

Delegated Report

Householder Planning Application

Planning Application No: 20250532

Location: 98 Vigilant Way Gravesend Kent DA12 4PN

Description: Erection of an infill first floor rear /side extension.

Applicant: Mr Davinder Dhot

Site Visit Date: 11/03/2025

Submitted Documents/Plans

- Application Form
- Drawing No: 98VW/A3/02A Proposed Floor/Roof Plans
- Drawing No: 98VW/A3/01 Existing Floor Plans and Elevations and OS Map
- Drawing No: 98VW/A3/03A Proposed Elevations
- Drawing No: 98VW/A3/04 Existing and Proposed Block Plans

Superseded

- ~~Drawing No: 98VW/A3/02 Proposed Floor/Roof Plans~~
- ~~Drawing No: 98VW/A3/03 Proposed Elevations~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250069	Demolition of garage and erection of a two storey side extension, part two storey and part single storey rear extension. Creation of a vehicle crossover.	Permitted	20.03.2025

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

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

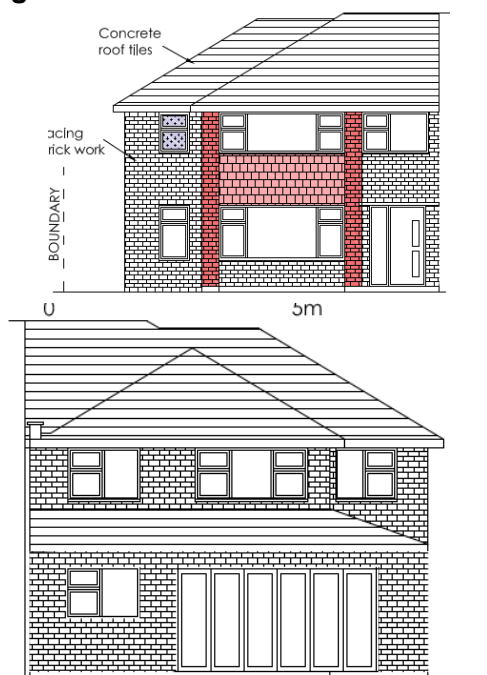
The application was advertised by way of letters to three surrounding properties. The consultation period expired on 24.06.2025 and no comments were received.

Analysis

Proposal

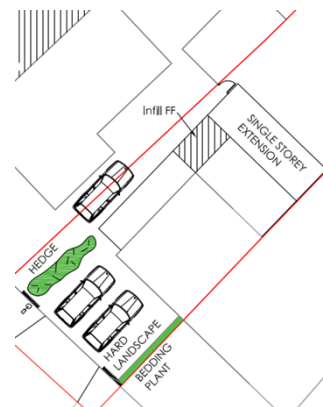
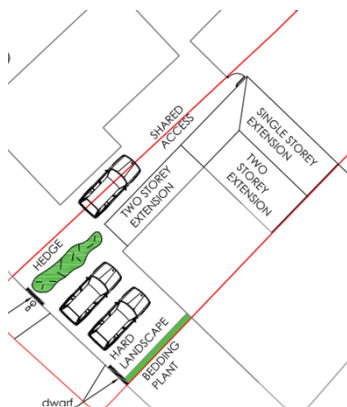
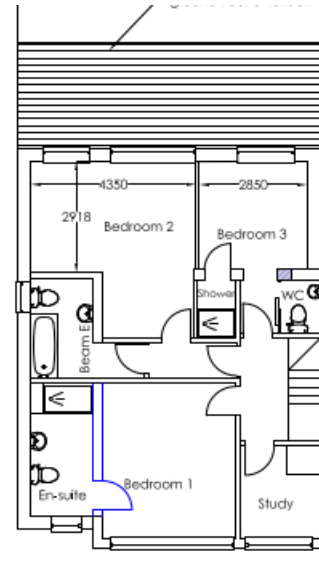
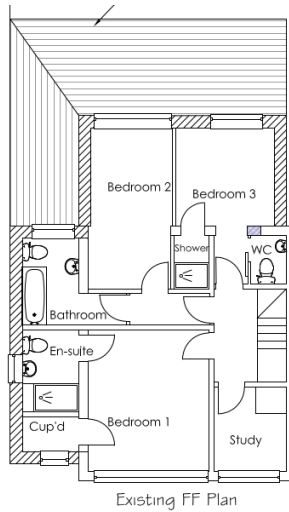
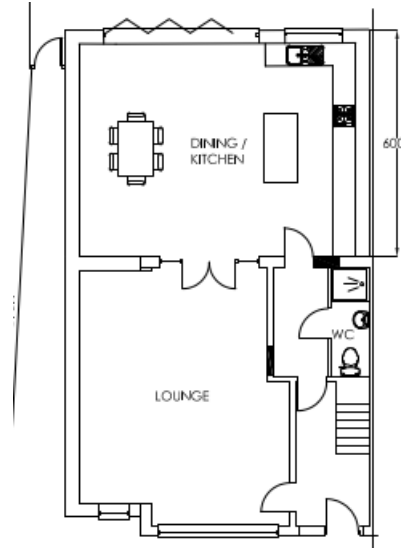
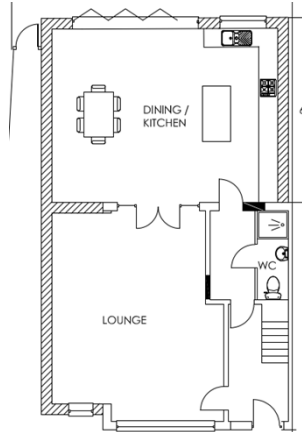
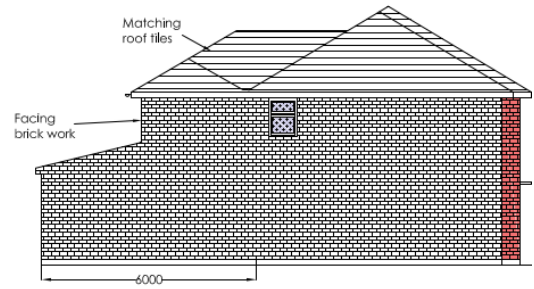
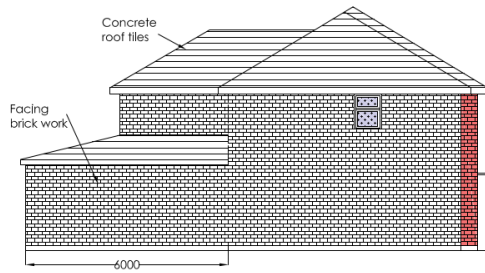
The proposal seeks the erection of an infill first floor rear /side extension.

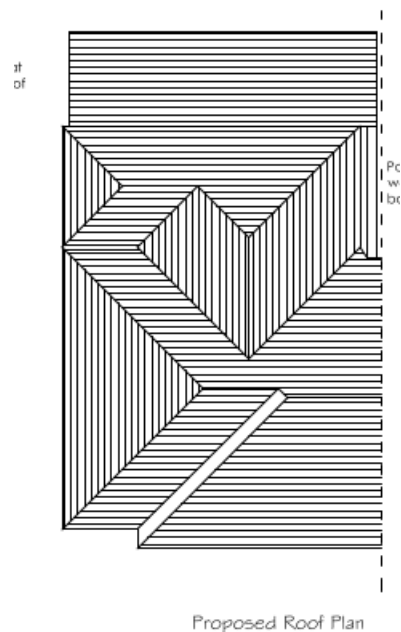
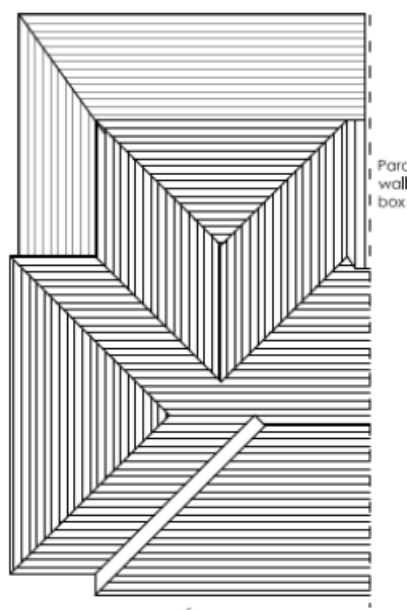
Existing



Proposed







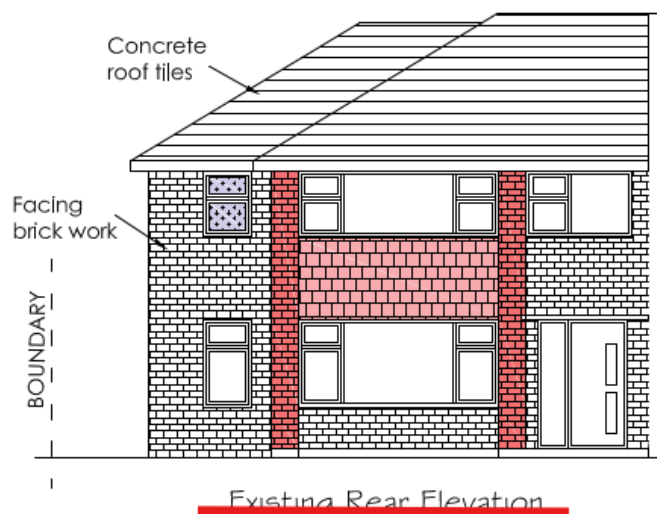
Background

The application property was granted planning permission for the demolition of a garage and erection of a two storey side extension, part two storey and part single storey rear extension and creation of a vehicle crossover under reference 20250069.

Some works have commenced on site, however to improve the layout the applicant is seeking for a first floor side and rear infill extension.

Procedural Matters

It is noted that the plans have some incorrect orientations, the plans below incorrectly show the front and rear elevations.



It is also noted that under the current proposal the roof form of the single storey rear extension has been changed. It is considered that this alteration is not significant and does not warrant specific mention in the

description.

Permitted under 20250069



Current Proposal



The original submission showed a flat roof infill extension, however after negotiations the applicant agreed to change the roof form into a pitched roof as a flat roof at first floor level is something which is not encouraged nor supported by the Local Planning Authority.

Plans Initially Submitted



Plans Further to Negotiations



Character and Appearance

The application site is a two storey semi detached house situated within the review park residential estate which forms an urban part of Gravesend.

The proposal seeks to erect a first floor side and rear infill extension. The below plans show the originally permitted plans and the proposed extension.

Permitted under 20250069



Current Proposal



It is considered that the modest extension would not result in any detrimental harm to the wider character and appearance of the area as the extension would be designed with a roof profile which ties in with the existing. Furthermore, the proposed extension would not be immediately visible from the main streetscape.

The proposal also shows an alteration to the roof form of the single storey rear extension. This is not considered to result in a significant amount of additional bulk and massing and a refusal on this basis is also not deemed balanced.

The extension is modest in scale and given the extension of the extension at the neighbouring property the proposed extension is deemed acceptable and compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there will be approximately 176sqm of resultant garden space which complies with the requirements of the adopted standards. The bedrooms will be served by sufficient light and outlook and will comply with the nationally described space standard.

The proposed development will safeguard the amenity of future occupiers inline with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed development is modest in terms of scale and would not have an impact on the amenities of neighbouring properties. A condition will be imposed which will ensure that no windows are created in the flank elevation of the development without prior planning permission as a means of preserving neighbouring occupier amenity.

The proposed development will safeguard the amenity of neighbouring occupiers inline with the requirements of SPG2 Residential Layout Guidelines 2020.

Parking and Highways

The proposed development would not impact any existing parking arrangements and so this would not require further assessment.

Conclusion & Recommendation

Permission Is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21/07/2025	Dated:	21st July 2025