

Delegated Report

Planning Application

Planning Application No: 20250828

Location: 50 Stanley Crescent, Gravesend, Kent DA12 5SY

Description: Erection of a single storey rear extension with roof lights.

Applicant: Mr J Shovelar

Site Visit Date: 18 September 2025

Submitted Documents/Plans

Application form

Drawing no. S01 rev P1 (existing block plan with site plan)

Drawing no. S02 rev P1 (proposed block plan)

Drawing no. S03 rev P1 (existing plans)

Drawing no. S04 rev P1 (existing plans)

Drawing no. S05 rev P1 (proposed plans)

Drawing no. S06 rev P1 (proposed plans)

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 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 4 – Decision-making
- Section 11 – Making effective use of land
- 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;
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by site notice and individual letters to two neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension with roof lights. The extension will project approx. 4m from the rear, will be 3m high and 7.5m wide. It will also involve some land level changes and reconfiguration of steps to accommodate the extension. The extension will provide for a larger kitchen/diner.

Design, Character and Appearance

The application site is a two storey mid-terrace dwelling. The land slopes up to the west and there is a large outbuilding to the rear with vehicular access. The properties in the street are mostly two storey terraces with front gardens many of which have been laid to block paving. To the rear many of the properties have been extended or have large outbuildings.

50 Stanley Crescent has a small patio area at the same level as the house and the remainder of the garden laid to lawn. There is fencing to a height of approx. 1.8m both sides.

The proposed extension will project approx. 4m and will be 3m high. This is a large extension given the properties are terraced, however, there are similar extensions in the area although not adjoining the application site, many of which did not require planning permission and dealt with under the prior notification procedure. This procedure is not possible for this site due to the need to change land levels. Given the amount of development visible from the rear, the flat roof design which aids in reducing the bulk, and the lowering of land levels to construct the proposed extension, on balance, the proposed extension is acceptable in terms of design and scale.

The proposed extension therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Future Occupiers

The proposed extension meets the adopted standards in terms of room size and leaves sufficient garden space for future occupiers.

Neighbouring Amenity

The proposed extension will be built to the boundaries with both properties however, due to the height of approx. 3m, any loss of outlook or daylight would be minimal. Due to the path of the sun there will be no loss of sunlight to no. 52 to the south. Any loss of sunlight to no. 48 will occur around midday but, due to the land level differences and overall height of the extension, is unlikely to affect the entire rear patio and not for the whole afternoon. No windows are proposed in the flank walls where there is already boundary treatment on both sides and therefore there will be no loss of privacy. To ensure the roof is not used as a balcony which would raise concerns regarding privacy a condition is recommended.

The proposed extension therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Parking and Highways

The proposed extension will not result in any additional bedrooms or the loss of off road parking and therefore no objection is raised on highways grounds.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the street scene, amenity, parking or highway safety and therefore accords with the abovementioned policies.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	29 October 2025	Dated:	29th October 2025