

Delegated Report

Householder Planning Application

Planning Application No: 20251281

Location: 64 Stanley Crescent Gravesend Kent DA12 5SY

Description: Erection of a wrap around single storey side/rear extension with roof lights.

Applicant: Airidas Rukstele

Site Visit Date: 11th February 2025

Preliminary Matters

The submission of this application follows the refusal of application 20250915 at the site for a similar proposal. The application was refused on 13.11.2025 for the following reasons;

1. The proposed extensions are excessive in height and would be harmful to the character and appearance of the wider area which is characterised by lower profile boundary treatments contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.
2. The proposed extension is considered to result in unacceptable harm in terms of loss of light, outlook to adjoining occupiers, contrary to the requirements of SPG2 Residential Layout Guidance 2020 and Para 135(f) of the National Planning Policy Framework 2024

Submitted Documents/Plans

Site Location Plan;
Existing Block Plan;
A0.1 – Block Plan;
A0.2 – Existing Elevations and Plans;
A.03 – Proposed Elevations;
A.06 – Proposed Roof Plan;
A.05 – Proposed Plans; and
A.07 – Section View.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250915	Erection of a single storey rear/side extension.	Application Refused	13.11.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport



- 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 (2020)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received

Neighbouring properties

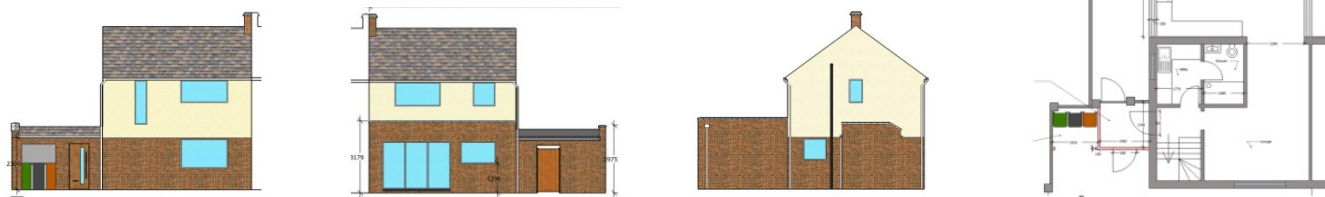
Six surrounding properties were consulted by letter, the consultation period expired on 14.01.2026. No representations were received in response.

Officer's Analysis

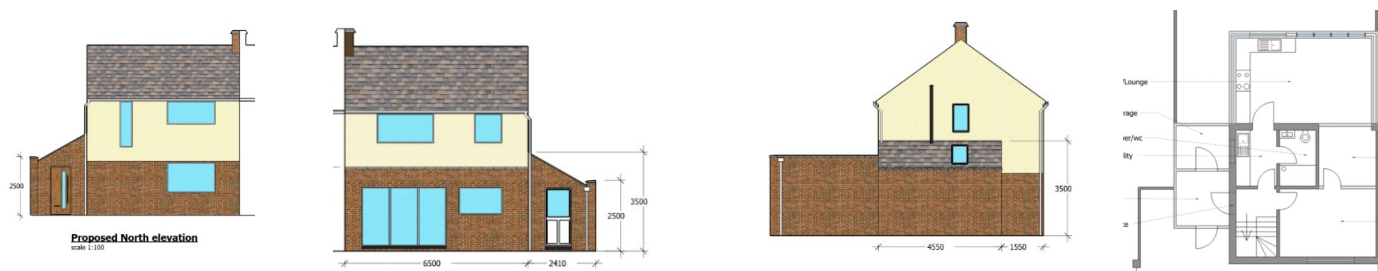
Existing Plans



Previously Refused Plans



Currently Proposed Plans



Dimensions

	Height (ridge)	Height (eaves)	Depth	Width
Rear Extension	2.975m		4m	6.5m
Side Extension	3.5m	2.5m	4.55m	2.410

Design, Character and Appearance

The application property is a two-storey semi-detached dwelling, the property is setback from the street with a low boundary wall and hedge along its front boundary, there is a hardstanding to the front and side of the property providing parking which is served by a dropped kerb.

The proposed rear extension would project 4m in depth and would have a height of 2.975m, it would have a flat roof with a parapet over it. To the rear elevation of the extension there would be a single window and glazed doors. The extension would be constructed from red brick which would match that used in the construction of the host dwelling.

The side extension would have a hipped roof over it, with an eaves height of 2.5m and a ridge height of 3.5m. It would be setback 1.55m from the front elevation of the dwelling and flush with the rear elevation of the dwelling. It would also be constructed from brick matching the host dwelling. The entrance to the dwelling would be relocated to the front elevation of the side extension.

The proposed extensions would be subservient additions to the host property and would be in keeping with the character of the dwelling. The use of matching materials would ensure that the extensions harmonise well with the dwelling.

Amenity of Future Occupiers

The development would result in there being three bedrooms at the property. The Council's technical standards set a requirement for properties with three bedrooms to have a minimum garden area of 60m² and a minimum garden depth of 10m. Following the development the property would retain a garden area of approximately 75m² with a depth of approximately 7.2m.

Whilst it is noted that the depth of the garden would fail to meet the above requirements, a balanced approach must be taken. Extensions of a similar depth can be constructed under permitted development, which in this instance, subject to the extension meeting the conditions is a genuine fallback position. Also there is a sufficient overall area, despite the limited depth. Therefore, it is considered that the resultant garden depth is acceptable in this instance.

Neighbouring Amenity

The neighbouring properties most likely to be impacted by the proposed development are no.62a Franklin Road and no.62 Stanley Crescent.

The proposed side extension would be built up to the eastern boundary of the site which also forms the rear boundary of the neighbouring 62a Franklin Road. It would have an eaves height of 2.5m and a ridge height of 3.5m. There would be a separation of approximately 9.15m between the side elevation of the side extension and the rear elevation of no.62a. Given the modest height of the side extension and the separation from the rear windows of this property, it is considered unlikely that there would be any significantly harmful impact on the rear elevation of this dwelling.

The rear extension would be built along the western side boundary of the site which is shared with no.62 Stanley Crescent. It would be flat roofed with a height of 2.975m and would project 4m in depth. The BRE 45-degree test has been carried out to assess the impact of the proposed extension on the rear facing windows of the adjoining property. The extension would fail the BRE test on plan, but not on elevation. The extension would need to fail the BRE test on both plan and elevation to suggest there would be harm to the rear facing windows of the adjoining property. As such is it considered unlikely that the extension would result in any significantly harmful overshadowing or overbearing to the rear windows of this property.

The rear windows of the proposed extension would be sufficiently separated from properties opposite to ensure that there is no overlooking.

Parking and Highways

The resultant property would have three bedrooms, the KCC parking requirements for a property of this size would be two off street car parking spaces. There would be sufficient space to the front of the property to accommodate two vehicles. As such the proposal would be compliant with the KCC Parking Standards.

Other Matters

It is considered that the proposal has overcome the reasons for the refusal of the previous application 20250915. The reduction in the scale of the rear element of the extension, and the redesign of the side element ensure that there is no harm to the amenity of neighbouring occupiers, or harm to the character of the area.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ade Lawal for Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>

Dated:	11th February 2026	Dated:	12 February 2026
--------	--------------------	--------	------------------