

Delegated Report

Householder Planning Application

Planning Application No: 20250677

Location: 44 Flowerhill Way Istead Rise Gravesend Kent

Description: Demolition of detached garage and erection of single storey side extension incorporating integral garage.

Applicant: Mr Paul Weatherill

Site Visit Date: 26 August 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 01 Rev. A Proposed layouts, elevations and section;
Drawing no. 01 Rev. A Existing layout and elevations;
Drawing no. 01 Rev. A Existing and proposed block plans; and
Site location plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20080044	Erection of two storey side extension to form a study and garage at ground floor level with bedroom and dressing room at first floor level.	Permitted	07.03.2008
20070798	Erection of two storey side extension to form study, garage and covered way at ground floor level with bedroom and dressing room at first floor level and construction of new pitched roof to replace existing flat roof on single storey rear extension.	Refused	25.10.2007
19900412	Erection of single storey front extension to form enlarged lounge and single storey rear extension to form dining area.	Permitted	20.07.1990

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised to seven neighbouring properties by letter. No representations have been received and the overall consultation period expired on 30 July 2025.

Officer's Analysis

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. Due to the existing garage location, the projection of built development at the rear of the application property would not be greater than existing and although deep, the proposal would be subservient to the existing building and its width would be less than half the width of the existing dwelling.

The application site is located in the Instead Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The Instead Arable Farmlands LCA is characterised by gently undulating topography with open arable fields, orchards to the east, some native woodland, clusters of properties and farmsteads, large pylons and the modern Instead Rise housing development. The overall condition of the landscape is poor and it has moderate sensitivity. The document recommends the restoration of distinctive landscape features and patterns.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed bedroom would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015).

The proposed development would result in a reduction in the size of the rear garden at the application site and an increase in the number of bedrooms at the property (three to four). Whilst the proposed garden size would not meet the requirement for a dwelling with four or more bedrooms in the Residential Layout Guidelines (June 2020), this would not result in a significant detriment to the residential amenity of future occupiers.

It is noted that the proposal would result in the loss of various windows in the side elevation of the application property (to a kitchen, garden room and bathroom) thereby reducing the levels of natural light available in these rooms. However, due to proposed alterations to the room layouts, the provision of alternative windows and because the bathroom and kitchen are non-habitable uses, then there would be no significant detriment to the living conditions of future occupiers.

Overall, the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 42 and 46 Flowerhill Way (located to the east and west respectively). Nos. 55 and 57 The Drove Way are located to the north and nos. 43 and 45 Flowerhill Way are located to the south, across the roadway.

Kitchen and hallway door/windows in the side elevation of no. 46 Flowerhill Way would face the proposed development and there is a kitchen window in the rear elevation, closest to the boundary with the application site. Due to the design of the proposed development, to the non-habitable nature of the affected rooms and to the layout and orientation of the properties, the first floor hallway windows and the rear kitchen window would not be adversely affected by overshadowing.

Due to the height of the proposed extension and its proximity to the boundary, it is acknowledged that some overshadowing of the kitchen door would occur. However, it is noted that no. 46 already has a car port which itself has resulted in a loss of light to the side kitchen door. The affected room is non-habitable and the proposed extension is lower in height than an extension that could be erected using permitted development rights. As such, it is considered that the loss of light to the kitchen at no. 46 Flowerhill Way would not be a justifiable reason for refusal.

Due to the design of the proposed development, to the screening provided by boundary treatments, to the non-habitable nature of the affected rooms and to the layout and orientation of the properties, there would be no adverse overlooking or overbearing impacts to the occupiers of the no. 46 Flowerhill Way.

French doors and windows (to a bedroom) in the side elevation of the proposed development would face no. 42 Flowerhill Way and a bedroom window would face nos. 55 and 57 The Drove Way. However, due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of no. 42 Flowerhill Way or nos. 55 and 57 The Drove Way.

No neighbour representations have been received.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom dwelling should have three vehicle parking spaces. However, it is noted that KCC Highways & Transportation have provided more recent guidance (as yet unadopted) that requires a minimum of two spaces to be provided for a four or more bedroom property in a village location. SPG4 also sets out that a single garage should have dimensions of 3.6 metres (width) by 5.5 metres (length).

The application property has three bedrooms and existing frontage parking for two/three vehicles. The proposed development would result in the building increasing from three to four bedrooms and would provide an integral garage. However, the proposed garage would not meet the size requirements of SPG4.

It is noted that the application site is located in a sustainable location, close to local shops and services and a bus route and that there are no parking restrictions on Flowerhill Way. Therefore, even if the proposed development would result in a small increase in demand for on-street parking, this this would not undermine highway safety.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the application site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No windows in flank elevation.

Conclusion

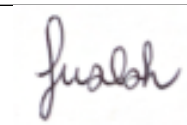
The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	27th August 2025	Dated:	28 August 2025