

Delegated Report

Householder Planning Application

Planning Application No: 20260101

Location: 267 Singlewell Road Gravesend Kent DA11 7RN

Description: Erection of a two storey rear/side extension with Juliet balcony. Erection of first floor side extension and front porch. Demolition of existing outbuildings and erection of an outbuilding. Alterations to fenestration.

Applicant: Mr Gurdip Clare

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
DLM/01 Rev 0 – Location Plan
DKM/8142/02 Rev 02 – Existing Block Plan
DKM/8142/03 Rev 03 – Proposed Block Plan
DKM/8142/04 Rev 01 – Existing Elevations
DKM/8142/05 Rev 01 – Existing GA's
DKM/8142/06 Rev 03 – Existing Proposed Elevations and GA's of Outbuildings
DKM/8142/07 Rev 05 – Proposed GA's
DKM/8142/08 Rev 05 – Proposed Elevations
Planning Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
19870040	Change of use of dwelling into a residential home for the elderly formation of 4 no car parking spaces at the front and formation of a vehicular access onto a classified road	Permitted	01.06.1987
19850755	Erection of a two storey side extension on the south elevation to form living room with bedroom bathroom and dressing room over.	Permitted	19.11.1985
19850266	Erection of two storey extension on the south elevation to form living room with bedroom bathroom and dressing room over	Permitted	14.05.1985
19850139	Erection of a single storey extension on the south elevation to form a lounge with the formation of a bathroom in the roofspace erection of single storey extension on the north elevation to form a double garage and utility room and construction of a dormer	Permitted	02.04.1985
19490655	Erection of a private garage	Permitted	29.10.1949

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.

KCC Highways and Transportation

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

KCC Heritage

I suggest that no archaeological measures are required.

Neighbouring properties

Five surrounding properties were consulted and no responses were received. The overall consultation period expired on 27.02.26.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking.

Design, Character and Appearance

This application relates to a two-storey detached dwellinghouse. The property is located on Singlewell Road, and the elevations are made of brick walls painted white with three front dormers. The property has a wide front driveway and to the front is a small boundary wall. The properties along Singlewell Road are mostly made up of two storey houses and bungalows, all properties have spacious front areas and wide plots with some plots being divided into two properties. 273 Singlewell Road is a property which has done similar works to this application and has a similar size and massing in comparison to 265 Singlewell Road which has a much smaller scale. The properties in the local area do have visual spacing with some being larger spaces than others, and with this application the garage is already tight to the neighbour property boundaries and even with the new two storey extension this will still be over 2 metre gaps to the neighbouring property.

First Floor Side Extension

The first-floor side extension has been set back from the main front of the building. The extension does not exceed the height of the existing building. The width is no bigger than the existing building and has the same footprint as the existing double garage the extension is replacing. The design will be in keeping with the rest of the property when completed and the rest of the street scene i.e. materials used and new windows and doors being proposed. There are no windows proposed in the flank elevation and the two front facing windows will only look out over the front roadway.



Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of 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, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host 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. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host 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 significantly 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.

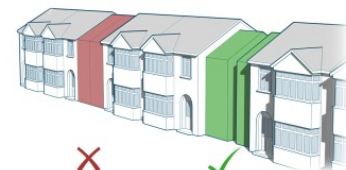


Ground floor set back 0.5m



Unacceptable flat roof

Two storey side extensions should be subordinate in scale to the original house.



Side extensions should be set back and set in to avoid the 'terrace effect'.

Two-storey Rear/Side Extension

The depth of the proposed rear/side extension would be built on already existing hardstanding and will be matching size with the neighbouring property. The height of the extensions will be built to the existing roof height with roof amendments to be taking place. The width of the extensions will match the existing building. The rear and side extensions will not be visible from the front as the roof height will match that of the existing building. The installation of the Juliet balcony and the replacement of the already existing Juliet balcony will cause overlooking into neighbouring gardens, however it will not overlook any of the actual houses due to the location of the Juliet balconies. The windows and doors of the new extension will match the existing design of the property and neighbouring properties. The property has a large garden which will be retained by the design with only a patio area being proposed which will remove part of the greenspace in the rear.

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.

Porch

The porch is proposed to fill the space to the front which is already used as open porch with 4 pillars holding the roof. Therefore, the porch will not take any of the front parking area as the area has already been developed and no parking spaces will be affected by the development. As the original design is open plan and the new proposal shows this to be closed it could be seen as poor design. This type of enclosed porch is also out of character to the local street scene with neighbouring properties and opposite properties still having open porches.

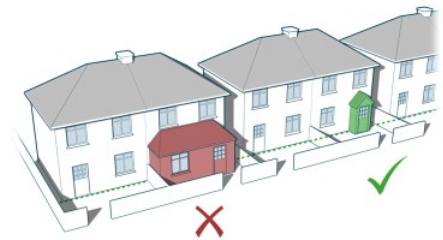
Front Extensions & Porches

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.

Roof

Roof alterations are proposed as part of the design of the extensions and are necessary for the extensions to be constructed. The roof height will change from 7.14 metres to 7.51 metres with an increase in height of 0.37 metres. The roof will be changed from a gable roof to a flat roof. This type of roof shape is not in keeping with the surrounding areas as most houses on the road have pitched or gable roof shapes.

Outbuilding

The outbuilding will be constructed at the rear of the garden not in the same position as the existing three outbuildings that will be demolished as part of the development. Due to the location of the new outbuilding, it will be shielded from view of the neighbouring property it shares a boundary with and is located away from the neighbouring property. The use of the outbuilding is stated as a workshop and garden shed/store. There will be no access from the outbuilding to the shared access at the back of the property. The height of the outbuilding will be 2.5 metres, therefore would be permitted development.

Outbuildings & Garages

Outbuildings

10.14 An outbuilding should normally only be used for purposes incidental to the enjoyment of the house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and summer houses. A purpose incidental to a dwelling house does not include use as separate self-contained accommodation, or other primary living accommodation incorporating such components as a bedroom, bathroom, or kitchen. Proposals to provide separate accommodation or a commercial use (unless it constitutes working from home) in an outbuilding requires planning permission.

10.15 Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking / overshadowing of existing properties.

Garages

10.17 Detached garages should reflect the design, materials, character and style of the existing property. Garages should not be located in a position which would detract from the attractiveness of the street scene. Usually garages should be positioned to the side of a dwelling.

10.18 In order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car and 5.5m by 6m width for 2 cars.

Summary on design

The proposed two-storey extensions, first floor side extension, porch and roof alterations, by reason of their cumulative scale, bulk, massing and design, would result in disproportionate additions that would not appear subservient to the host dwelling. The proposed flat roof form and enclosed porch would be out of keeping with the prevailing character of the area which is typified by pitched roof forms and open porch features. As such, the development would fail to respect the scale, form and character of the original dwelling and the wider streetscene, resulting in harm to the character and appearance of the area.

On balance, the proposed development would not comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m2)	Minimum Space Standard (m2)
Bedroom 1	50.5	11.2
Bedroom 2	26.3	11.2
Bedroom 3	26.0	11.2
Bedroom 4	23.0	11.2
Bedroom 5	19.4	11.2
Living Room	62.1	13.2
Dining Room	17.3	9.5
Kitchen	19.9	7.2

Bath and WC	5.8	3.8
WC	2.8	1.3

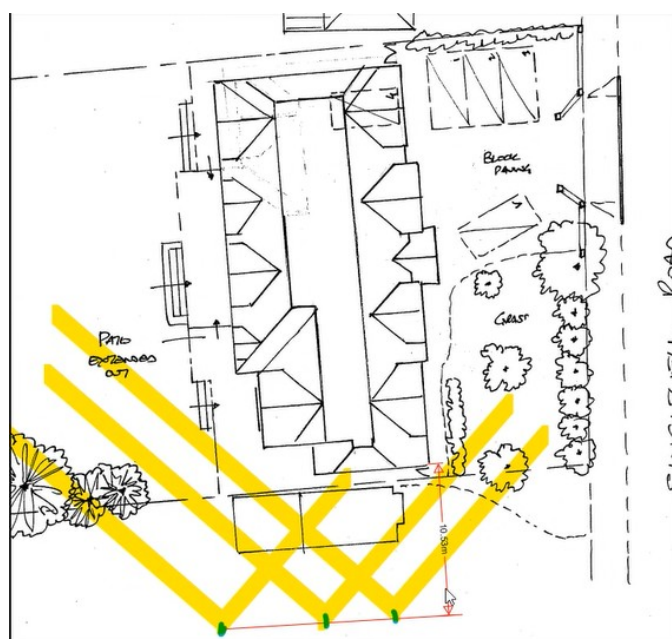
Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	1,769.6m ²	100m ²
Depth	61m	10m

All the new rooms being proposed and garden area are acceptable in terms of space standards. However, all rooms are vastly larger than the minimum standards, indicating that the scale of development may be overly dominant, which is reflected in the design assessment within this report. Whilst this is of note, for the purposes of this part of the assessment, the internal and external space standards are considered to comply with the Residential Layout Guidelines (2020).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received. As the extensions will be built up on both sides, the neighbouring properties on both sides would be affected by the proposal. The distance between the two properties would not be changing as the existing footprint will not be changing each side as the extensions will be on top and attached to existing side development. The extension will be 2.84 metres away from the northern neighbour (265 Singlewell Road) and 1.25 metres away from the southern neighbour (269 Singlewell Road). As mentioned previously, the Juliet balconies in the rear will overlook neighbouring gardens but not neighbouring dwellings, and this would be obliquely angled. There are no windows proposed in the flank elevations on either side of the development so there would be no direct overlook.

The neighbour to the north (265 Singlewell Road) has no windows which are south facing, and so would not be impacted by overshadowing and the 45/25 degree tests need not be applied to this property. As shown in the diagram below the development would pass the 45-degree test with the exception of the neighbouring window to the furthest rear on (269 Singlewell Road). However, when the 25 degree test is applied to the approximate position of this window, it is evident that the window would not be overshadowed due to the distance between the properties. In addition it is also noted that this neighbour is located to the south of the subject dwellinghouse. The sun takes an east to west route from the south, meaning shadows are cast northward, away from this neighbour.



45 degree test



25 degree test

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The development will add an additional bedroom with the house going from a 4 bed to a 5-bed dwelling. SPG 4 – KCC Parking Standards (2006) states 4 or more-bedroom properties need provisions for 3 car parking spaces. The existing layout had space for 5 car parking spaces whereas the proposed layout shows 4 car parking spaces. Even though there is a loss of a parking space there is still enough space for the amount of car parking needed. There is also a garage on site to provide an additional parking space. However, there have been no provisions on the plans given to cycle parking spaces. Whilst no cycle parking is shown on the submitted plans, given the size of the plot it is considered that adequate cycle storage could be accommodated and secured by planning condition. On this basis, no objection is raised in respect of parking provision.

Adequate vehicle and cycle parking provision (Subject to conditions), would therefore available in compliance with paragraphs 114 to 117 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposed development, by reason of its cumulative scale, bulk, massing, roof form and design, including the introduction of a flat roof and enclosed porch would result in disproportionate and overly dominant additions which would not appear subservient to the host dwelling. The proposal would fail to respect the scale, form and character of the original dwelling and the surrounding area, resulting in harm to the character and appearance of the site and streetscene. The development is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

Recommendation

The recommendation is to refuse this application.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24th March 2026	Dated:	27th March 2026