



Delegated Report

Householder Planning Application

Planning Application No: 20241019

Location: 3 Cambrian Grove Gravesend Kent DA11 0PU

Description: Demolition of existing conservatory. Erection of a basement and ground floor rear extension.

Applicant: Mr H Singh

Site Visit Date: 30.05.2024

Submitted Documents/Plans

- Application Form
- Drawing No: 3CG/A3/02 (Site Location Map and Existing Floor Plans)
- Drawing No: 3BG/A3/02B (Existing First and Roof Plan)
- Drawing No: 3CG/A3/04C (Proposed Floor Plan)
- Drawing No: 3CG/A3/05C (Proposed Front and Rear Elevations)
- Drawing No: 3CG/A3/06C (Proposed Side Elevations)
- Drawing No: 3CG/A3/07A (Existing and Proposed Block Plans)
- Drawing No: 3CG/A3/08B (Existing and Proposed Sections)

Superseded Plans

- ~~Drawing No: 3CG/A3/06B (Proposed Side Elevations)~~
- ~~Drawing No: 3CG/A3/04B (Proposed Floor Plans)~~
- ~~Drawing No: 3CG/A3/05B (Proposed Front and Rear Elevations)~~
- ~~Drawing No: 3CG/A3/08A (Proposed Sections)~~
- ~~Drawing No: 3CG/A3/07B (Existing and Proposed Block Plans)~~
- ~~Drawing No: 3CG/A3/03 (Existing Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230966	Erection of a two storey rear extension with pitched roof at high level.	Refused	27.11.2023
20230328	Erection of a two storey rear extension with pitched roof at high level	Refused	31.05.2023
19920060	Erection of two storey rear extension to form study at ground floor with bedroom over.	Permitted	31.03.1992
19860441	Erection of two storey rear extension to form bathroom with bedroom over	Permitted	22.07.1986

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

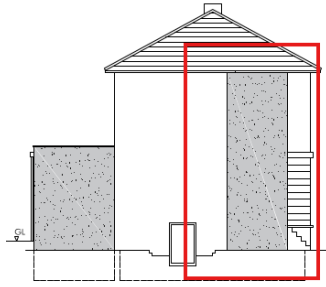
Neighbouring properties

The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 13.12.2024 and no comments were received.

Analysis

Procedural Matters

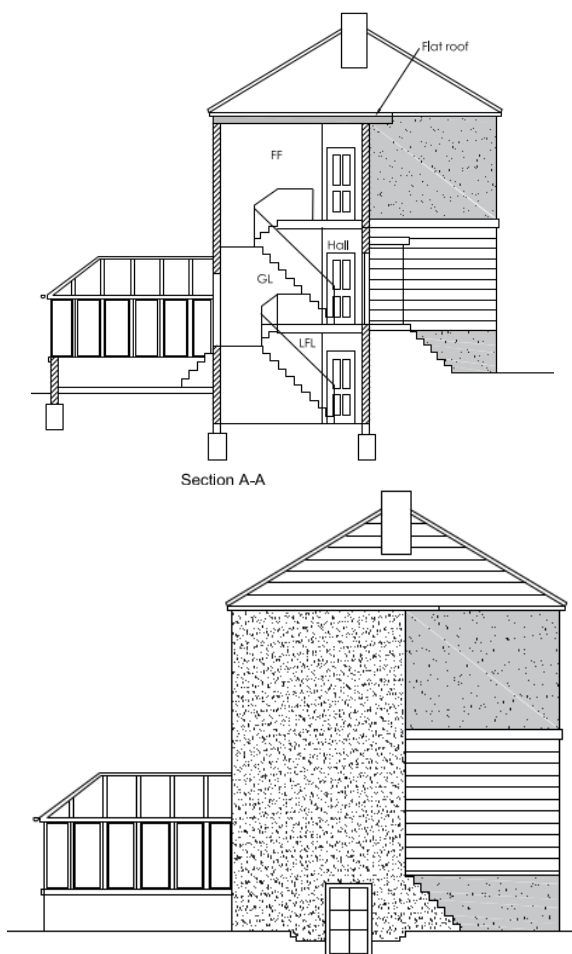
The original submission included the erection of a two storey front and side extension as can be seen in the below image, with a bathroom at first floor level and a porch below. However this was not deemed to be compliant with policy and so negotiations were carried out with the agent whom (with the applicants agreement) removed this element of the proposal and the description altered to reflect only the erection of a rear extension.



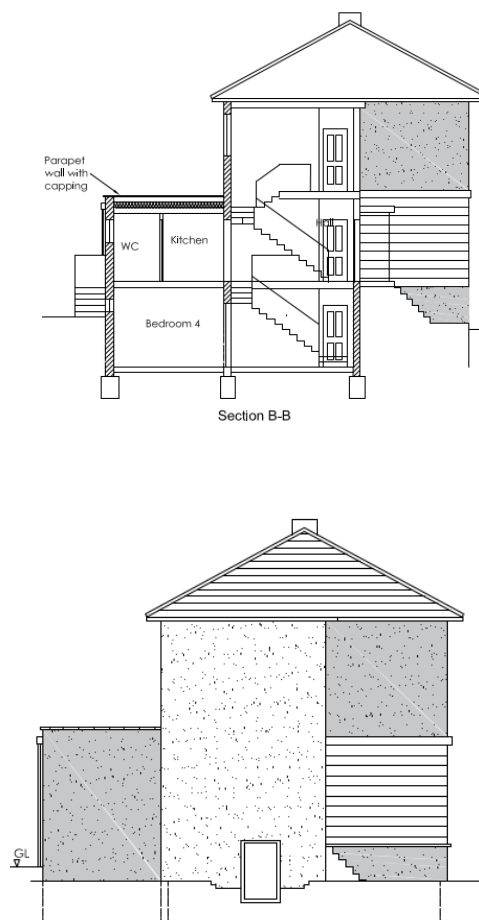
Proposal

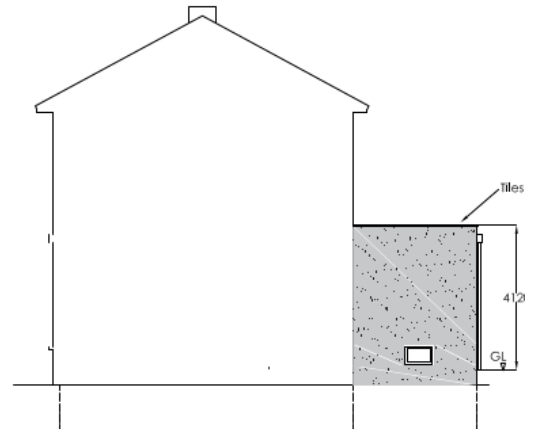
The proposal is for demolition of the existing conservatory and erection of a basement and ground floor rear extension.

Existing

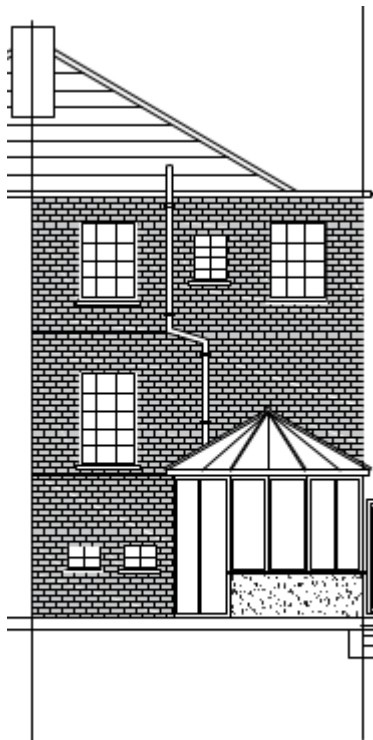


Proposed

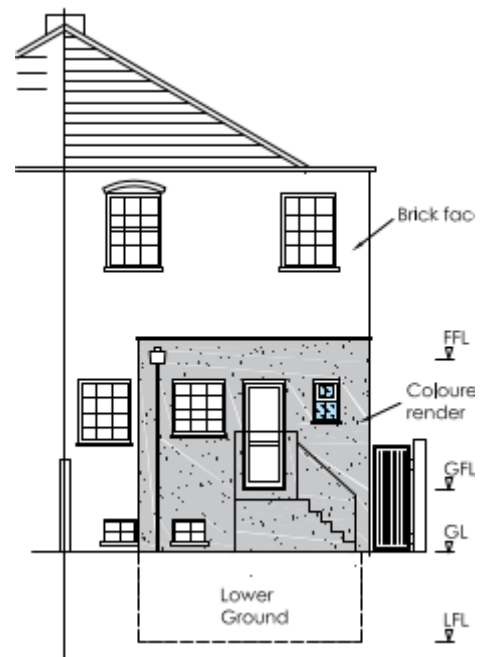




Proposed Front Elevation

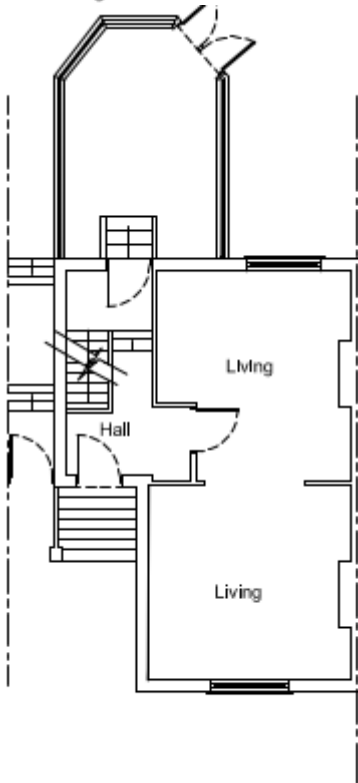
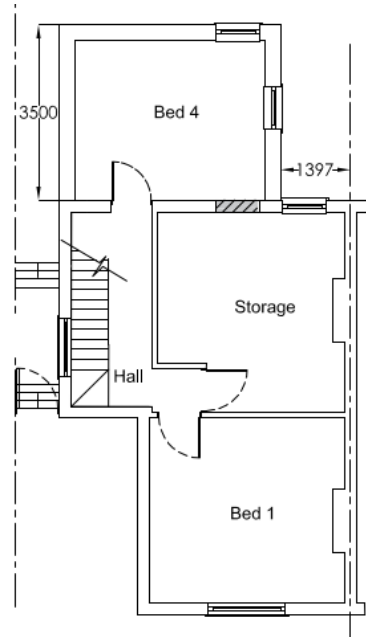


Existing Rear Elevation

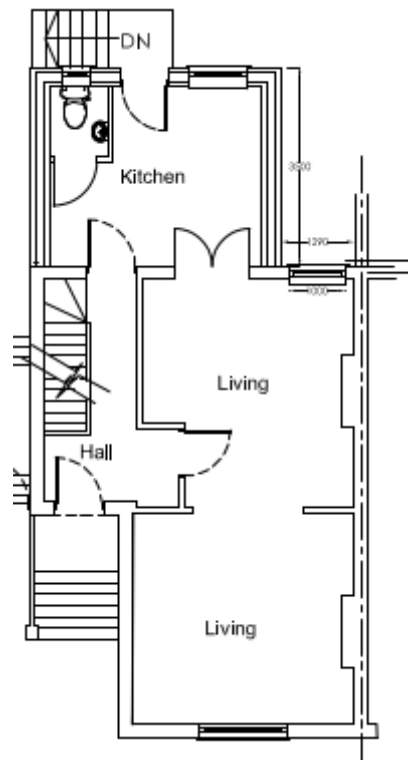


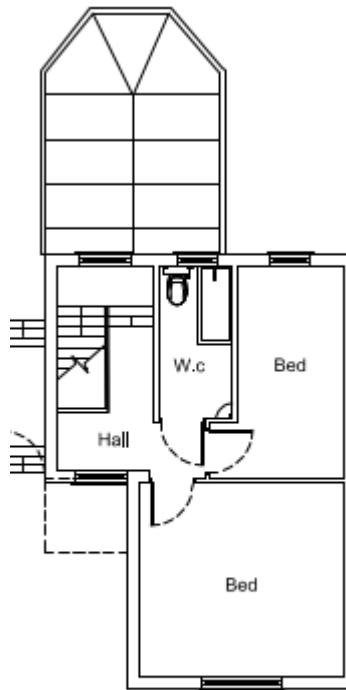


Existing Lower Ground Floor Plan

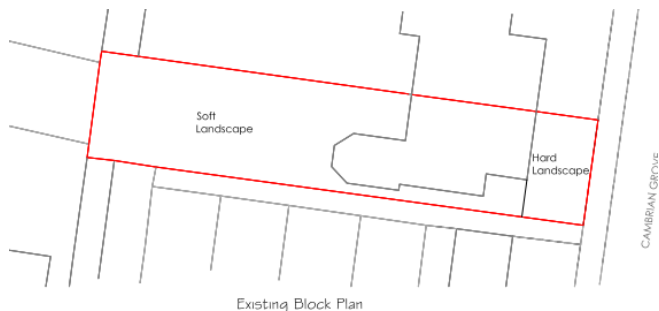
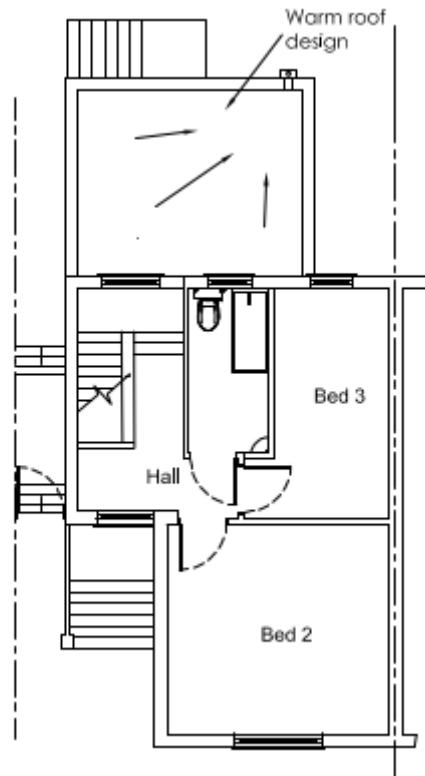


Existing Ground Plan

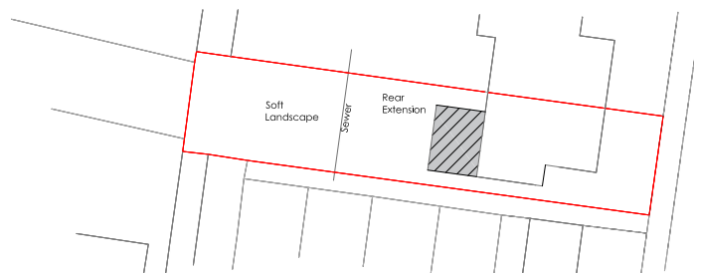




Existing First Floor Plan



Existing Block Plan



Background

The proposal is a resubmission of 20230966 which was refused on the below grounds:

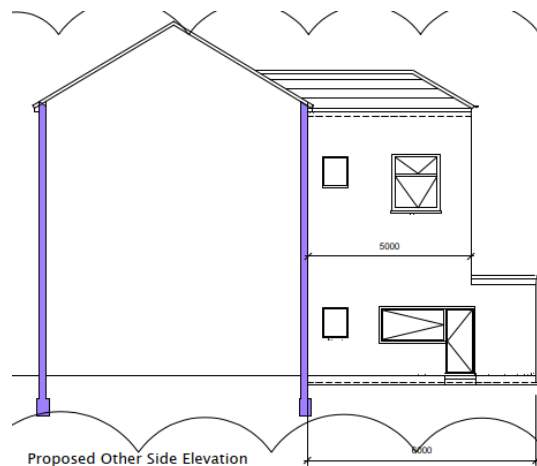
1. *The two-storey rear extension is a disproportionate and bulky addition which overwhelms the original dwelling. As such the proposal is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2023).*
2. *The extension by virtue of its height and depth close to windows serving habitable rooms would create unacceptable sense of enclosure and significant loss of outlook to the detriment of existing and future occupants of surrounding dwellings. Therefore, the development would fail to comply with Gravesham's Residential Layout Guidelines (2020) and is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).*

It will therefore be important to ascertain whether the above reasons for refusal have been adequately addressed.

Character and Appearance

The site is in the urban area of Gravesend, within a residential area and the property is a semi-detached 19th century dwelling which has architectural quality with an existing conservatory to the rear.

The previously refused scheme comprised a 5m deep two storey rear extension and 6m single storey rear extension as can be seen below:



The current scheme has made significant reductions to the rear element of the proposal by removing the two storey element in its entirety and having a 3.5m single storey rear extension with a flat roof and parapet wall. This extension will also result in an extension to the existing basement level which is not visible due to it being below the natural ground level. Post development the ground levels will be return to the natural ground level as there will be some excavation works required to carry out the basement works.

The extension is designed to complement the host dwelling with a parapet roof arrangement, and it will be rendered to complement the host dwelling. It is considered that the reduction in scale and bulk of the two storey rear element has overcome the previous reason for refusal.

The proposal is considered to have adequately addressed the previous reasons for refusal and now complies with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the bedrooms would be compliant with the council's adopted technical standards and the resultant garden space would also be adequate. The proposal therefore safeguards the amenity of future occupiers and is compliant with SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

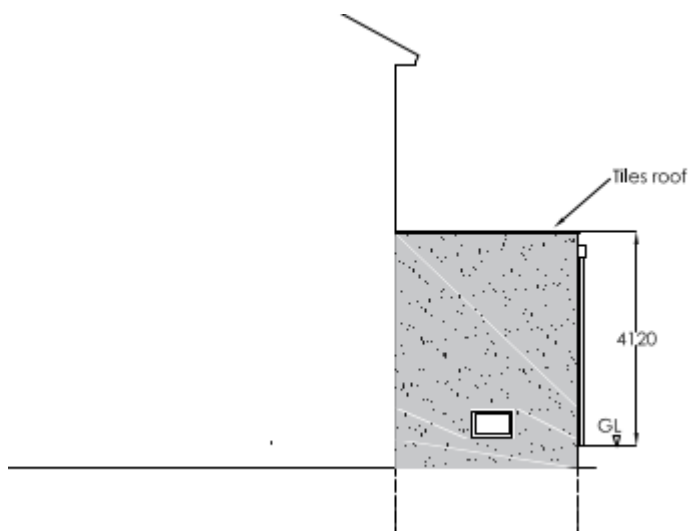
The previous application was refused due to concerns of the two-storey extension having an enclosure effect on the neighbouring gardens on Arthur Street. Given that the revised proposal has significantly reduced the height and depth of the rear extension, this reason for refusal is deemed to have been overcome. Furthermore the proposed extension would not have any more impact on these gardens than that of the existing conservatory.



Proposed Block Plan



The proposed rear extension will include a window in the flank elevation at basement level which will look in the direction of the adjoining semi, however given that this window is at low level it will not pose any overlooking concerns as there is boundary treatment which would mitigate any overlooking concerns.



In order to maintain privacy a condition will be imposed to prevent any further window or door openings without further planning permission.

No neighbour representations have been received.

The proposal safeguards the amenity of neighbouring properties and complies with SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The frontage is currently used for off road parking and there is a hardstanding in place. The submitted plans show the depth of the frontage is only some 4.1m which is below the preferred standards and so this parking space would be deemed insufficient.

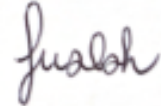


However, given the locality of the development and proximity to the town centre and public transport links it is considered that on balance it would not be justified to refuse the scheme on this ground. The proposal is therefore compliant with CS19 Local Plan Core Strategy 2014.

Conclusion & Recommendation

On balance the proposal has overcome the previous grounds and refusal and is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	04.03.2025.	Dated:	11 March 2025