

Delegated Report

Householder Planning Application

Planning Application No: 20251265

Location: 10 Pine Avenue Gravesend Kent DA12 1QZ

Description: Demolition of existing single storey rear extensions; Erection of replacement single storey rear extension with roof lights.

Applicant: Mr and Mrs D. Drennan

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 10/12/2025;
Supplementary Information – Photos;
Supplementary Information – Covering Letter;
Drawing Number 1000 (Site Plan);
Drawing Number 1010 (Ground Floor Plan – Existing);
Drawing Number 1011 (First Floor Plan – Existing);
Drawing Number 1013 (Roof Plan – Existing);
Drawing Number 1020 (Section AA - Existing);
Drawing Number 1021 (Section BB – Existing);
Drawing Number 1030 (North Elevation – Existing);
Drawing Number 1031 (South Elevation – Existing);
Drawing Number 1032 (East Elevation – Existing);
Drawing Number 1033 (West Elevation – Existing);
Drawing Number 1010 (Ground Floor Plan – Proposed);
Drawing Number 1111 (First Floor Plan – Proposed);
Drawing Number 1113 (Roof Plan – Proposed);
Drawing Number 1120 (Section AA – Proposed);
Drawing Number 1130 (North Elevation – Proposed);
Drawing Number 1131 (South Elevation – Proposed);
Drawing Number 1120 (Section AA – Proposed);
Drawing Number 1130 (North Elevation – Proposed);
Drawing Number 1131 (South Elevation – Proposed);
Drawing Number 1132 (East Elevation – Proposed);
Drawing Number 1133 (West Elevation – Proposed);
Drawing Number 1001 Rev A (Site/Block Plan – Existing);
Drawing Number 1101 Rev A (Site/Block Plan – Proposed); and
Drawing Number 1121 Rev A (Section BB – Proposed).

Relevant Planning History

No relevant history

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

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and one response was received. Neighbours raised concerns with the construction of the proposal. This is not considered to be a material planning concern and as such will not be assessed in the following report.

The consultation period ended on 8th January 2025.

Officer's Analysis

Design, Character and Appearance

10 Pine Avenue is a two storey semi detached dwellinghouse located on the east side of the highway. The property has some soft landscaping to the frontage with hard standing for off road parking and side access leading to a garage to the rear.



The application seeks to demolish the existing rear extension with the erection of a replacement single storey rear extension.

The extension would have a flat roof with lantern at a height of 3.15m. The extension proposes an overall width of 8m and would project from the rear elevation by 3.75m.

The extension would create space for an open plan kitchen / dining area. To the rear elevation there would be patio doors and 2 no windows. The proposal would create space for internal reconfiguration with a window serving a WC to the existing flank elevation which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The proposal would be constructed with a rendered finish to match the existing.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development the site would retain an area of 229.39msq and a depth of circa 25.73m, in accordance with recommended guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy

Framework 2024.

Neighbouring Amenity

The proposed single storey rear extension is modest in height and does not look to introduce any habitable windows to the flank elevations. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3 rd February 2026	Dated:	3rd February 2026