



Delegated Report

Householder Planning Application

Planning Application No: 20250881

Location: 21 Arnold Road Gravesend Kent DA12 5PU

Description: Removal of existing conservatory & reduction of existing garage to allow single storey rear extension.

Applicant: MR Graham Seamons

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 01/09/2025;
Drawing Number 21-ARNOLD-ROAD-01A (Floor Plans and Elevations and Block Plan – Existing with OS Plan); and
Drawing Number 21-ARNOLD-ROAD-02A (Floor Plans and Elevations and Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19930344	Erection of single storey rear extension to form enlarged kitchen	Permitted	01.11.1993

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

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)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received.

Neighbouring properties

Two surrounding properties were consulted, and no responses were received. The consultation period ended on 29th September 2025.

Officer's Analysis

Design, Character and Appearance

21 Arnold Road is a two-storey semi-detached dwellinghouse located on the north side of the highway. The property is block paved to the frontage for off road parking with side vehicular access leading to a garage at the rear.



The application proposes the demolition of the existing rear lean to structure and the reduction of the

existing garage to create space for the erection of a rear extension.

The extension would have a flat roof at a maximum height of 4m, a width of 5.75m and would project from the rear elevation by 4m.

The extension would create space for an open plan kitchen / dining area. To the rear elevation there would be patio doors with steps leading to the rear garden. The proposal would be constructed with a roof lantern and a rendered brick finish to match the existing dwelling. A raised platform is not proposed.

The dimensions of the existing garage would be reduced as below:

Existing	Proposed
Height (max) 2.35m	Height (max) 2.35m
Height (min) 2.21m	Height (min) 2.21m
Length 5.19m	Length 3.88m
Width 3.25m	Width 3.25m

The application would look to remove the existing up and over garage door and as such would no longer be used as a garage.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The proposal would retain an area of 248sqm and a depth of 32m in accordance with current guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The application site is of a modest height and due to existing extensions to neighbouring properties, there are no concerns with the detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light. No neighbour representations have been received.

The application site is set on a gradient which slopes downwards from west to east. As such, the proposal introduces steps leading down from the extension to the rear garden. However, the proposed steps are not considered to be a raised platform which could be used for garden furniture or recreational purposes and are not considered to have a detrimental impact on the privacy of neighbouring properties:



Furthermore, 21 Arnold Avenue is set back from neighbouring properties and the surrounding neighbouring extensions would serve to protect the privacy of neighbouring rear amenity areas:



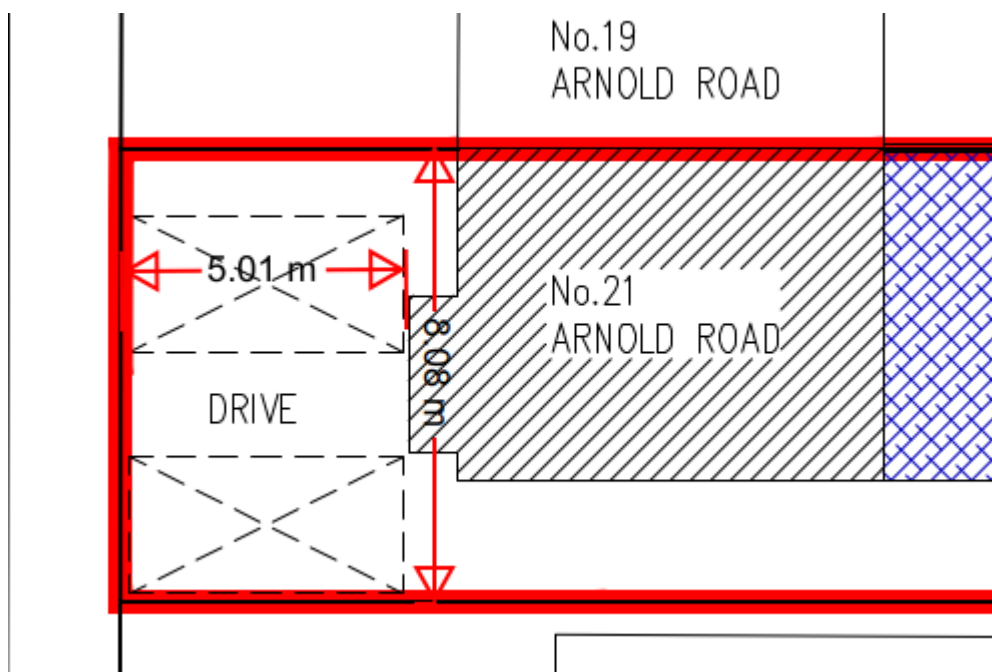
Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Gravesham Householder Extensions/Alterations Design Guide (2021) states the minimum requirement for front garden parking, as set out below:

- Front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.5m wide (2.7m where spaces adjoin an enclosed boundary) and 5m deep should be provided.

Whilst the application would result in the loss of the existing garage for vehicular use, as shown in the plan below, there is sufficient off-road parking for 2no vehicles.



Furthermore, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

As such, there are no concerns with parking and highways.

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

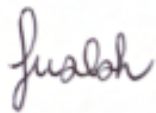
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	21 st October 2025	Dated:	23 October 2025