



Delegated Report

Householder Planning Application

Planning Application No: 20250627

Location: 6 The Downage Gravesend Kent DA11 7NB

Description: Erection of first-floor rear extension.

Applicant: Mr Dale

Site Visit Date: Previous visits undertaken and photos previously provided

Submitted Documents/Plans

Application Form;
Drawing No. 001 Rev. A – Site Location Plan and Block Plans – Existing and Proposed;
Drawing No. 002 Rev. A – Floor Plans – Existing;
Drawing No. 003 Rev. A – Floor Plans – Proposed;
Drawing No. 004 Rev. A – Elevations – Proposed; and
Drawing No. 004 Rev. A – Elevations – Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250074	Erection of a single storey front extension, erection of a two-storey side/rear extension and erection of a first floor rear extension.	Application Refused	27.03.2025
19930444	Erection of two storey side extension to form utility room with shower room/w.c. and dressing room over.	Permitted	05.10.1993

This application follows refusal of application reference number 20250074 for the erection of a single storey front extension, erection of a two-storey side/rear extension and erection of a first floor rear extension. In addition to this current application, application reference number 20250626 for the *erection of single storey front/side and single storey rear/side extension* is pending consideration at this time.

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

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

Local Ward Councillors

No comments received.

Neighbouring properties

5 surrounding properties were consulted, a site notice was displayed on 01.07.25 and no responses were received. The overall consultation period expired on 25.07.25.

Site Description

6 The Downage is a two storey, detached property located to the west of the highway.

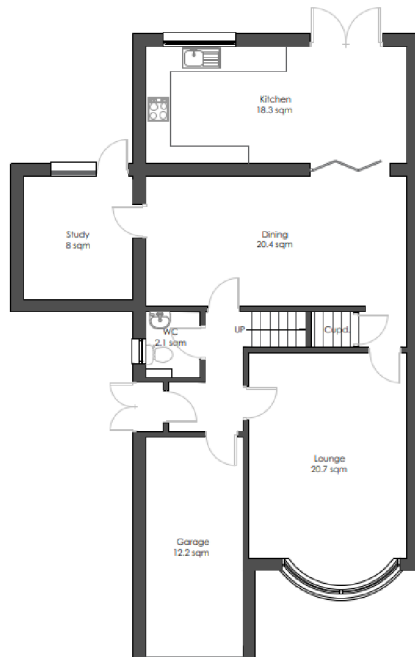
Site Photo (No.6 is to the right)



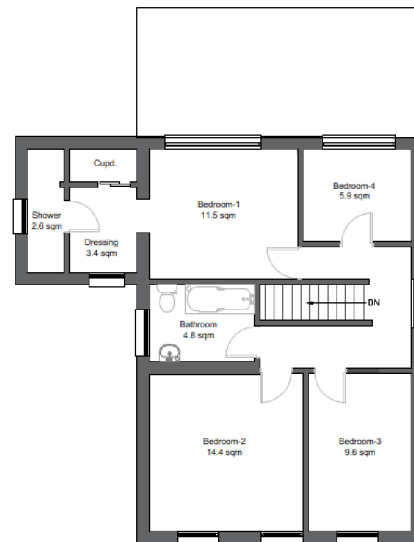
This application proposes the erection of a first floor rear extension.

Proposed Development

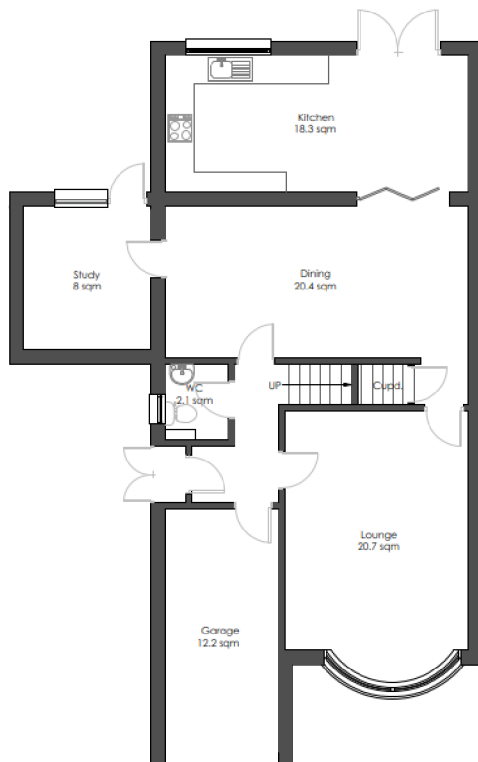
The development would create space for internal layout changes at first floor level, and incorporate enlarged bedrooms and the provision of en-suites. Case Officer measurements are indicated on the plans below.



Existing Ground Floor Plan



Existing First Floor Plan



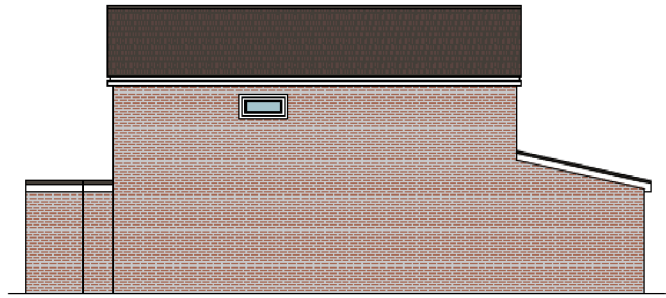
Proposed Ground Floor Plan



Proposed First Floor Plan



Existing Front Elevation



Existing North Elevation



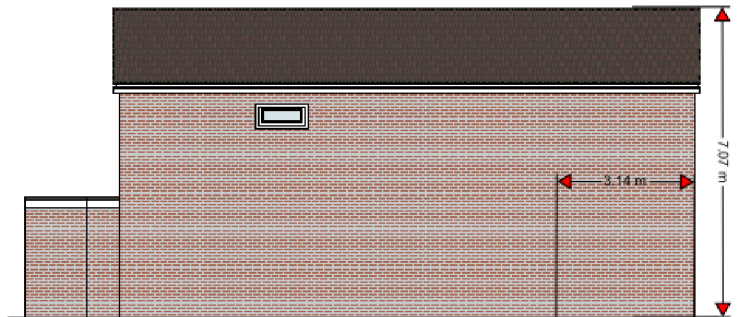
Existing Rear Elevation



Existing South Elevation



Proposed Front Elevation



Proposed Right Elevation



Proposed Rear Elevation



Proposed Left Elevation

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

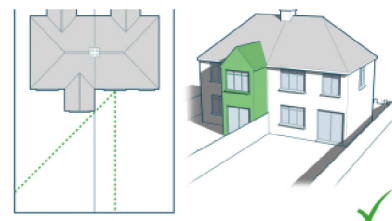
9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where 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.

Development

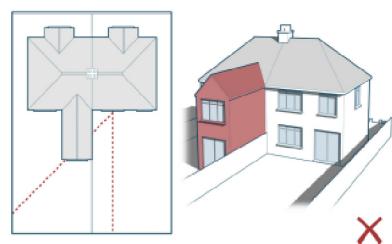
Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and 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: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- 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.
- Light / Outlook: The 45 / 25 degree rule will 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.



A two storey extension should comply with the 45 degree rule. (See Appendix 1).



The proposed brickwork would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. If permission were to be forthcoming, all external facing materials can be secured by condition to match the existing dwelling.

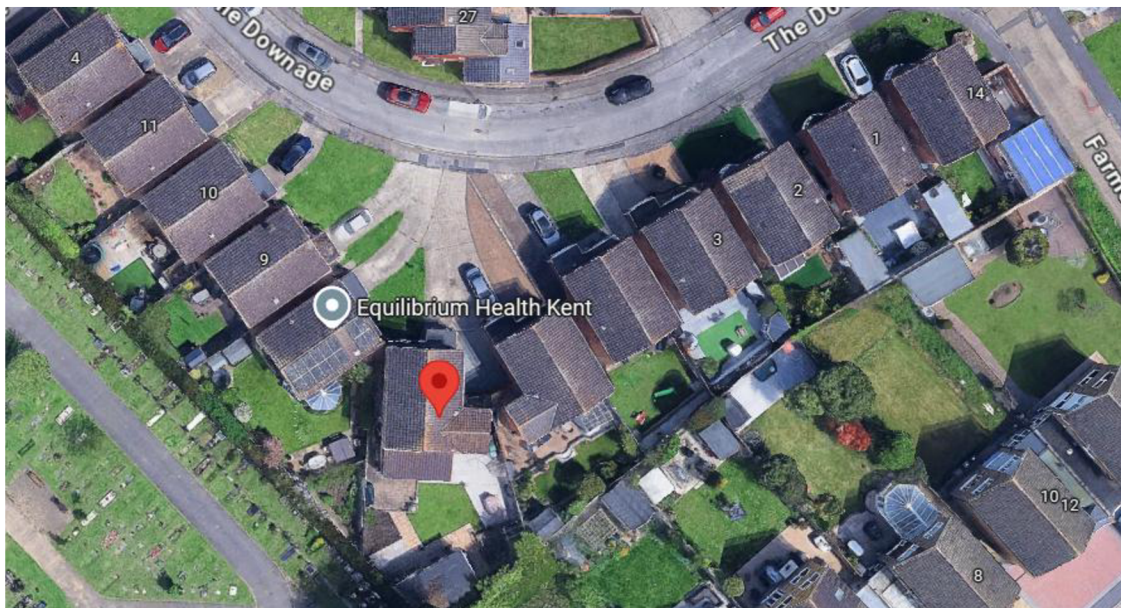
In terms of the character and appearance of the area, properties along this part of The Downage have largely remained true to the original character of the dwellings. Conversely, No.5 The Downage, along with the application property have both constructed two storey side extensions along with a single storey rear extension (or conservatory in the case of No. 5). Although set back from the front elevation, the two storey side extensions, which were approved prior to the adoption of Gravesham's current Local Plan Core Strategy (2014) and recent Design Guidance (Householder (2021) and Design for Gravesham (2024), are prominent within the street scene and are considered to detract from the character of the original properties and the wider street scene.

Site Photo



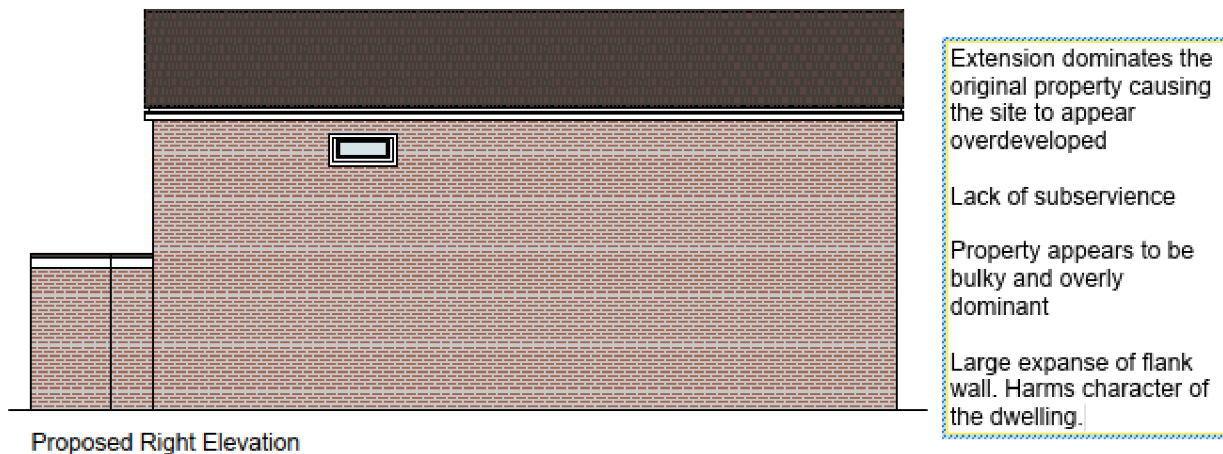
In situ, the first floor rear extension would not be visible from the street scene and would therefore have no impact in this regard.

The pattern of development within the immediate area can be seen from the google aerial image below:



As previously ascertained in refused application 20250074, the application property has already been significantly extended. Given that No.5 also has a two storey side extension, which faces towards the application property, the spaces in and around the dwellings have been significantly reduced, and the

application site already appears cramped, which is unfortunate. The proposed extension is at first floor level, above the existing rear extension, and as such would not result in as significant a reduction in space in and around the dwelling as the previous application did. However, the extension is not subservient, and would be a further bulky addition to the dwelling, elongating the property, worsening the existing situation and increasing the dominance of the dwelling.



Therefore, 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. 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. It is considered that the proposal provides more than sufficient space and accords with the room area requirements. In addition, there would be no increase in bedrooms or a reduction to the garden area. As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, no neighbour representations were received as a result of the consultation carried out for this proposal. 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.

There are no concerns regarding privacy, as no new windows are proposed in the flank elevations of the development. The window to serve the ensembles can be conditioned to be obscure glazed. Referencing back to refused application 20250074, concerns were raised regarding loss of light and outlook. Although this reduced proposal is considered to remove the previous impact on No.5 The Downage, the impact on No. 7 would remain:

Photos provided previously showing rear of property



The proposal would result in significant development at two storey level, close to the shared boundary with No.7. Given the orientation of the site and the development proposed, this would result in an unacceptable overbearing development, likely to cause a sense of enclosure, detrimental to neighbouring amenity. In addition, the layout of the proposed extension is likely to result in a detrimental impact on outlook. In terms of light impact, the plans fail to show how the development would avoid detrimentally impacting light levels to the neighbouring property. Notwithstanding this, as evidenced by the below google images,

overshadowing already occurs between the application property and No.7:



As such, it is likely that No.7 would incur an unacceptable loss of light as a result of the development.

The proposal would fail to safeguard the amenity of neighbouring properties in terms of the overbearing development, likely to cause a sense of enclosure, loss of outlook and impact on light, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

No additional bedrooms are proposed and there would be no alteration to the existing parking situation. As such, there are no concerns in terms of highways and parking.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The application has been fully considered and is contrary to local and national planning policy. Although this proposal is an improvement on previously refused application 20250074, concerns with design, character and appearance, and impact on neighbouring amenity remains.

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. 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).

The proposal would fail to safeguard the amenity of neighbouring properties in terms of the overbearing development, likely to cause a sense of enclosure, loss of outlook and impact on light, 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:	13th August 2025	Dated:	14th August 2025