



Delegated Report

Householder Planning Application

Planning Application No: 20250242

Location: 9 Hill Close Istead Rise Gravesend Kent

Description: Erection of first floor rear/side extension over existing garage to form bedroom with en-suite.

Applicant: Mr And Mrs D Wheble

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Full Roof Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Side Elevations and Roof Plan
- Existing and Proposed Front and Rear Elevations

Relevant Planning History

Reference	Description	Outcome	Decision Date
20201043	Erection of single storey rear and side extensions.	Permitted	04.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

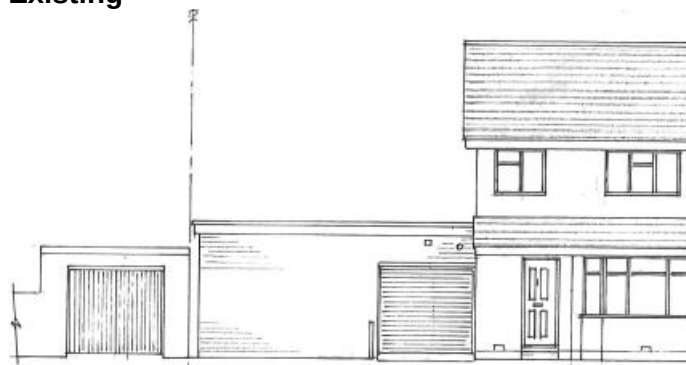
The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 16.04.2025 and no comments were received.

Analysis

Proposal

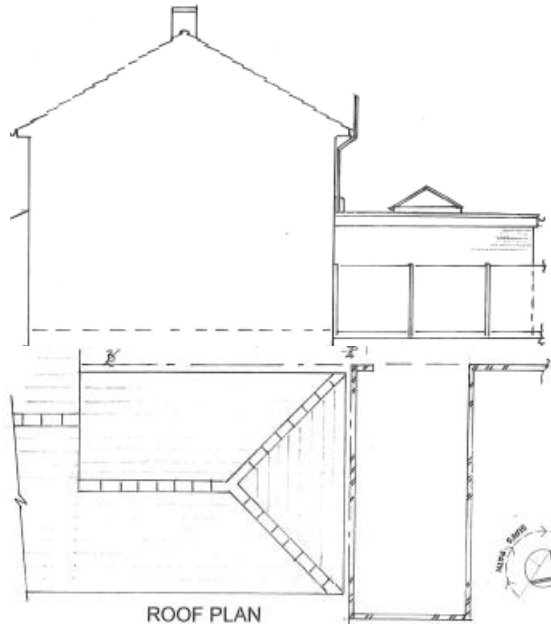
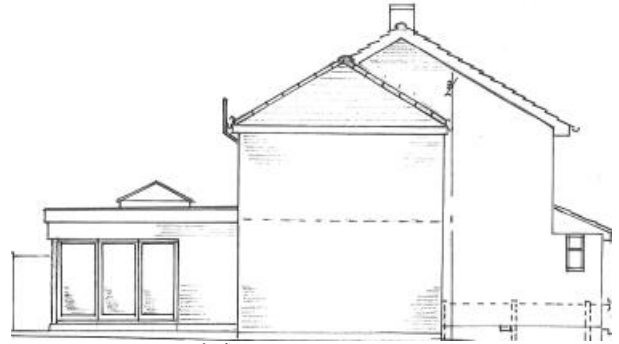
The proposal seeks to erect a first floor side/rear extension over the existing garage to create a bedroom with an ensuite.

Existing

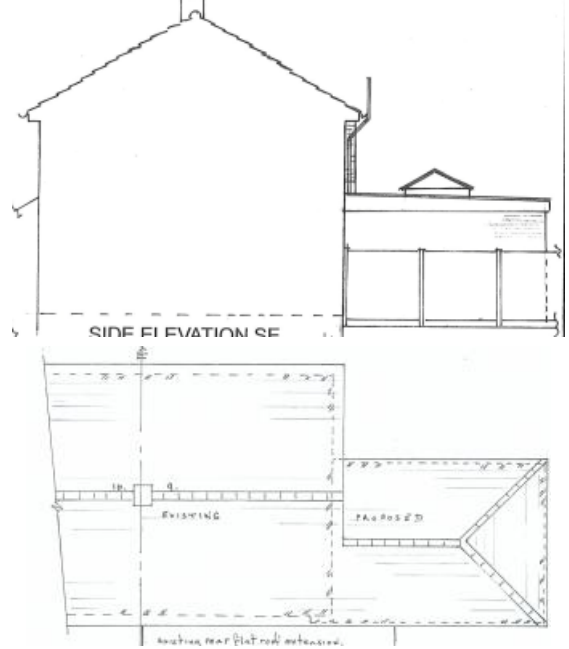


Proposed

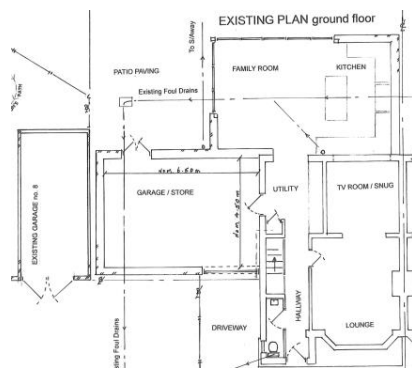




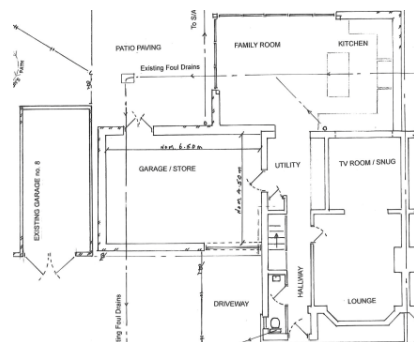
ROOF PLAN

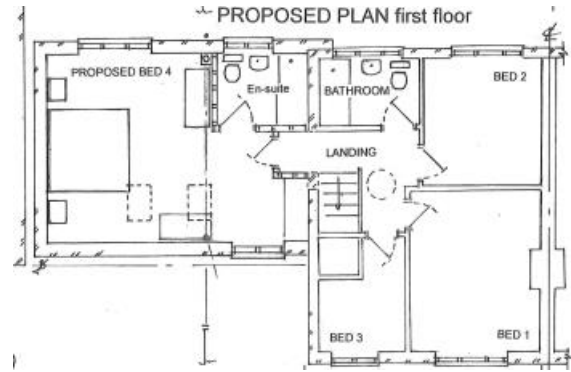
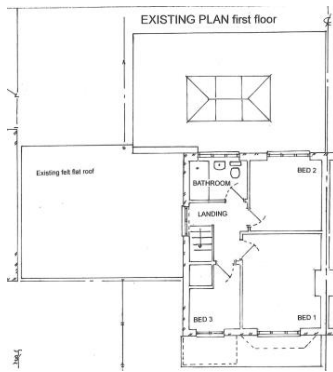


SIDE ELEVATION SE



EXISTING PLAN ground floor





Background

The application site has been previously extended by way of a single storey side and rear extensions under reference 20201043 – this planning consent imposed the below conditions to safeguard the use of the garage.

The garage hereby permitted shall be used only for the accommodation of private motor vehicles and for purposes incidental the occupants of 9 Hill Close as a private dwelling house and for no other purpose and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any provision equivalent to that Order in any Statutory Instrument revoking or re-enacting that Order, with or without modification), and must not contain any additional primary living facilities at any time. It shall not be used, let or sold at any time as a separate unit of living accommodation and no business, commercial or industrial use shall be carried out.

Reason: *To preserve the character of the area in the interests of the amenities of the locality and in accordance with Policy CS02 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

Character and Appearance

The application site is a two storey semi detached house in use as single family dwelling situated within the village of instead rise which is a rural settlement which is inset for the greenbelt. The site is located at the end of the cul de sac and comprises a generous plot.



The proposed seeks to erect a first floor side and rear extension above the existing garage. The extension will be set down below the main ridge of the roof so to demonstrate subservience. The extension will be finished with a hipped roof form which will reduce its bulk. It will also be significantly set back from the front elevation. While the width is larger than usually preferred, this is offset by the significant set back, alongside the discrete positioning of the property as the end of the cul-de-sac.

The extension will be used to create a fourth bedroom with an ensuite, it will include a window in the front

elevation and a further window in the rear elevation. There will be two velux roof lights in the front elevation of the new roof to provide the new bedroom with additional lighting. The original roof of the dwelling will also have a new roof light inserted in the rear elevation to serve a landing area.

In terms of design character and appearance the extension will be subservient and appropriately designed to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the property will increase from three bedrooms to 4, it is evident that there will be approx. 400sqm of resultant garden space which is sufficient to align with requirements of the council's adopted technical standard.

The bedroom will meet the space standard requirement and will be served by sufficient light and outlook. The proposal therefore safeguards the amenity of future occupiers in line with the requirements of CS19 Local Plan Core Strategy 2014, Nationally Described Space Standards 2015 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

Due to the siting and space between the properties the extension will not impact light and outlook levels enjoyed by neighbouring properties.

In order to further safeguard neighbouring privacy a condition will be imposed to prevent any further window or door openings from being created in the flank elevation and a further condition will be imposed to ensure the ensuite window is obscured glazed in perpetuity.

No neighbour representations have been received.

The proposal adequately safeguards neighbouring amenity in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

Parking and Highways

There is adequate parking to meet the requirements of the development in line with the requirements of KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

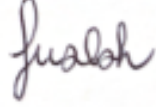
Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed extensions, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	13.05.2025	Dated:	13 May 2025