

Delegated Report

Householder Planning Application

Planning Application No: 20250256

Location: 25 Albion Terrace Gravesend Kent DA12 2SJ

Description: Erection of a ground floor rear extension, rear roof dormer extension and erection of a front porch.

Applicant: Mr Shabaan Haidar

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 25AT/A3/01 – Site Map and Existing Floor Plans;
- Drawing no. 25AT/A3/02 – Existing Elevations and Roof Plan;
- Drawing no. 25AT/A3/03A – Proposed Floor Plans;
- Drawing no. 25AT/A3/04A – Proposed Elevations;
- Drawing no. 25AT/A3/05A – Existing and Proposed Block Plans; and
- Drawing no. 25AT/A3/06 – GF Plan 1 Russell Road.

Relevant Planning History

None.

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

No response

- Ward Councillor

Neighbouring properties

6 surrounding properties were consulted and with an overall expiry date of 24.04.2025 – no responses received.

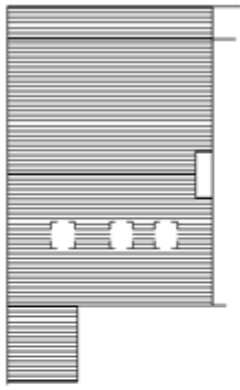
Officer's Analysis

The application site consists of a two storey end of terraced property situated on the northern side of Albion Terrace.

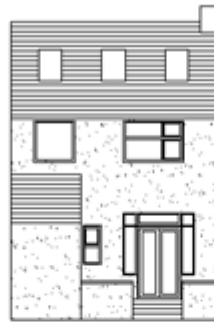
The proposal is for erection of a ground floor rear extension, rear roof dormer extension and erection of a front porch.

For ease of reference the existing, the originally proposed and the current proposed plans and elevations are as follows:

Existing



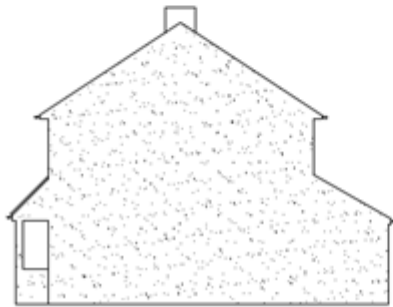
ROOF PLAN



REAR ELEVATION



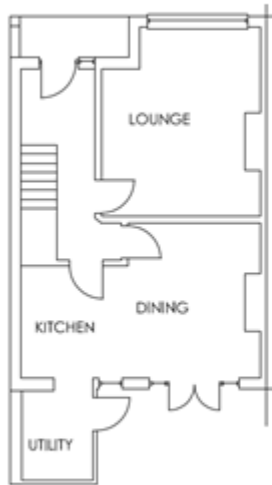
FRONT ELEVATION



SIDE ELEVATION (view from no. 1)



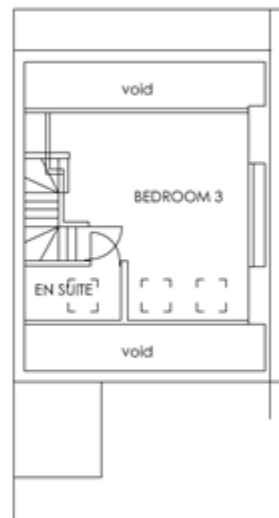
SIDE ELEVATION (view from no. 24)



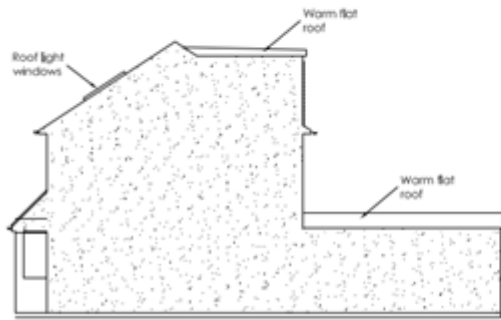
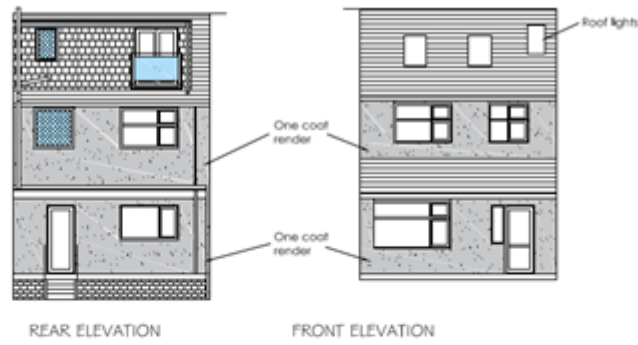
GROUND FLOOR PLAN
Scale 1:100



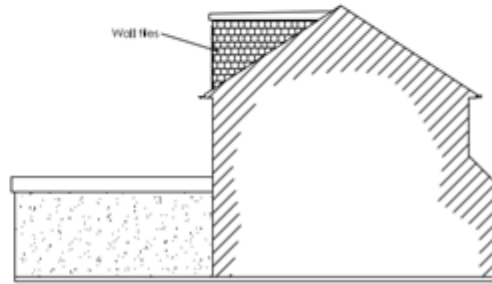
FIRST FLOOR PLAN
Scale 1:100



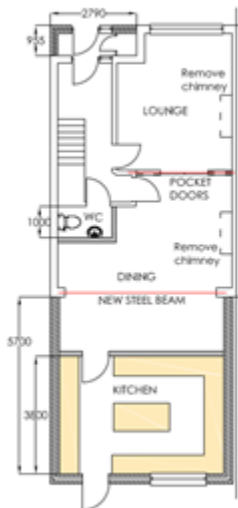
LOFT FLOOR PLAN
Scale 1:100



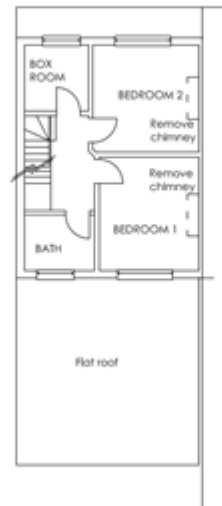
SIDE ELEVATION (view from no. 1)



SIDE ELEVATION (view from no. 24)



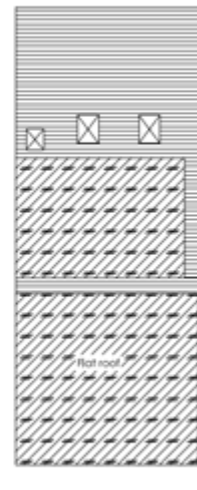
GROUND FLOOR PLAN



FIRST FLOOR PLAN

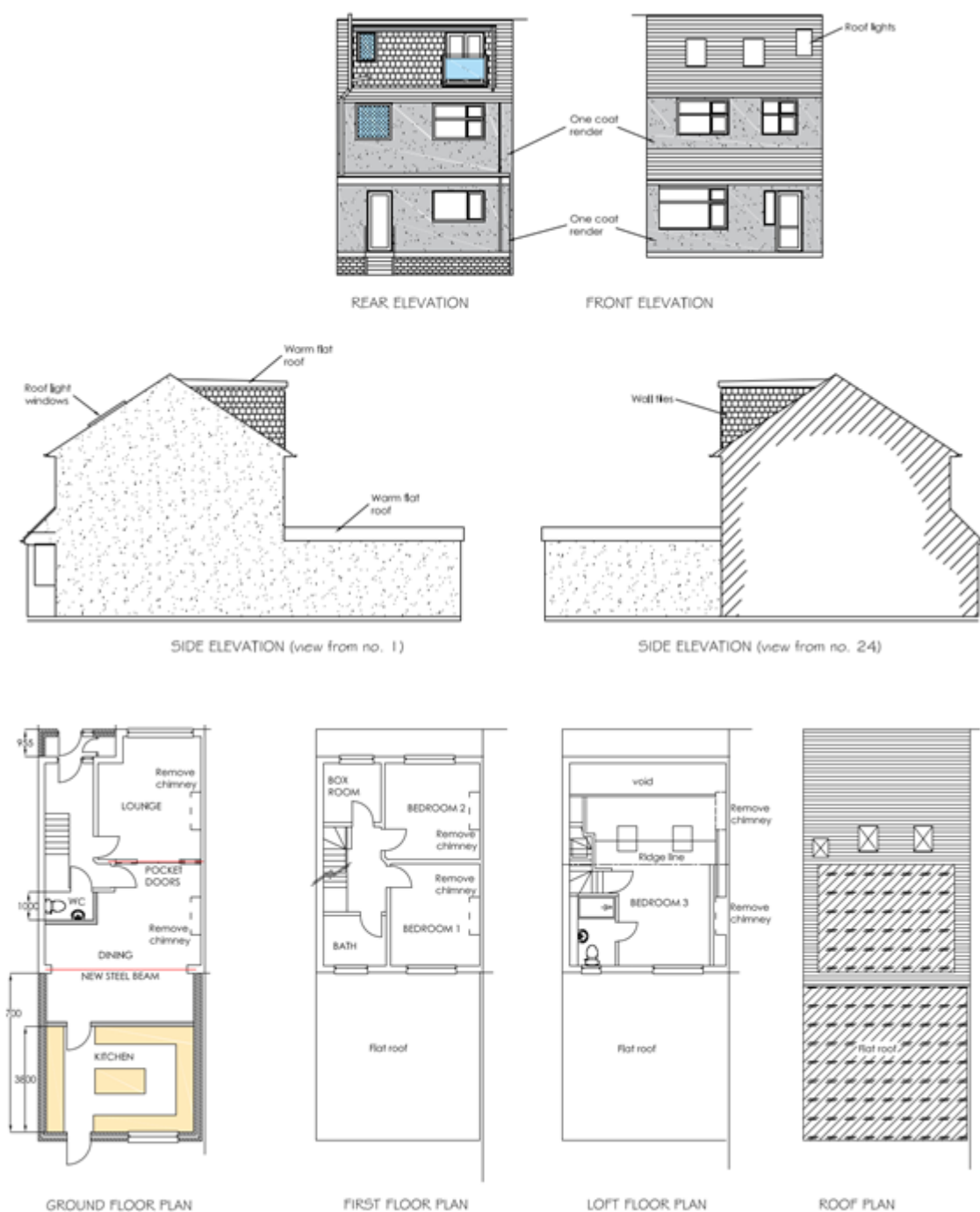


LOFT FLOOR PLAN



ROOF PLAN

Currently proposed



The principle considerations in the assessment of the application are as follows:

- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways

Design, Character and Appearance

The proposed single storey rear extension would be 6m in depth, full width of the rear elevation and 3.1m in height to the top of the flat roof. The main depth of the host dwelling is 8.7m therefore, the extension proposed at 6m would not be out of keeping with the depth of the host building. Its height is modest and overall the extension would be in keeping with the scale and depth of the host dwelling.

The proposed dormer extension as originally proposed would have been set up from the eaves line and in from the west flank elevation but it would have been built right up to the east flank wall. It was not shown to be set in at all and would have been built off of the flank wall. This would have made it appear as a dominant addition when viewed from the east as a set in from both sides and the eaves is an important design requirement to ensure that a dormer extension does not dominate or overwhelm a roof slope. The agent was asked to amend the plans to show the dormer extension set in from the east flank of the roof so that it was not built off the east flank wall but was set within the roof slope. Revised plans were received to this effect and the dormer extension is now considered acceptable in design terms.

The proposed front extension would be very modest in size at 955mm in depth, 2.7m in width and 3.6m. The extension would fill in the current open part of the front elevation between the current front projection and the side pillar. None of the other dwellings in the terrace have infilled this open part. The extension however, would be of modest size, only single storey and it would not project beyond the main front elevation of the dwelling. The front door and window would be moved forward into the extension so that part of the frontage would look the same, it would just be moved further forward. Overall, on balance it is considered that the proposed front extension would be in keeping with the scale and character of the host dwelling and would not cause harm to the character or appearance of the terrace or the streetscene.

In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

Existing garden

Existing garden area = 93.8 sq. m

Existing rear garden depth = 16.9m

Proposed garden

Proposed garden area - 64.3 sq. m

Proposed rear garden depth - 10.9m

The property has and would have three bedrooms. SPG2 (2020) sets out that for a three bedroom dwelling the minimum garden area is 60 sq. m and the minimum rear garden depth is 10m. As can be seen the proposed garden area and rear garden depth would exceed this.

In respect of the amenity of occupiers the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed single storey rear extension would be 6m in depth, full width of the rear elevation and 3.1m in height to the top of the flat roof. There are windows in the rear elevation of the neighbouring property no. 1 Russell Road which face onto no. 25 Albion Terrace. The extension given its siting and close proximity in front of these windows (some 1.5m in front) would have an overbearing impact however, the proposed single storey rear extension could potentially be constructed under the prior approval process subject to there being no neighbour objections on the grounds of impact on their amenity. In this case there have been no neighbour objections received and it is therefore highly likely that the proposed extension would be lawful under the larger homes prior approval process. Therefore, notwithstanding that the extension is large and would have a degree of harm on the flank windows of no. 1 Russell Road, the proposed extension could potentially be permitted development under the prior approval process subject to there being no neighbour objections (and there are no neighbour objections in this planning application). On that basis the extension can be accepted on this occasion.

With regards the neighbour on the other side no. 24 Albion Terrace, the proposed extension due to its large depth would have a degree of impact in terms of being overbearing on the nearest set of doors in the rear elevation but it would not fail the 45 degree test on both plan and elevation as it is only a single storey

extension. It would not therefore cause an overbearing impact significant to refuse.

There are no windows proposed in either flank elevation therefore no overlooking.

The dormer extension would not cause any overshadowing to any neighbouring properties and the potential for overlooking of rear garden areas etc. would be no worse than is the existing situation with the first floor level windows.

In respect of neighbouring amenity the proposal is on balance considered compliant with Policy CS19 (LPCS).

Parking and Highways

The dwelling has no off-street parking provision but there is no increase in bedrooms. As such there would be no additional parking demand and the proposal in respect of parking and highways is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

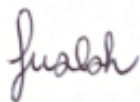
Conclusion

The proposal is acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety. As such the proposal is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24 July 2025	Dated:	25 July 2025