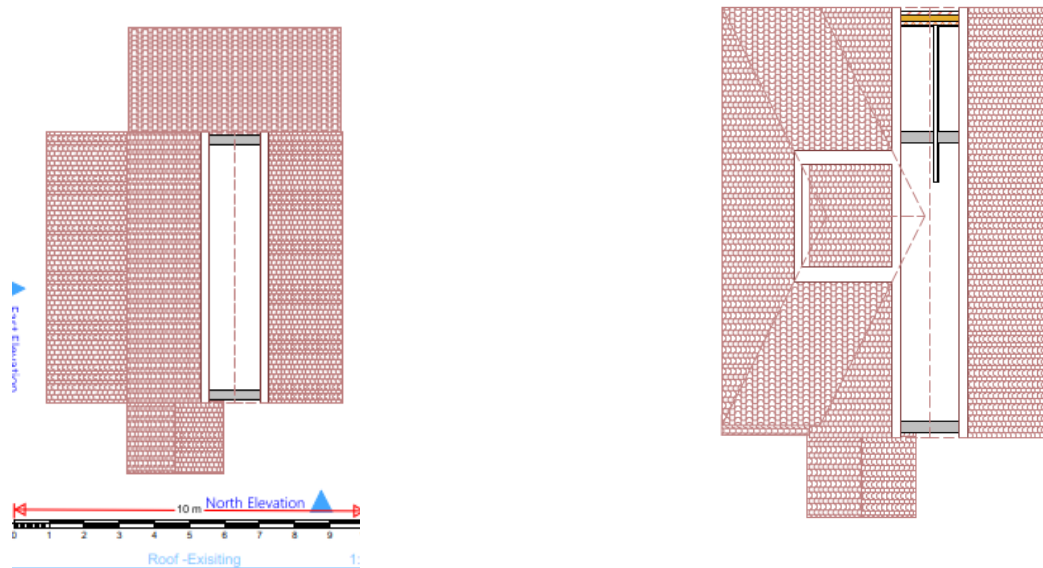


North Elevation Existing



South Elevation Existing





Background

The application site has been previously extended by was of a single storey rear extension which was constructed under permission 19800248.

A further planning consent was obtained under reference 20010560 which has not been implemented.

Character and Appearance

The application site is a two storey detached dwelling situated in a rural settlement which is inset from the greenbelt. The road slopes down sharply to the North West meaning that the application property is located on lower land than its immediate neighbour. The surrounding street comprises a mix of semi detached and detached dwellings of which some are bungalows and others two storey dwellings with shallow roof forms.

The application property has a side car port with a clear which has a garage door to the front, it is not clear if this is original or a later addition, but it is evident that it has been in situ for a considerable period of time.



The application site proposes a two storey side and rear wrap around extension, the side the extension will be set below the and behind the front elevation, to the rear it will see a continuation of the existing ridge and will be built over the existing single storey rear extension. The side extension is acceptably designed to demonstrates subservience to the main dwelling by setting down the roof form and setting it back from the front elevation at first floor level.

The rear element of the extension will not be visible from the public realm and is considered to be balanced and appropriately designed. The proposal will not disrupt the existing building line and as can be seen



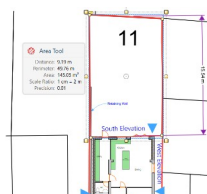
below will result in a dwelling of a similar depth of the neighbouring dwellings.



The extensions will be contained within the property curtilage, therefore there are no concerns relating to encroachment and the proposed use of materials is acceptable as it will match the existing. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the property will increase from three bedrooms to four bedrooms, the resultant garden area and depth are compliant with the LPA's technical requirements.



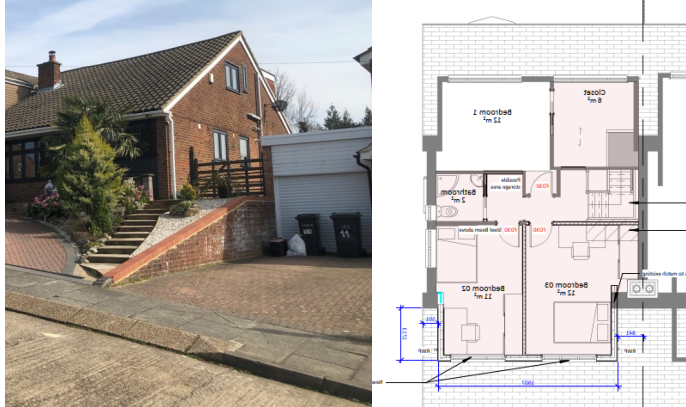
The bedrooms will comply with the Nationally Described Spaced Standard 2015 and has adequate access to light and outlook. The extensions will provide a larger kitchen/diner and utility room which will have access to sufficient light and outlook. The proposal is therefore considered compliant with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

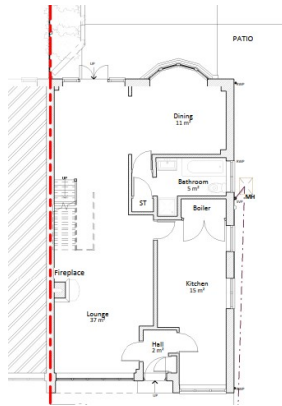
The proposed development is located next to 9 Crockenhall Way which is located to the North East and on higher ground.



The proposed extensions will bring the first floor flank elevation closer to this property. It is noted that there are some fenestrations in the flank elevation of No.9. However it is noted that these windows do serve some bedrooms at first floor level including a w/c. A w/c would not be regarded as a habitable room and therefore any loss of light or outlook is not a planning consideration. In terms of the bedrooms, it is noted that these are secondary bedroom windows. The below floor plans have been retrieved from a historic planning application for No.9 and outlines the floor and fenestration layout.



The ground floor windows are also secondary windows so there are no concerns relating to loss of light or outlook to this property.



The proposed extension will have a window at first floor in the flank elevation which will serve a w.c, this window will be conditioned so that it is obscure glazed and top hung and a further condition restricting the insertion of any additional fenestrations will be imposed to further safeguard neighbouring amenity.

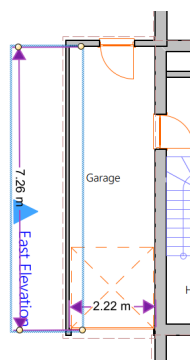
The property located on the North Western Boundary is 23 Biddenden Way, the site is located to the foot of 23's plot and given the siting of the extensions there will not be any impact on the light or outlook of this property, there are no fenestrations proposed which will overlook No.23.

The proposed development safeguards neighbouring amenity in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

As the property will be increasing to four bedrooms there will be a requirement for a minimum of two parking spaces on site, consideration will also be given to the loss of the garage which is regarded a parking space.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 7.2m by 2.2m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



The existing driveway depth is 6m and there is scope to widen the drive so that it has sufficient width to accommodate two vehicles. The submitted plans do not provide the exact driveway dimensions, therefore it is not possible to provide an exact figure for the width of the driveway.



It is not considered that the loss of the garage would justify refusal and a minimum of one useable on site parking space would still remain with scope for additional on site parking. The proposal complies with the requirements of SPG4 – KCC Parking Standards 2006.

Any Other Material Planning Considerations

The proposal is for an extension and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain an open site and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

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:	26/11/2025	Dated:	3rd December 2025