



Delegated Report

Householder Planning Application

Planning Application No: 20250600

Location: 9 Gazelle Glade Gravesend Kent DA12 4PU

Description: Demolition of existing side and rear conservatories. Erection of a single storey rear extension, construction of dormers in both sides of the roof slope and alterations to fenestration.

Applicant: Mr Adam Smithson

Site Visit Date: 25.06.25

Submitted Documents/Plans

Application Form;
Site Location Plan;
Drawing No. 01 Rev A – Floor Plans and Elevations – Existing;
Drawing No. 01 Rev A – Floor Plans and Elevations – Proposed; and
Drawing No. 01 Rev A – Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190130	Construction of dormer extensions in both side roof slopes and conversion of the roof space into habitable rooms.	Permitted	08.04.2019
20150171	Demolition of two existing conservatories on the side and rear elevations and erection of two storey rear extension incorporating three dormer windows in the side (north) roof slope to form enlarged kitchen diner; with the addition of a first floor level to form bedroom, ensuite bathroom and dressing room and creation of first floor balcony; erection of a single storey front extension to form porch and utility room, laying out of three parking spaces and conversion of existing detached garage at rear to summer house.	Permitted	22.05.2015
19740647	Erection of front porch.	Permitted	19.02.1975
19540471	Composite development of land	Permitted	05.06.1957

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
- Section 15 – Conserving and Enhancing the Natural Environment

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

Health and Safety Executive

No comments received.

National Grid

No comments received.

Southern Gas Network

No comments received.

KCC Heritage

Thank you for consulting us on this application.

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal but has the following comments:

The property is a detached chalet-bungalow, currently configured with two bedrooms, both on the first floor. The proposal is for a two-storey rear extension which will reduce the available private amenity garden space for the property. The alterations will create 4 bedrooms on the first floor. Parking provision seems adequate for the increased size.

Roof dormers are also proposed on both sides – full width on the south side (where there is no neighbouring property) and half-width on the north side. The appearance of these is satisfactory except that the dormer roofs are the same height as the roof ridge, however such a design has previously been permitted by GBC in the immediate area.

New windows are proposed:

- Bathroom windows should only be openable above 2m height from the floor level and have permanently obscured glass.
- The window of Bedroom 3 is a problem as there could be privacy conflict with the neighbouring property, so this window should meet the same standards.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 25.06.25 and no responses were received. The overall consultation period expired on 18.07.25.

Site Description

The application property is a chalet bungalow style dwelling situated at the end of the cul-de-sac.

Site Photo

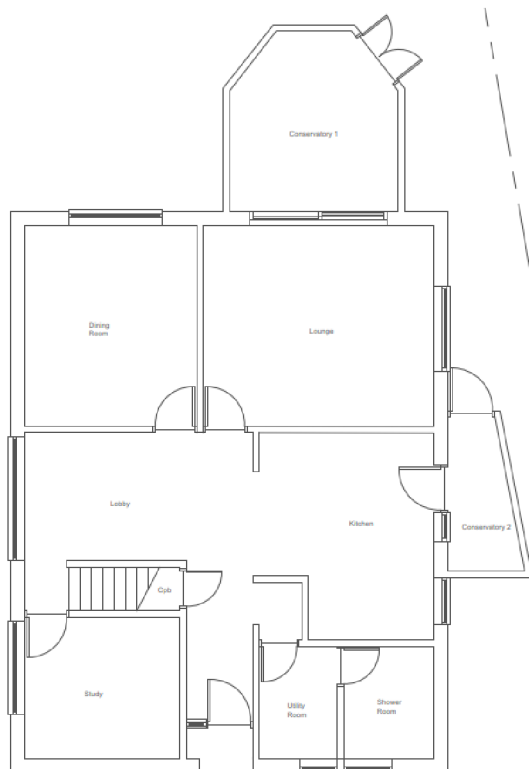


This application proposes the demolition of existing side and rear conservatories and the erection of a single storey rear extension, construction of dormers in both sides of the roof slope and alterations to fenestration.

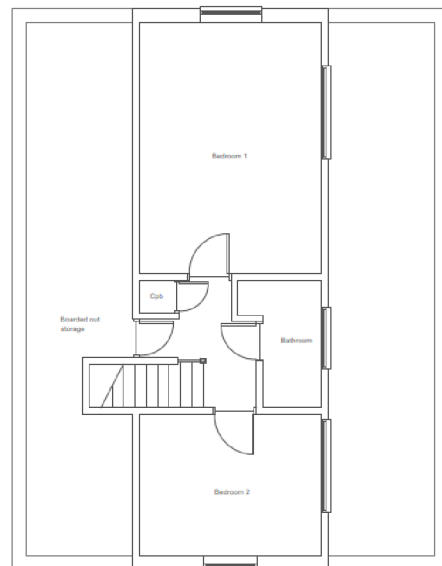
Proposed Development

The development would create space for internal layout alterations on the ground floor, incorporating a new

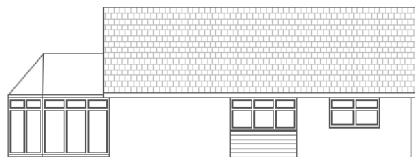
kitchen diner layout, lounge, dining room, storage space and music room. At second floor level, an additional 2 bedrooms would be created, along with an ensuite and relocated bathroom.



Existing Ground Floor Plan
Scale 1:50



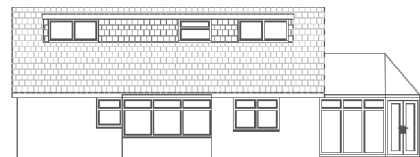
Existing First Floor Plan
Scale 1:50



Existing Side Elevation
Scale 1:100



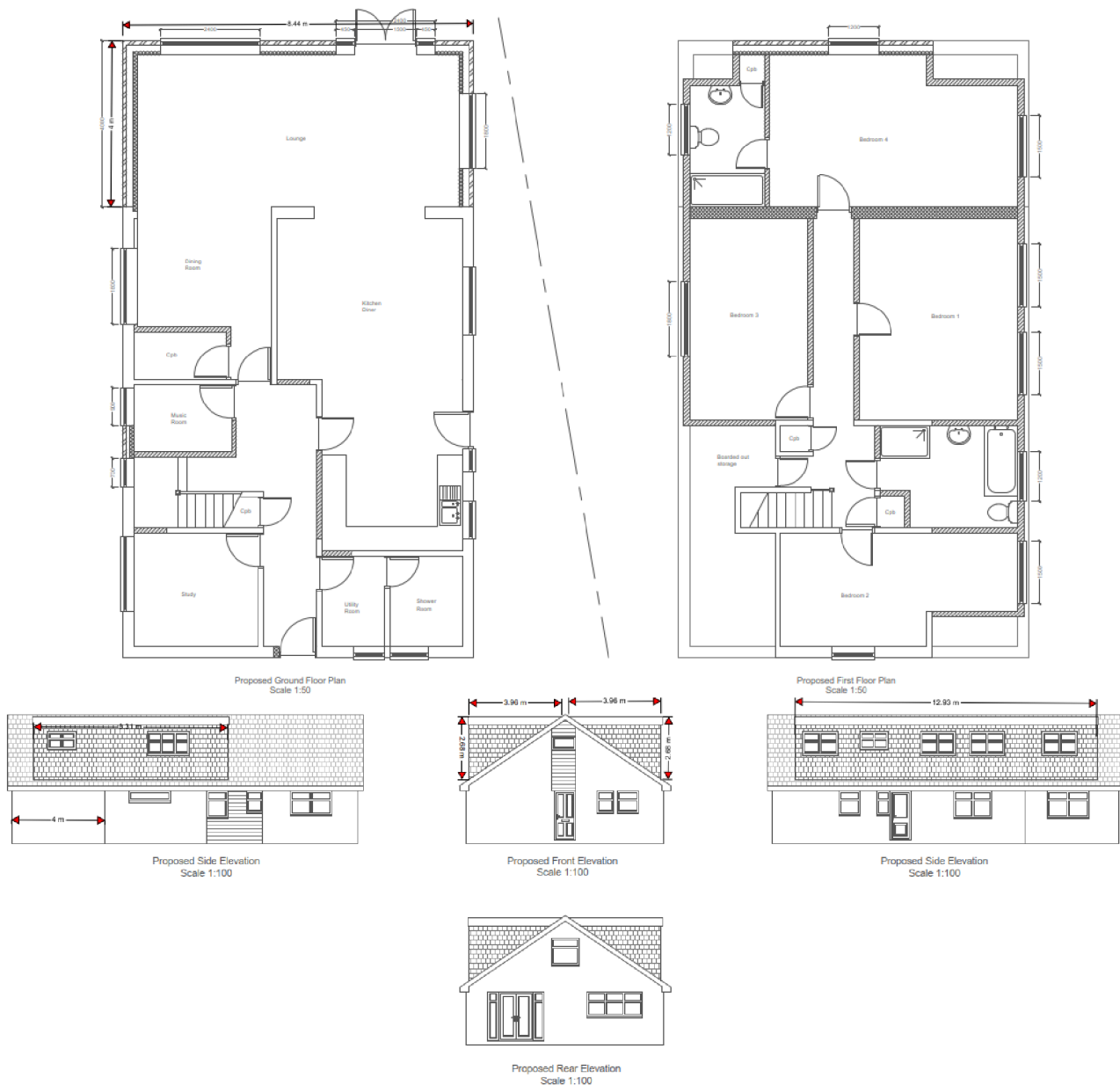
Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

Rear Extensions

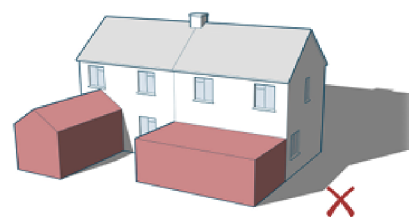
Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

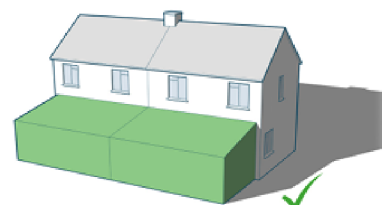
- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.



Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



Appropriate scale and roof design ensures both extensions work together.

- Light/Outlook: The 45 / 25 degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development

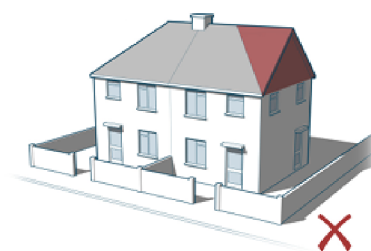


Roof Extensions

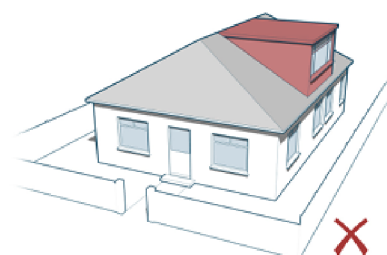
Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

The proposed external materials would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. This could be secured by condition if permission were to be forthcoming.

In terms of the character and appearance of the area, properties along Gazelle Glade have constructed dormers in the side roof slopes. It is also evident from the planning history for the area that some applications for dormers in the side roof slopes have been both refused and permitted. The principle of the construction of dormers in the side roof slope of the existing dwelling is not considered to be out of character for the area, but the design, placement and extent of the dormers must accord with design guidance and policy and should not cause harm to the character and appearance of the host dwelling and surrounding street scene.

In addition to the proposed dormers, a 4.00m depth rear extension, constructed to the parameters of the existing dwelling (height, width roof form) is proposed. This would not be a subservient addition, however it is noted that some properties have extended to the front in a similar way and therefore the principal of this extension could be acceptable, providing it accords with policy and design guidance.

In terms of this application, the proposal would incorporate the un-subservient extension to a depth of 4.00m along with side roof dormers that would stretch across the existing roof and also the newly formed roof of the proposed extension. The dormer to the southernmost roof slope would largely stretch across the entirety of the roof slope, with the dormer to the north being set back from the front elevation in an attempt to reduce some of the impact of this dormer on the street scene. In addition, the dormers would be only marginally set down from the main roof slope. The planning history of the site is noted, however, these proposals were different and approved prior to the adoption of Gravesham's Design SPD (2021).

In terms of this application, the proposed development is considered to be poor design, resulting in the overdevelopment of the site and harm to the character and appearance of the property and street scene. The proposed large dormers would dominate the roof slope, to an extent that is considered to be detrimental to the appearance of the dwelling and surrounding area. This along with the proposed rear extension, would result in a dwelling that would be excessively bulky and incongruous in appearance.

Design, Character and Appearance Conclusion

Overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The proposed block plan shows there would be sufficient garden space for future occupiers, post development. In addition, the plans show sufficient room area would be provided. There are concerns with the introduction of flank windows facing No.7 Gazelle Glade due to the proximity of the two properties. However, due to some of the rooms that the windows would serve not being classed as 'habitable' - this is considered to impact neighbouring amenity more than the amenity of future occupiers and this shall be expanded upon below.

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application.

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook. In situ, the proposal is not considered to detrimentally impact light, outlook or cause a sense of enclosure. However, there are privacy concerns with the introduction of additional windows in the flank elevation facing No.7 Gazelle Glade. Although some mitigation is possible e.g the window to serve the dining room would be high level and the bathroom window could be conditioned to be fixed shut and obscure glazed, it is considered that the introduction of additional fenestration along the flank elevation facing No.7 would lead to perceived overlooking and therefore the proposal would not safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of highways and parking. Although the bedrooms would increase in number, it is considered that the existing off-street parking provision is sufficient.

Any Other Material Planning Considerations

Health and Safety Executive

Although no comments from the health and safety executive have been received, the site lies within a consulting zone. As such, if planning permission were to be forthcoming, a consultation response could have been followed up, with an appropriately worded informative to be added to the decision notice, as necessary.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Due to the positioning and number of windows facing No.7 Gazelle Glade the proposed development would result in perceived overlooking to the detriment of the neighbouring occupier's enjoyment of their

property. Therefore the proposal would not safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5 th August 2025	Dated:	6 th August 2025