

Delegated Report

Householder Planning Application

Planning Application No: 20250911

Location: 47 Rochester Road Gravesend Kent DA12 2JN

Description: Demolition of existing conservatory and out-buildings. Erection of single storey rear/side extension with pitched roof.

Applicant: Mrs Elizabeth Winchester

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 10/09/2025;
Drawing Number A102 (Floor Plans and Elevations – Proposed);
Drawing Number A104 (Block Plan – Proposed);
Drawing Number A103 (Block Plan – Existing);
Drawing Number A101 (Floor Plan and Elevations – Existing);
Drawing Number A105 (Site Location Plan – Existing); and
Drawing Number A106 (Site Location Plan – Proposed).

Relevant Planning History

No relevant history

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

6 surrounding properties were consulted and a site notice was displayed on 22/09/2025. No responses were received and the consultation period ended on 17/10/2025.

Officer's Analysis

Design, Character and Appearance

The application site consists of a detached bungalow set back from the main highway of Rochester Road. The property is part soft landscaped and part block paved to the frontage for off road parking.

The application proposes the demolition of the existing conservatory and out-buildings and the erection of single storey rear/side extension.

The extension would have a pitched roof, which would continue the roof line of the host dwelling at a maximum height of 7.44m and an eaves height of 2.88m. The extension proposes a maximum width of 8.95m and would project from the rear elevation by a maximum of 9.27m.

The extension would create space for internal alterations to accommodate for an additional 2 bedrooms and a larger kitchen / dining area. The proposal would include 3 new windows to the flank elevations and a door to the rear elevation, all serving the kitchen / dining area. The proposal would be constructed with a rendered brick finish to match the existing dwelling.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no 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

The application looks to increase the number of bedrooms at the property from two to four. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a useable area of 100m squared.

Post development, the garden has a remaining area of approx. 334sqm, in accordance with the

recommended guidelines.

Furthermore, all proposed room sizes are in accordance with Gravesham's Recommended Layout Guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers 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

The proposal introduces 3no windows to the flank elevations of the extension, however, this would serve the newly formed kitchen / dining room which are not considered habitable rooms and as such no concerns are raised.

By way of internal alterations, the application would create habitable windows to the flank elevations serving the newly formed bedrooms. However, due to the distance from neighbouring properties and the existing boundary treatments, the proposal is not considered to have a detrimental impact on the privacy of neighbouring properties.

The proposed single storey rear/side extension is modest in height and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light.

Therefore, 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 looks to increase the number of bedrooms at the property from two to four. However, there is existing off road parking at the application site and by way of the close proximity to local shops and public transport, there are no highways or parking concerns in relation to the application.

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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	5 th November 2025	Dated:	7 th November 2025

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