

Delegated Report

Householder Planning Application

Planning Application No: 20260104

Location: 3 St Davids Crescent Gravesend Kent DA12 4AS

Description: Erection of single storey side extension; Reconfiguration of front entrance steps, including external step lift for wheelchair access and relocation of front door.

Applicant: Mrs Sora Yago

Site Visit Date: 11 March 2026

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 25029-PL01 Existing and proposed layouts, elevations, roof plans, block plans and site location plan;
Brochure for TSL1000 domestic step lift;
Brochure for Pollock classic 1m step lift;
Letter from the agent dated 02 February 2026; and
Site photographs.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2025)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)
- Kent Design Guide Review: Interim Guidance Note 3 Residential Parking (2008)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No comment.

Neighbouring properties

The application was publicised by a site notice and to six neighbouring properties by letter. No representations have been received. The overall consultation period expired on 23.02.2026.

Officer's Analysis

Design, Character and Appearance

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed single storey side extension would have a width of 2.5 metres, a depth of 5.2 metres and a maximum height of 3.6 metres. It would not be set back from the existing front elevation and would incorporate facing bricks and a Glass Reinforced Plastic (GRP) flat roof. The proposal would slightly alter the location of the front door and set it forward and would result in the loss of the side access to the rear garden.

The proposed width (2.4 metres) would be less than half of the width of the existing dwelling (6.6 metres) and the extension would appear subservient to the building overall. The location of the property adjacent to an accessway would mean that adequate separation between dwellings would be retained and an alternative access to the rear garden would be available. The brickwork and fenestration would match existing and the alterations to the front door would not look out of place, due to the adjoining semi-detached

property having a porch (i.e. the original door has been replaced). Whilst a set back and pitched roof would be preferable in this corner location, the proposed design would not be detrimental to the character of the existing building or the street scene.

The proposed access steps/landing and step lift would be a relatively prominent feature of the site frontage but the brick, metal and concrete construction would be acceptable in this urban, residential setting.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers by providing an accessible ground floor shower room and wheelchair access to the main entrance.

There would be no loss of rear garden area or depth and an external access would be available at the rear, to compensate for the loss of the existing external side access.

The proposal would result in the loss of an existing side hallway window but this would be replaced with new front hallway window. Therefore, there would be no detriment to natural light.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The proposed development would introduce two new windows to the application property. The proposed front window (to a hallway) would face the rear garden of no. 2 St Davids Crescent and the proposed side window (to a shower room) would face the rear garden no. 1 St Davids Crescent.

For no.1 St Davids Crescent, there would be a 17 metre privacy distance and due to a levels difference (the application property is located on higher ground), existing boundary treatments would not entirely mitigate overlooking. However, as the window would be to a shower room, it can be conditioned to be obscure glazed. As such, there would be no adverse overlooking impacts. In order to prevent any future loss of privacy to this neighbour, any planning permission granted should also be conditioned to preclude the insertion of any windows or openings in the side elevation of the proposed development.

For no. 2 St Davids Crescent, there would be a 18 metre privacy distance and a levels difference (the application property is located on higher ground). However the existing boundary treatments and mature vegetation would screen some overlooking and due to the window being to a non-habitable room, there would be no significant adverse overlooking impacts.

Due to the design of the proposed development and to the design, layout and orientation of surrounding properties, there would be no adverse overshadowing or overbearing impacts to any of the surrounding residential occupiers.

Noise arising from the operation of the proposed step lift would be broadly comparable to normal domestic background noise and would be temporary in nature and it is noted that the GBC Environmental Protection Team (Regulatory Services) have not raised an objection. As such, the proposal would not result in any significant adverse noise impacts.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding

occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application property has four bedrooms and on-site parking for three vehicles on a paved frontage. The proposed access steps/landing and step lift would intrude into the existing parking area but would leave space for one/two vehicles to park (one parallel and one perpendicular to the roadway).

According to the Borough Council's adopted Vehicle Parking Standards, a four bedroom dwelling should have three vehicle parking spaces. However, it is noted that Kent Highways & Transportation have provided more recent guidance (as yet unadopted) that requires a minimum of two spaces to be provided for a four or more bedroom property in a suburban location.

It is also noted that the application site is located in a relatively sustainable location, close to local shops and services and a bus route. There are no parking restrictions in St Davids Crescent and on street parking appears available. Therefore, even if the proposed development would result in a small increase in demand for on-street parking in the surrounding area, this would not exacerbate any existing parking issues and would not undermine highway safety. Furthermore, the proposed development would significantly improve disabled access to the dwelling, which would be a significant highway benefit.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 2, a Site of Special Scientific Interest (SSSI) Impact Risk Zone and a smoke control area. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to any sensitive habitats, archaeological features or groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevation

Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
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Signed:	K Joyce	Signed:	Jusabh
Dated:	12th March 2026	Dated:	13 March 2026