



Delegated Report

Householder Planning Application

Planning Application No: 20241135

Location: 152 Darnley Road Gravesend Kent DA11 0SN

Description: Erection of a single storey side and rear extension.

Applicant: Mr G Dhanda

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 11/12/2024;
Drawing Number S01 (OS Plan and Block Plan – Existing);
Drawing Number S02 (Block Plan – Proposed);
Drawing Number S03 (Floor Plan, Elevations and Sections – Existing); and
Drawing Number S04 (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220723	Erection of outbuilding for office and gym	Permitted	13.09.2022
20200190	First floor side/rear and single storey rear extension.	Permitted	05.05.2020
20191077	Erection of a two storey side extension and single storey rear extension.	Refused	30.12.2019
20190655	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden for use as storage and a games room.	Certificate Granted	15.08.2019
20190650	Erection of a two storey side extension and single storey rear extension.	Refused	22.08.2019
20181074	Extension to the current drop kerb (vehicle crossover).	Permitted	28.03.2019

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 Development Affecting Conservation Areas
- 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, states that with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- 19th Century Suburban Conservation Areas Management Plan;
- Darnley Road Conservation Area Character Appraisal (2009) and
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Gravesham Borough Council Conversation Officer – No comments received

Neighbouring properties

11 surrounding properties were consulted, a site notice was displayed on 12th December 2024 and a publication in the location press.

No responses were received and the consultation period ended on 21st January 2025.

Officer's Analysis

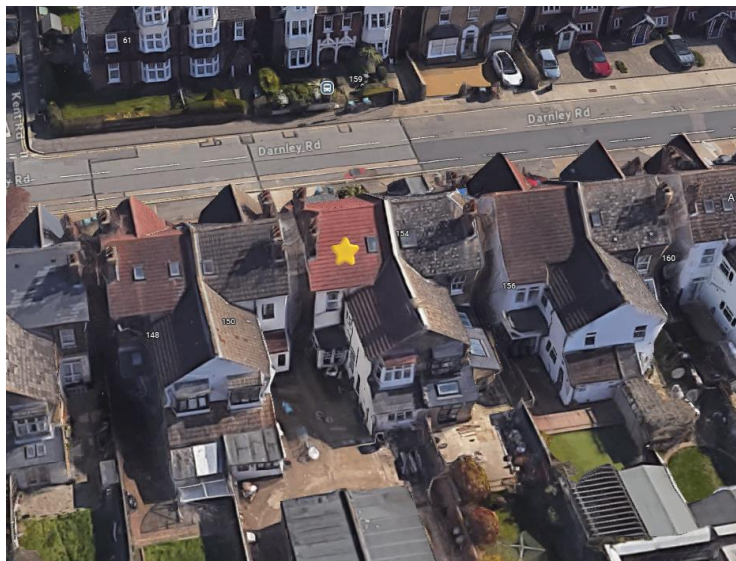
Design, Character and Appearance

152 Darnley Road is a two storey semi detached dwellinghouse located on the Western side of the highway within the Darnley Road Conservation Area. The property has a front garden which has hard standing to provide off road parking.



The application proposes the erection of a single storey side and rear extension.

The single storey rear extension will have a flat roof at a height of 3.09m, will measure 5.3m in width and project 4.7m from the rear elevation.



The extension will create space for an extended living area with bi-fold doors to the rear elevation providing access to the private amenity area, a side entrance door and 2no roof lights. The extension will be constructed with a rendered finish to match the existing dwelling.

The single storey side extension will have a flat roof at a height of 3.09m and will project 2.12m from the flank elevation of the existing rear outrigger. It will create space for a kitchen area with internal reconfiguration. There will be 2no roof lights.

The application site is located in the Darnley Road Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation,

protection and enhancement of the heritage and historic environment.

The proposed extension is located to the rear of the property and is not visible from a public vantage point. Therefore, the application is not considered to have a detrimental effect on the character and appearance of the Conservation Area.

Overall, the proposal is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, 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 conservation area. Therefore, the proposal would be in line with Policy CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD (2023).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development of proposed outbuilding, will have a depth of 26.15m and an approximate area of 181.86² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

The application does not introduce any windows to the flank elevation and is therefore not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

No neighbour representations have been received.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

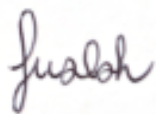
Conclusion

Permission

Recommendation

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials, will not impact on the amenity of future occupiers or neighbouring properties and would not have a detrimental effect on the character and appearance of the Darnley Road Conservation Area. As such it is recommended that the proposal is permitted subject to conditions.

(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:	3 rd February 2025	Dated:	03 February 2025