

Delegated Report

Householder Planning Application

Planning Application No:	20250296
Location:	18 Ruffets Wood Gravesend Kent DA12 5JQ
Description:	Erection of single storey rear/side extension to existing garage.
Applicant:	Mr Smith
Site Visit Date:	12 th May 2025

Submitted Documents/Plans

Application Form Dated 25/03/2025;
Drawing Number 03 (Site Location Plan);
Drawing Number 101 (Floor Plans and Elevations – Existing);
Drawing Number 102 (Floor Plan and Elevations – Proposed);
Drawing Number 103 (Block Plans – Existing and Proposed); and
Drawing Number 103A (Block Plans – Existing and Proposed with Tree Locations).

Relevant Planning History

Reference	Description	Decision	Decision Date
19770404	Erection of 484 dwelling units and the laying out of estate roads	Permitted	23.06.1977

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

Ward Councillors – No Comments Received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 07/04/2025. No comments were received and the consultation period ended on 02.05.2025.

Officer's Analysis

Design, Character and Appearance

18 Ruffets Wood is a detached bungalow located on the Western side of the highway. The property is soft landscaped to the frontage with en-bloc garage to the rear.

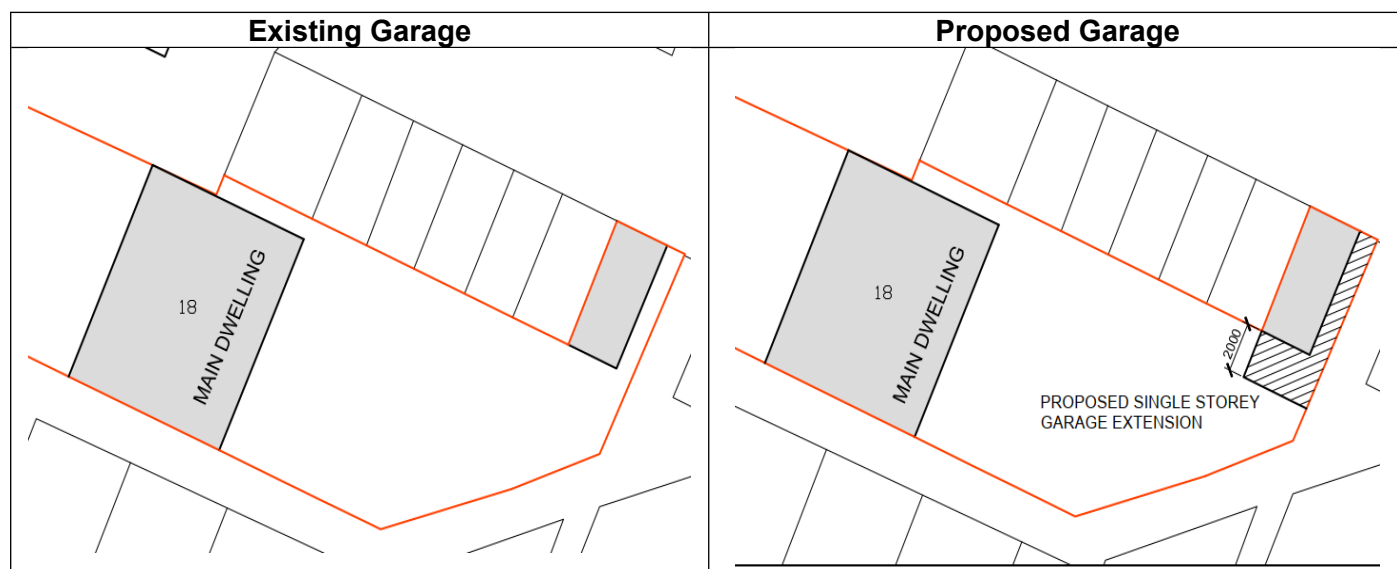


The application proposes the erection of a single storey rear/side extension to existing garage.

The proposal will increase the dimensions of the existing as set out below:

Existing Dimensions	Proposed Dimensions
Height (Max): 2.45m	Height (Max): 2.45m (no change)
Width: 2.4m	Width: 3.43m
Depth: 5.4m	Depth: 7.35m

The proposal would look to extend the garage into the rear garden of the application site as shown below:



The proposal would relocate the entrance door from the rear to the flank elevation, within the rear garden with vehicular garage door to remain in situ, fronting the garage block and will be constructed with a brick finish to match the existing structure.

The garage is situated en-bloc consisting of 7 garages in total. The proposal will continue to be used as a garage and as such a condition will be included to safeguard against any future change of use.

The proposal looks to increase the width of the garage which would therefore replace the existing grass verge and trees which currently form the rear boundary with the brick flank elevation of the garage:

Existing Soft Landscaped Boundary



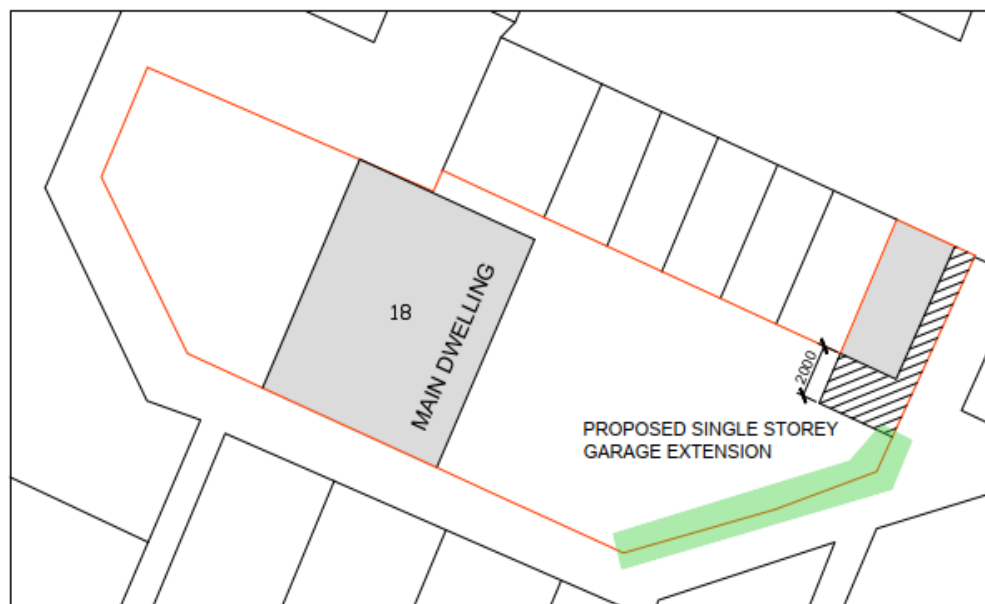
As a result, the proposed boundary would narrow the public footpath between the existing garage blocks to the rear of the application site and potentially result in an enclosed, tunnelling effect. However, as shown in case officer pictures below, the pathway is relatively short and opens up into a larger, well-lit area. It is also quite overgrown in places which reduces the width of the access:





Furthermore, the application site is located within a garage block to the rear of the property and is not visible from the nearby Hever Court Road or Marling Way.

The proposal would also retain the existing vegetation to the remainder of the boundary, as highlighted in green below:



BLOCK PLAN
AS PROPOSED
(1:200)

As such, the proposed change in boundary is not considered to have a detrimental impact on the existing

public footpath or the surrounding streetscene.

It is also noted that an extension to the garage located at the opposite end of the existing block, for neighbouring property known as 22 Ruffets Wood was approved under application 20000691, as shown below:



Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will not have a detrimental impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development, the application would retain an area of 126.2m³ and a depth of 12.45m, in accordance with Gravesham's Residential Guidelines.

Therefore, the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

18 Ruffets Wood is a detached dwelling in a generous application site, with the proposed extension to the garage located to the rear of the garden, away from neighbouring properties. Therefore there are no concerns with the impact of loss of light or overshadowing. Furthermore, the proposal does not look to increase the height of the existing garage and does not introduce any windows.

As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The proposal does not look to reduce the off road parking to the application site. In fact the existing garage is being enlarged and therefore more usable in terms of fitting a modern day sized car. As such there are no concerns with parking and highways.

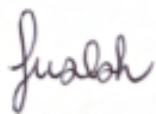
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	23rd July 2025	Dated:	24 July 2025