

Delegated Report

Householder Planning Application

Planning Application No: 20250829

Location: 5 Burghfield Road Istead Rise Gravesend Kent

Description: Demolition of existing garage and rear conservatory. Erection of single storey side/rear extension with roof lanterns incorporating replacement garage. Conversion of roof space into habitable rooms with rear dormer and 3no. dormers to front roof slope.

Applicant: Mr Martin Ford

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01 – Site Plans and 3D Plans;
Drawing No. 02 – Plans – Elevations; and
Drawing No. 02.1 – Plans – Floorplans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180085	Construction of 2no. dormer extensions in the front roof slope and conversion of roof space into habitable rooms.	Permitted	26.03.2018
20180090	Application for a Lawful Development Certificate in respect of the proposed erection of single storey front and side extensions to form open porch and garage and installation of Velux window into front roof slope.	Certificate Granted	22.02.2018

20170924	Construction of 3no. dormer extensions to front roof slope in conjunction with conversion of roof space into habitable room and single storey front and side extensions to form open entrance porch and garage.	Application Refused	20.10.2017
20170929	Single storey rear extension with a depth of 2.7 metres, maximum height of 3.1 metres and eaves height of 2.885 metres.		28.09.2017
20170926	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	Certificate Granted	25.09.2017
19920632	Erection of a conservatory at the rear.	Permitted	20.11.1992
19870858	Erection of single storey rear extension to form enlarged kitchen and enlarged lounge	Permitted	26.10.1987
19630330	Garage	Permitted	17.09.1963

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Ward Councillors

No comments received.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. One letter was received with no objections but highlighting concerns over the party wall and construction hours and protective measures.

Officer's Analysis

Design, Character and Appearance

The proposed development would involve the demolition of the existing attached garage and conservatory and the construction of a two storey side extension to incorporate a new garage and a single storey rear extension with roof lanterns, 3no. single hip roof dormers to the front and box dormer to the rear. To the front would be a new hip roof open porch. The proposals would result in a larger open plan kitchen dining area, relocation of the lounge to the front and new snug on the ground floor and 3no. bedrooms within the roofspace. Overall the property will be extended from a two to a four bedroom property.

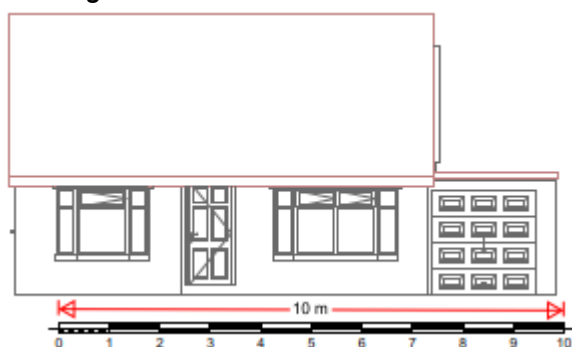
The side extension would project 2.54m to the side, in line with the existing garage and would measure 9.1m in length. It would measure 2.4m to the eaves and 5.59m to the ridge, which is line with the host dwelling.

The single storey rear/side extension would extend 2.65m to the rear off the existing single storey projection and would extend 2.54m to the side to square off the existing extension to join the new two storey side extension. Overall the single storey rear extension would have a similar projection to the existing conservatory and extension together.

The 3no. front dormers would each be 2.52m wide, 2.29m high and project 2.58m from the existing roofslope. The rear box dormer would measure 9.97m wide, 2.45m high and project 3.93m from the existing roofslope. It would be set in from the side boundaries by over 400mm.

The following excerpts from the plans show the proposals:

Existing Front Elevation

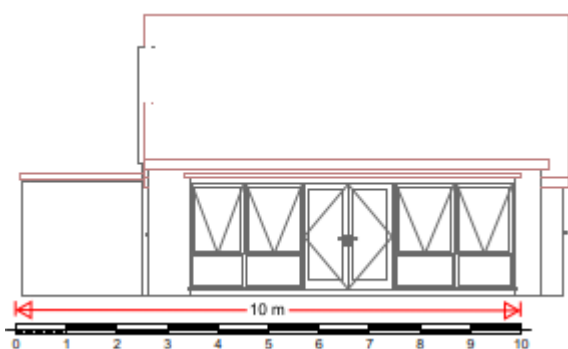


Proposed Front Elevation

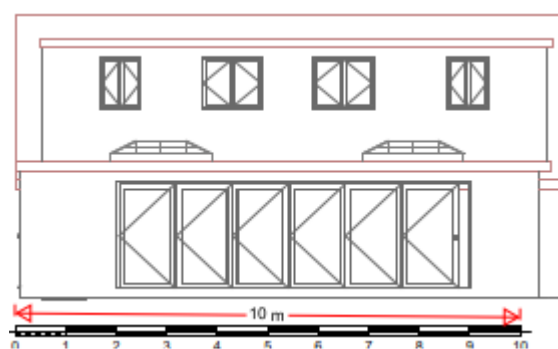


Existing Rear Elevation

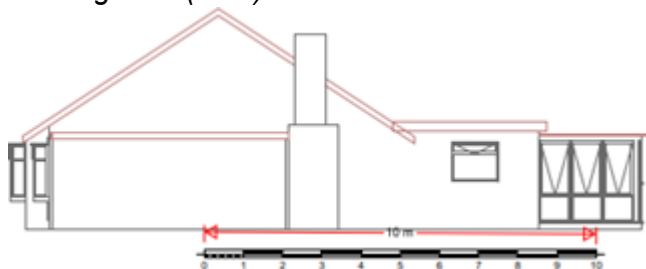
Proposed Rear Elevation



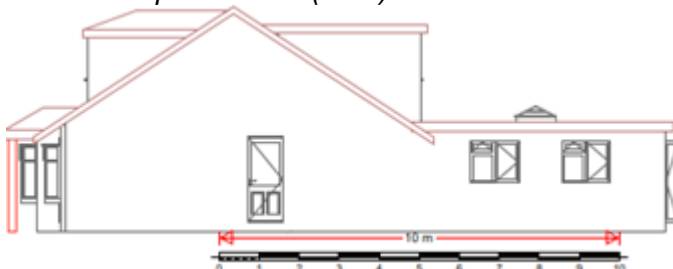
Existing Side (East) Elevation



Proposed Side (East) Elevation



Existing Side (West) Elevation



Proposed Side (West) Elevation



Whilst two storey extensions would usually be designed to have a lower ridge height to give an ancillary appearance, the proposed development incorporates 3no. dormers to the front and dormer to the rear and overall the proposal is of a good design that would not overwhelm the host dwelling or detract from the streetscene.

Looking at the history of the application property, it is noted that a previous scheme for 3 no. dormers on the existing roof with a new garage to the side was refused in 2017 stating it was incongruous (App Ref. 20170924), however in 2018 2no. front dormers were given permission (App. Ref. 20180085) and rear and side extensions have been granted under lawful development certificates in 2017 and 2018.

Whilst taking the history of the site into account, it is considered that the proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. The rear dormer would not be highly visible from public vantage points, the proposed flat roof of the rear/side extension would not be widely visible and it is noted that although large, the proposal would be subservient to the existing building in terms of size. The front dormers are respectful of the existing roofslope and there would be no increase in the roof ridge, retaining the ridge line with the adjacent dwellings.

In terms of the streetscene, whilst the application property is set within a row of bungalows, there are two storey dwellings located opposite within Brookside Road and front dormers to bungalows are present in Northumberland Road to the north, and as such is not introducing a new feature to the area. Overall, it is considered that the development would not result in a detrimental impact on the streetscene or surrounding area and would not result in an overdevelopment of the property. A recent approval to No. 7 incorporated rooms within the roofspace and single storey rear extension (planning app ref. 20250601).

The application site is located in the Instead Arable Farmlands Landscape Character Area (LCA) and as

such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The Instead Arable Farmlands LCA is characterised by gently undulating topography with open arable fields, orchards to the east, some native woodland, clusters of properties and farmsteads, large pylons and the modern Instead Rise housing development. The overall condition of the landscape is poor and it has moderate sensitivity. The document recommends the restoration of distinctive landscape features and patterns.

The application site is located in Instead Rise village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

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 Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy September 2014 and the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers, sufficient floor area would be available in the proposed bedrooms and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG).

Neighbouring Amenity

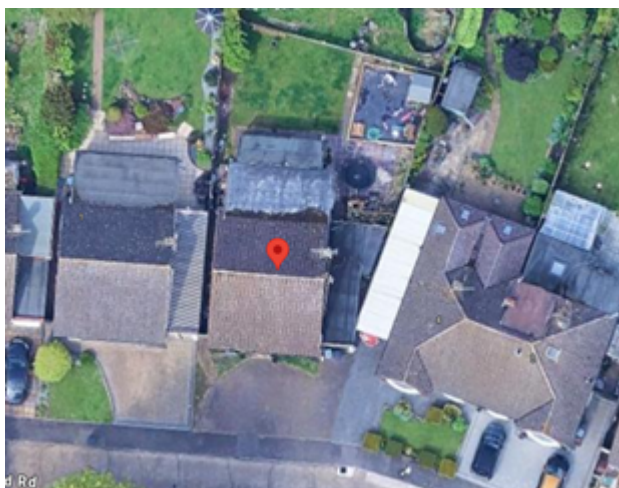
The closest residential properties to the application site are nos. 4 and 6 Burghfield Road (located to the east and west respectively).

No windows are proposed in the side elevations of the extension and due to existing rear projections of the adjacent properties, there would be no direct overlooking over the immediate private amenity areas.

The application site is north facing and as such, there would be no loss of sunlight to the windows or gardens of the adjacent dwellings.

No. 6 Burghfield Road has a rear extension of some 3.5 metres depth and the proposed rear dormer would be in the original roofslope only and would be set sufficiently back to not have any detrimental overlooking. The height and depth of the rear extension is similar to the existing conservatory.

No. 4 Burghfield Road is located away at an angle and projects further to the rear than the application property and therefore any views from the rear dormer would be at an oblique angle and set sufficiently away to secure privacy to the immediate private amenity areas.



In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

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

According to the Borough Council's adopted Vehicle Parking Standards, a four bedroom dwelling should have two vehicle parking spaces in a suburban area. According to the Householder Extensions/Alterations Design Guide (2021), vehicle parking spaces should be a minimum of 2.5 metres in width (2.7 metres where they adjoin an enclosed boundary) and 5 metres depth.

The proposed development would result in the dwelling increasing from two bedrooms to four and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area could accommodate three vehicles and the existing single garage is to be replaced. A condition can be attached to any planning permission granted to ensure that the existing frontage parking is retained permanently.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards 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 and Groundwater Source Protection Zone 2. However, as the proposed development is 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 groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in close proximity to a gas pipeline (along the site frontage) and within the consultation zone for two gas feeders. The proposed works would be relatively minor and would be located within the confines of an existing residential garden, it is considered that there would be no adverse impacts to gas infrastructure. The applicant should be made aware of the existence of the gas infrastructure, via an informative attached to any planning permission granted.

The application site contains Southern Water apparatus in close proximity to the proposed rear extension, however the extension replaces an existing conservatory.

Foul/surface water drainage issues would be considered as part of the Building Regulations process and as such, it would not be appropriate to condition these details to be provided as part of this planning application. This issue Southern Water apparatus can be brought to the attention of 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

No further openings in flank elevations

Retention of existing parking area

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:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	8th October 2025	Dated:	9th October 2025