

Delegated Report

Householder Planning Application

Planning Application No: 20250050

Location: 60 St Gregorys Crescent Gravesend Kent DA12 4JN

Description: Erection of a single storey rear extension, demolition of existing garage with erection of new garage and garden room.

Applicant: Mr Krasimir Georgieva

Site Visit Date: 24.03.2025

Submitted Documents/Plans

- Application Form
- Drawing No: GCP.06 (Proposed Outbuilding Elevations)
- Drawing No: GCP.05 (Existing Garage Elevations, Floor Plans and Proposed Outbuilding Floor Plans)
- Drawing No: GCP.02 (Proposed Floor Plans)
- Drawing No: GCP.01 (Existing Floor Plans)
- Drawing No: GCP.04 (Proposed Elevations)
- Drawing No: GCP.03 (Existing Elevations)
- Drawing No: GCP.08 (Existing Block Plan)
- Drawing No: GCP.09 (Proposed Block Plan)
- Drawing No: GCP.07 (Site Location Map)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

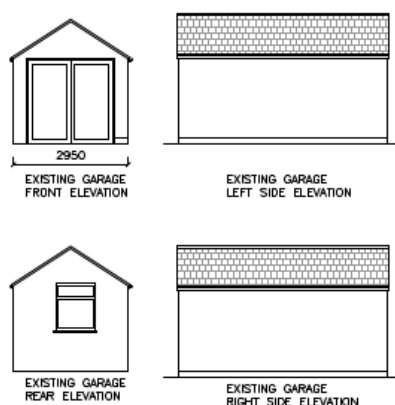
The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 19.03.2025 and no comments were received.

Analysis

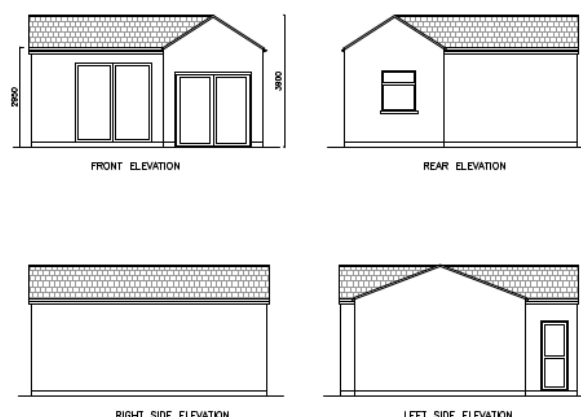
Proposal

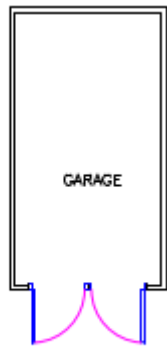
The proposal seeks the erection of a single storey rear extension and demolition of the existing garage and erection of a new garage with a garden room.

Existing

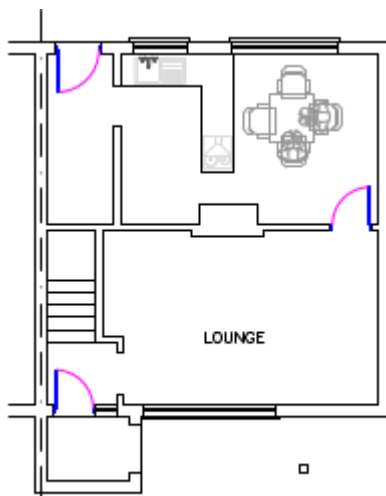
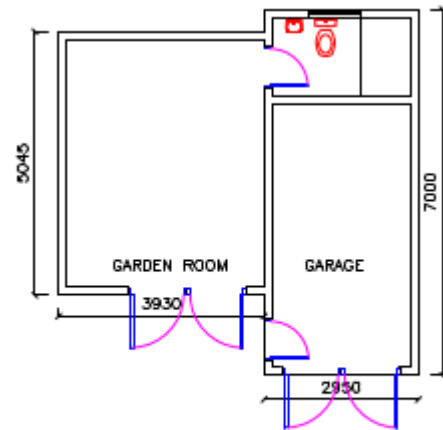


Proposed

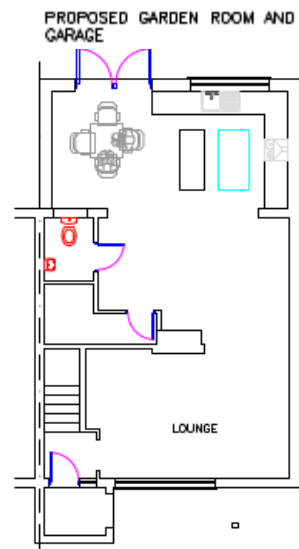




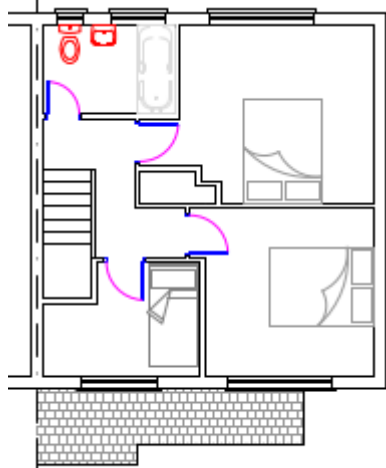
EXISTING GARAGE FLOOR PLAN



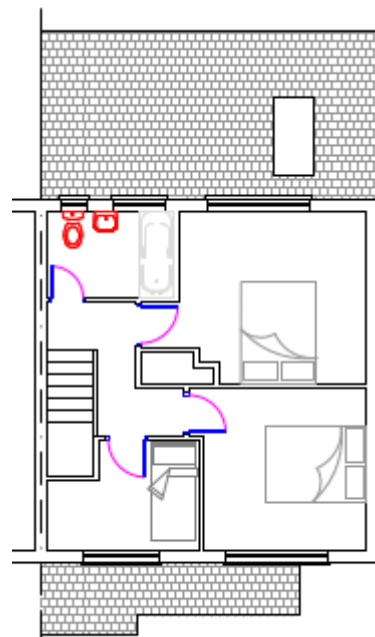
EXISTING GROUND FLOOR PLAN



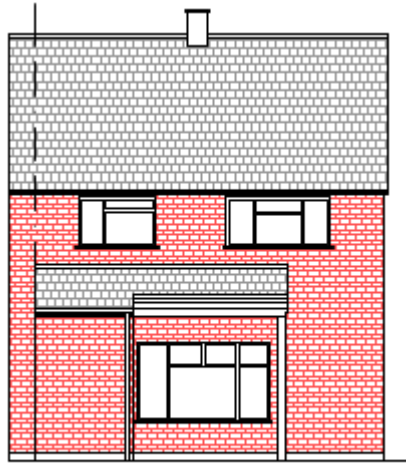
PROPOSED GROUND FLOOR PLAN



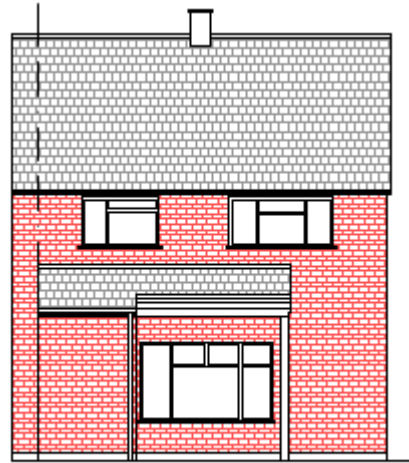
EXISTING FIRST FLOOR PLAN



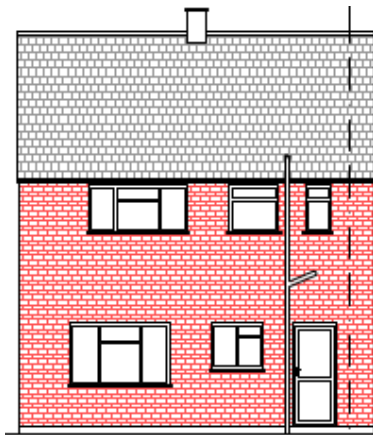
PROPOSED FIRST FLOOR PLAN



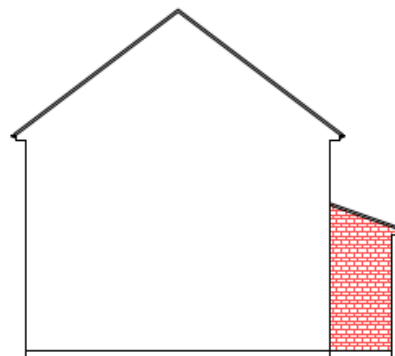
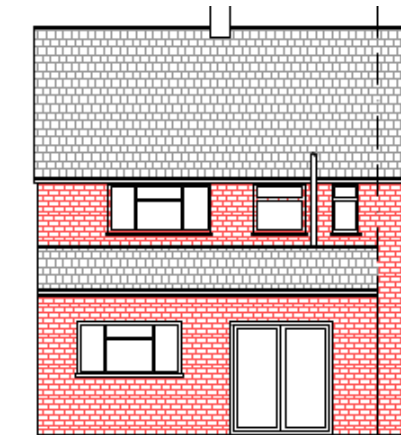
EXISTING FRONT ELEVATION



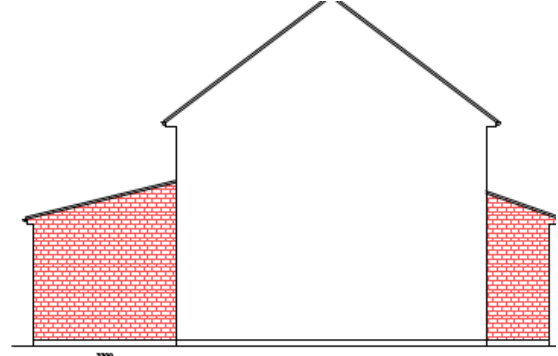
EXISTING FRONT ELEVATION



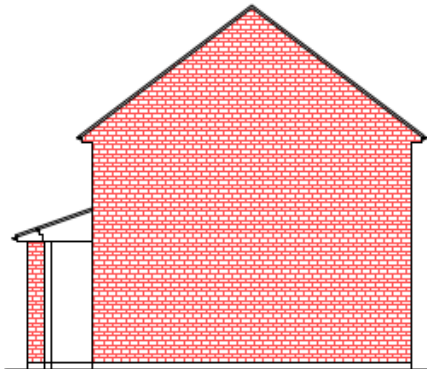
EXISTING REAR ELEVATION



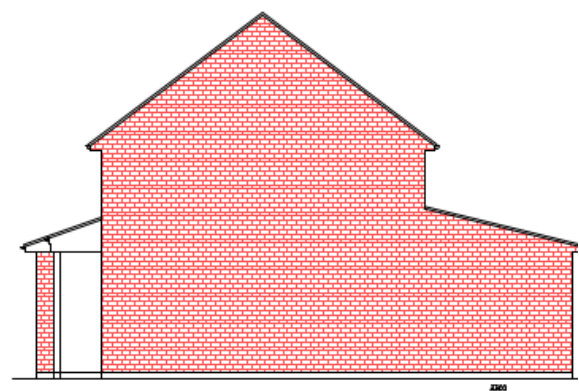
EXISTING LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

Preliminary Matters

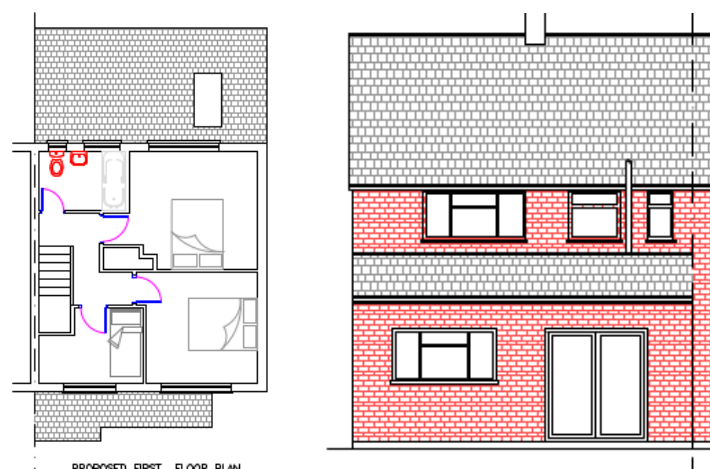
During an officer site visit It was noted that the application site has been extended to the front of the property with what appears to be an open porch and canopy. There has also been an engineering operation carried out to facilitate a parking area. These works have been carried out without the benefit of planning permission.



To the rear of the property there appears to be an outbuilding structure already in place, it is not clear if this would be a separate structure as it is finished with a flat roof and the proposed has a dual pitch.



It is noted that the proposed elevation of the rear extension does not show a roof light, however the proposed floor plans do show a roof light. Whilst this should be consistent on both plans, it is not a significant addition which warrants a change in the plans.



Character and Appearance

The application site is a two-storey end of terrace dwelling situated within an urban part of Gravesend. The property benefits a shared access way which leads to a garage to the rear of the plot as can be seen in the below image.



The proposal seeks to demolish the existing garage and replace it with a conjoined garage and garden room which will include a w/c. The proposed garage/garden room will be built on the rear and side boundary. The proposed structure will be finished with a dual pitch roof and will have an overall height of 3.9m. It is 7m deep and 6.8m wide. Outbuildings are a common addition within the vicinity and so the proposed would not be deemed as out of character, furthermore the outbuilding/garage is acceptable in terms of its design and appearance. The use is incidental to the main dwelling with the plans indicating it will be used as a garage and garden room. This will be conditioned accordingly.

The proposal also seeks to erect a 3.3m deep and 3.8m high single storey rear extension which will be finished with a mono pitch roof and include a roof light. The proposed extension will be used as an additional living space and in terms of its design and scale, is proportionate to the host dwelling.

The proposed extensions are compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions.

Amenity of Future Occupiers

Post development there will be sufficient resultant garden space. The proposed extension to the dwelling will result in additional living space and so the proposal is considered to adequately safeguard future occupant amenity and therefore complies with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed single storey extension is modest in scale and is not considered to materially harm light and outlook enjoyed by the neighbouring properties. The extension does not include any windows in the flank elevations so there are no concerns relating to privacy. A condition will be imposed to prevent any further window/door openings from being created to further safeguard neighbouring privacy.

The proposed outbuilding will be used as a garden room and will include double doors in its front elevation but there will not be any windows in the flank elevation which will give rise to overlooking. The outbuilding will be conditioned appropriately to ensure it is not used as a separate unit to the main dwelling. Furthermore a condition will be imposed to ensure the w/c in the outbuilding is obscure glazed and top hung in perpetuity.

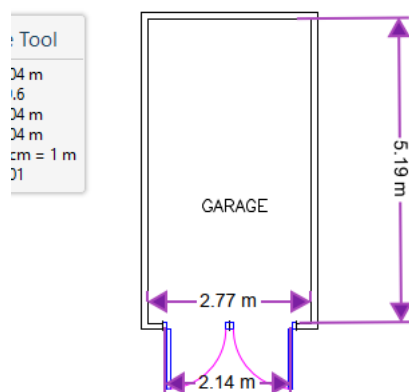
No neighbour representations have been received.

The proposal adequately safeguards neighbouring amenity and complies with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5m by 2.6m. Therefore the proposed garage space would not be fit for purpose to accommodate a modern-day car and is therefore only likely to be used for domestic storage.

The existing garage's dimensions also fall below the adopted standard and so a refusal on a substandard garage would not be balanced as the replacement is of a similar size. There is an off-road parking space to the property frontage however this has been installed without planning.



The application site has therefore not been served by policy compliant spaces prior to the submission of this application. Whilst there is not any sufficient off-road parking, there is some street parking available, and the road does not have any parking constraints. Furthermore there is a bus stop outside of the property to meet the needs of the development.

Conclusion

The proposal is recommended for permission subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	25.03.2025	Dated:	26 March 2025