

Delegated Report

Householder Planning Application

Planning Application No: 20250626

Location: 6 The Downage Gravesend Kent DA11 7NB

Description: Erection of single storey front/side and single storey rear/side 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 – Ground Floor Plans – Existing and Proposed;
Drawing No. 003 Rev. A – Elevations – Existing; and
Drawing No. 004 Rev. A – Elevations – Proposed.

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 20250627 for the *erection of a first floor rear 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.

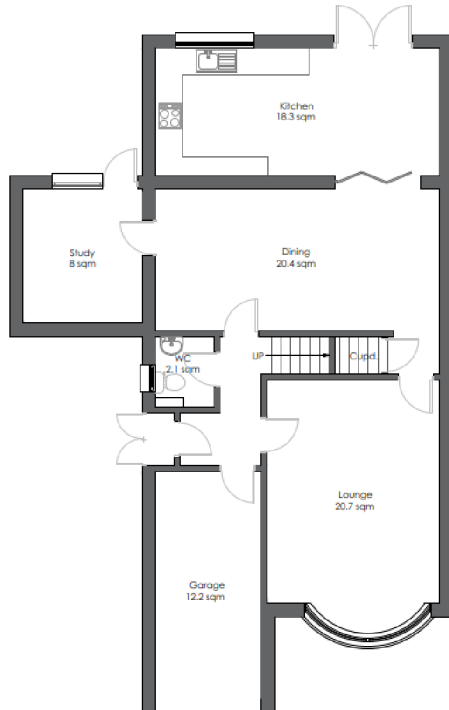
Site Photo (No.6 is to the right)



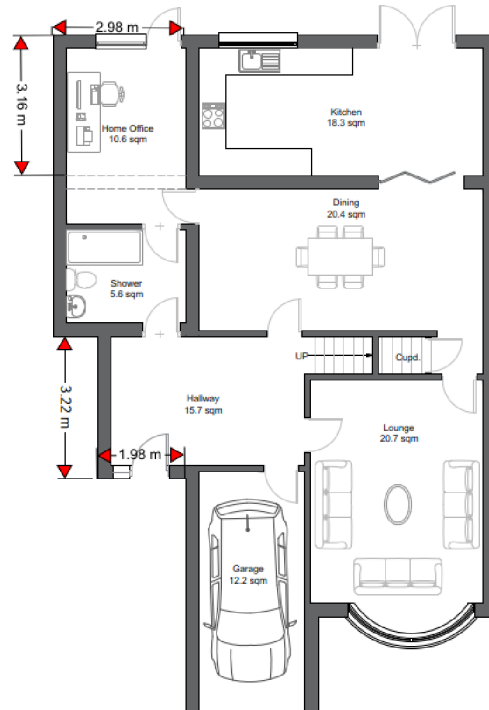
This application proposes the erection of a single storey front/side and single storey rear/side extension.

Proposed Development

The development would create space for internal layout alterations incorporating an enlarged hallway, new shower room and a home office to replace the study. Case Officer measurements are indicated on the plans.



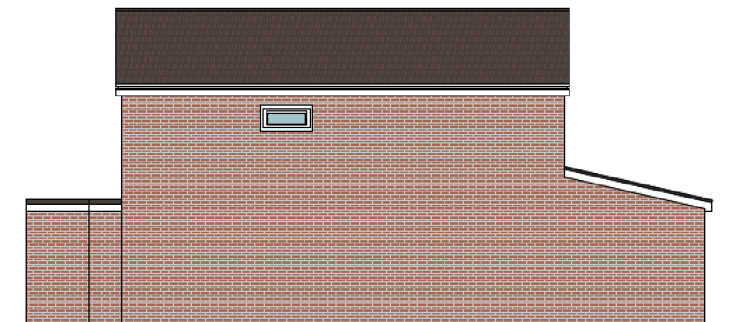
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing Front Elevation



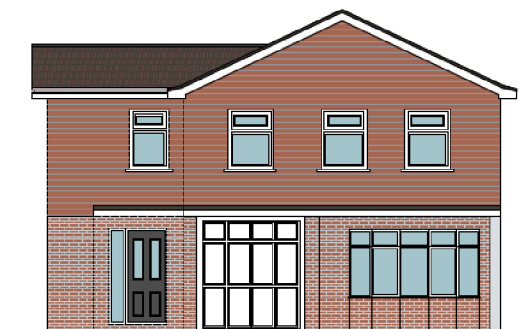
Existing North Elevation



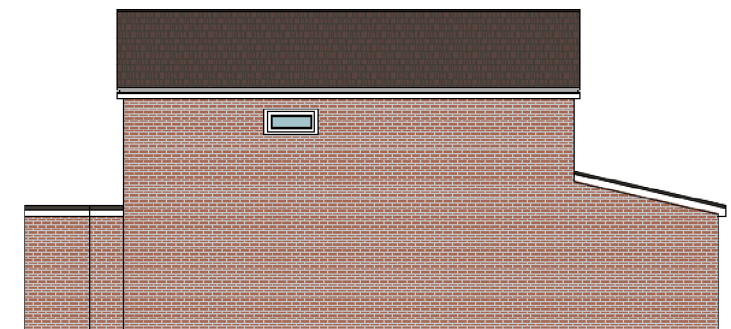
Existing Rear Elevation



Existing South Elevation



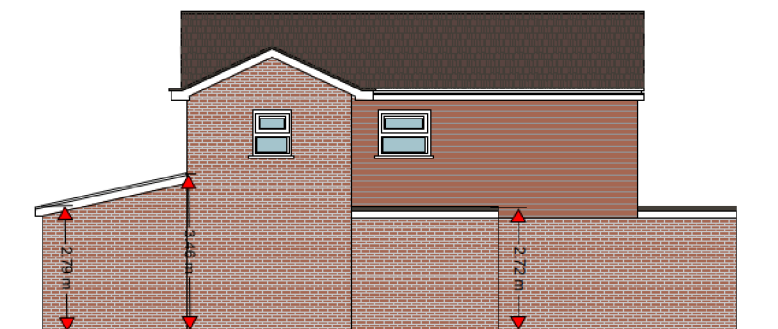
Proposed Front Elevation



Proposed North Elevation



Proposed Rear Elevation



Proposed South 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.

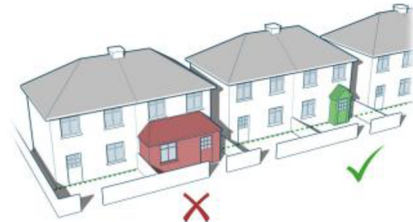
Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



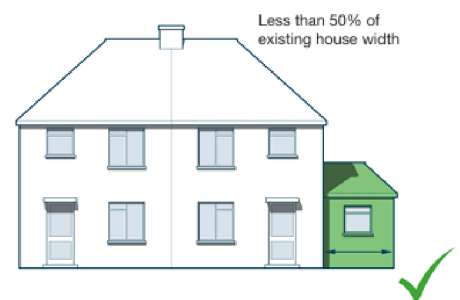
Large extensions which break the building line and do not respect the scale of the house will be rejected.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows 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.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

Rear Extensions

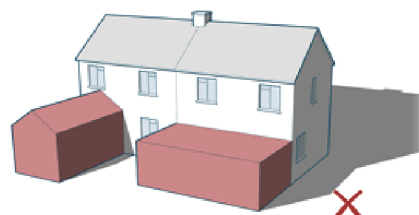
Single Storey Rear Extensions

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:

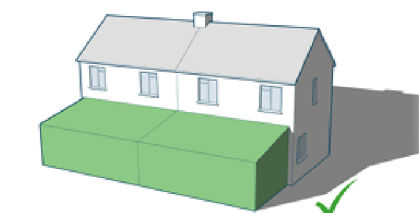
- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** Single storey extensions should not rise above the window sill 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.

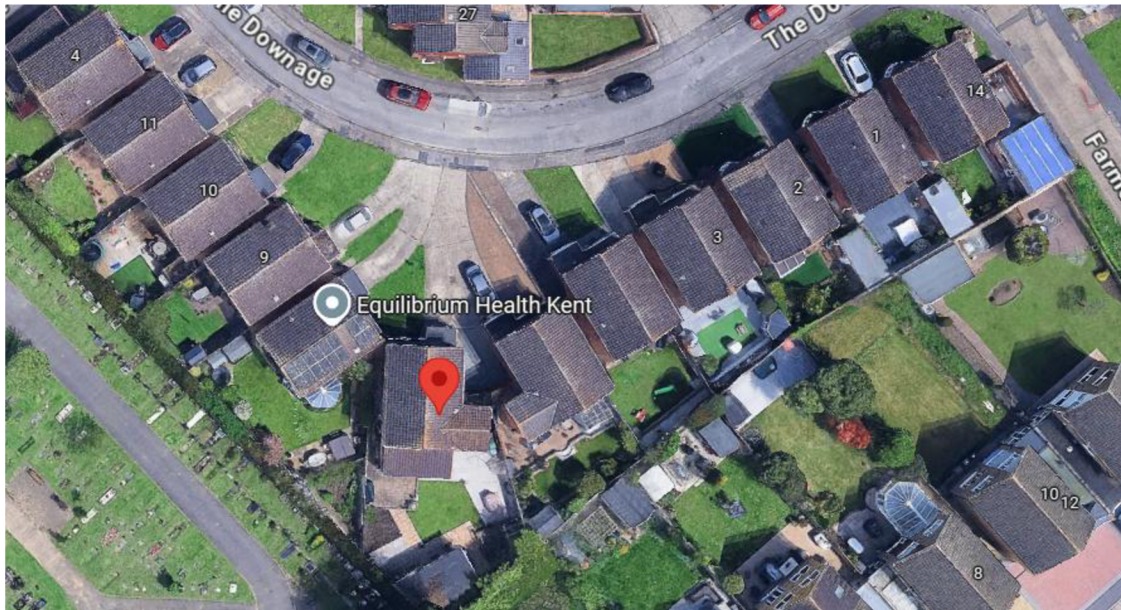
The proposed brickwork would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. If permission were to be forthcoming, all external facing materials can be secured by condition to match the existing dwelling.

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



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.

As the existing development already impacts the dwelling and street scene, it is considered prudent to first assess the proposed single storey front extension. The single storey front extension would have a flat roof and would be attached to the existing two storey side extension. Since the refusal of application 20250074, this element of the proposal has been reduced in scale, particularly in width, which would now mean the extension is set away from the shared boundary with No.5 The Downage. In addition, the fenestration has been altered to a front door, which is an improvement on the previous plans.

The proposed 'infill' single storey side/rear extension would match the pitch and design of the existing rear extension and would also be attached to the existing two storey side extension. The extension would result in a large single storey element to the rear of the property. Generally, extensions to extensions are not ideal, and this extension would have a large width. Notwithstanding this, it would be single storey. Whilst there would still be some impact to the dwelling in terms of bulk and massing, this impact is reduced since the previous application, and is not considered sufficient grounds to refuse the proposal.

Overall, the property has already been previously extended and the site does already appear to be cramped. Notwithstanding this, the proposed extensions are single storey, and in situ are not considered to result in significant enough harm to warrant a refusal of the application. Therefore, on balance, the proposal accords with 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 for future occupiers. In addition, sufficient garden area would be retained post development. 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. In situ, the proposal is not considered to detrimentally impact neighbouring amenity. As such, the amenity of neighbouring properties is safeguarded in accordance with 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.

Sewer

Sewer pipelines are within close proximity of the site. As such, an informative can be added to the decision notice to advise the applicant to contact Southern Water regarding this matter.

Gas Pipes

A gas pipeline impacts the front of this site. As such, an informative can be added to the decision notice to advise the applicant to contact Southern Gas Networks regarding this matter.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The proposal is acceptable in terms of design, character and appearance and would not harm the amenity of future occupiers or neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	13th August 2025	Dated:	14 th August 2025