



Delegated Report

Householder Planning Application

Planning Application No: 20250265

Location: 119 Dover Road Northfleet Gravesend Kent

Description: Conversion and extension of the existing basement to add a window to the front to provide a gym and shower.

Applicant: Mr & Mrs Perera

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 001 Rev. A – Location Plan, Existing Block Plan, Proposed Block Plan
- Drawing no. 002 Rev. A – Existing Floor Plans;
- Drawing no. 003 Rev. A – Proposed Floor Plans;
- Drawing no. 004 Rev. A – Front Elevations; and
- Drawing no. 005 Rev. A – Front Street Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20160964	Conversion of the basement into 1no. self-contained studio flat and erection of an external staircase to the front garden.	Refused	16.12.2016

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
- 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)

Consultations, Publicity and Representations

Consultees

No response:

- Ward Councillors

Neighbouring properties

10 surrounding properties were consulted with an overall expiry date of 16.04.2025 – no responses received.

Officer's Analysis

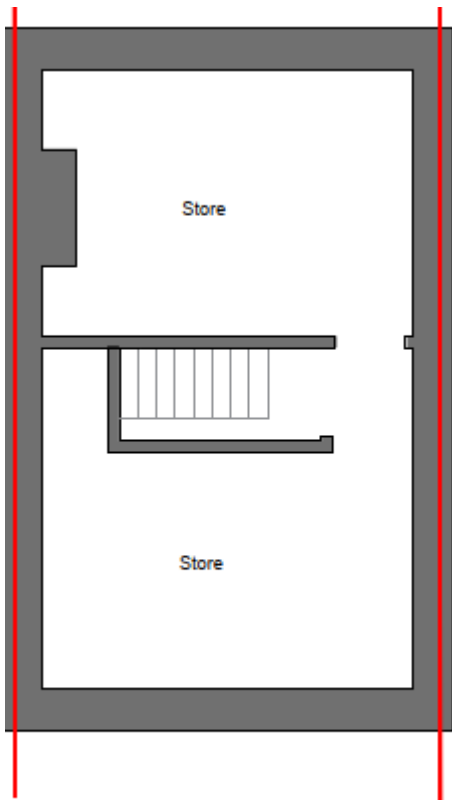
No. 119 Dover Road is a two storey terraced dwelling on the western side of Dover Road.



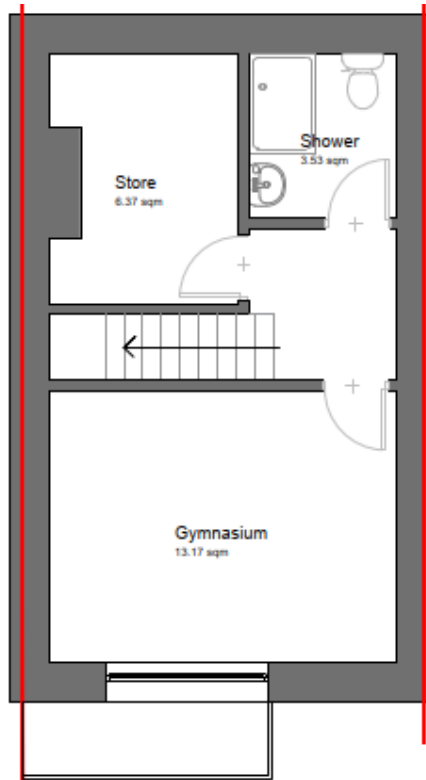
The proposal is to convert the existing basement area which consists of storage to a gym, store and shower room as well as the installation of a new window in the front elevation at basement level.

The proposal is as follows:

Existing & proposed basement floor plans

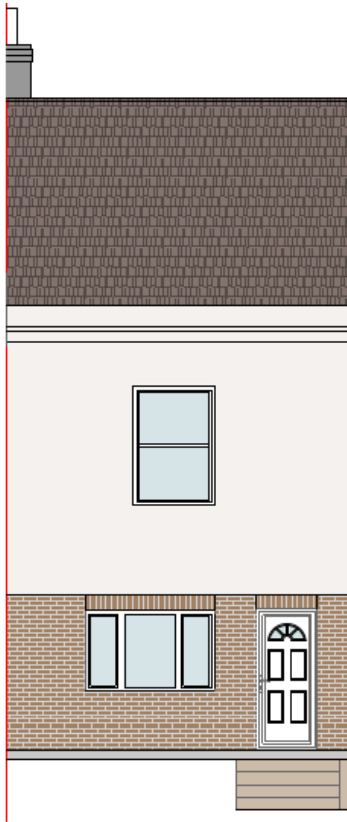


Existing Basement Floor Plan

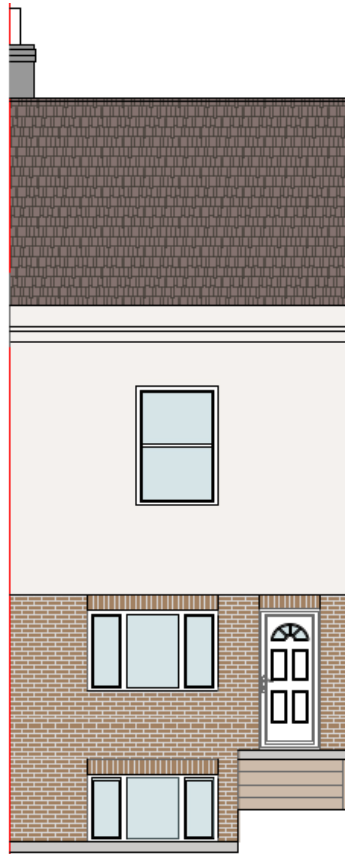


Proposed Basement Floor Plan

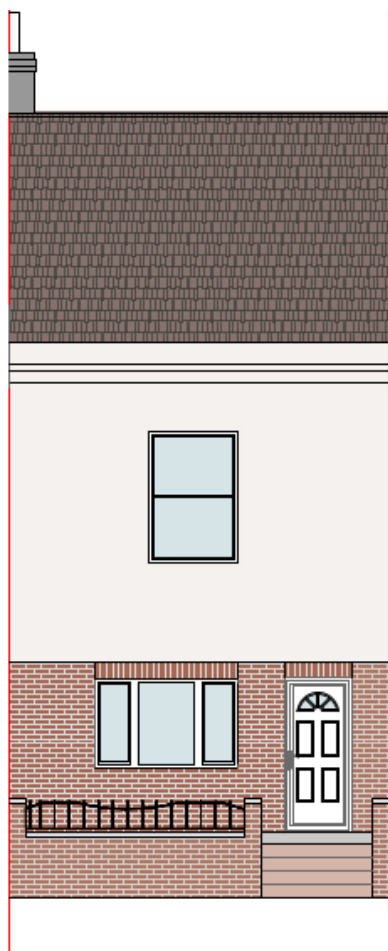
Existing & proposed elevations



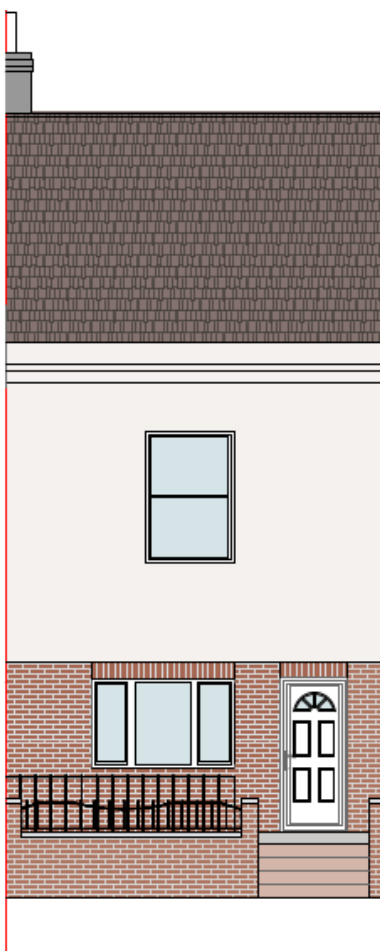
Existing Front Elevation



Proposed Front Elevation



Existing Front Street Elevation



Proposed Front Street Elevation

The principle issues in the assessment of the application are as follows:

Design, Character, Appearance

There is no objection to the insertion of the new window in the front elevation at basement level, it would match the window above at ground floor level and would be the same size and appearance; the window have no harmful impact on the character or appearance of the streetscene.

In respect of design, character, appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

As stated, the basement is currently being used as storage and the basement does not have any natural light currently. This proposal seeks to install a window to allow occupation of the basement with a gym, storage and shower room. The gym at the front of the basement that would be served by the window in the front elevation. The shower room would be 3.5 sq. m which would meet the minimum standard for a shower room as set out in SPG2 (2020). There are no minimum standards for a gym but this would be 13.1 sq. m and the store would be 6.3 sq.m. The basement would not be extended in any way therefore no reduction in the private garden area of the dwelling.

Overall in respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed window in the front elevation at basement level by virtue of its level and distance from

neighbouring dwellings opposite would not cause any impact on any neighbouring property in terms of overlooking. The rest of the proposal is all internal in terms of converting the existing basement area. In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would not add any additional bedrooms therefore no requirement for parking provision. In respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

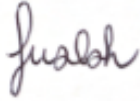
Conclusion

The proposal would be acceptable in respect of design, character and appearance, occupier amenity, neighbouring amenity and parking and highway safety. As such the proposal is considered compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	14th May 2025	Dated:	14 May 2025