

Delegated Report

Householder Planning Application

Planning Application No: 20250859

Location: 12 Arcadia Road Istead Rise Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr Steve Leigh

Site Visit Date: Street View Site Visit 16.09.25

Submitted Documents/Plans

Application Form;
Floor Plans and Elevations – Existing;
Floor Plans and Elevations – Proposed;
OS Plan – Proposed;
OS Plan;
Block Plan – Proposed; and
Block Plan – Existing.

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

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three neighbouring properties were consulted, a site notice was displayed on 16.09.25 and no responses were received. The overall consultation period expired on 10.10.25.

Site Description

12 Arcadia Road is a detached dwelling fronting the north of the highway.

Site Photos



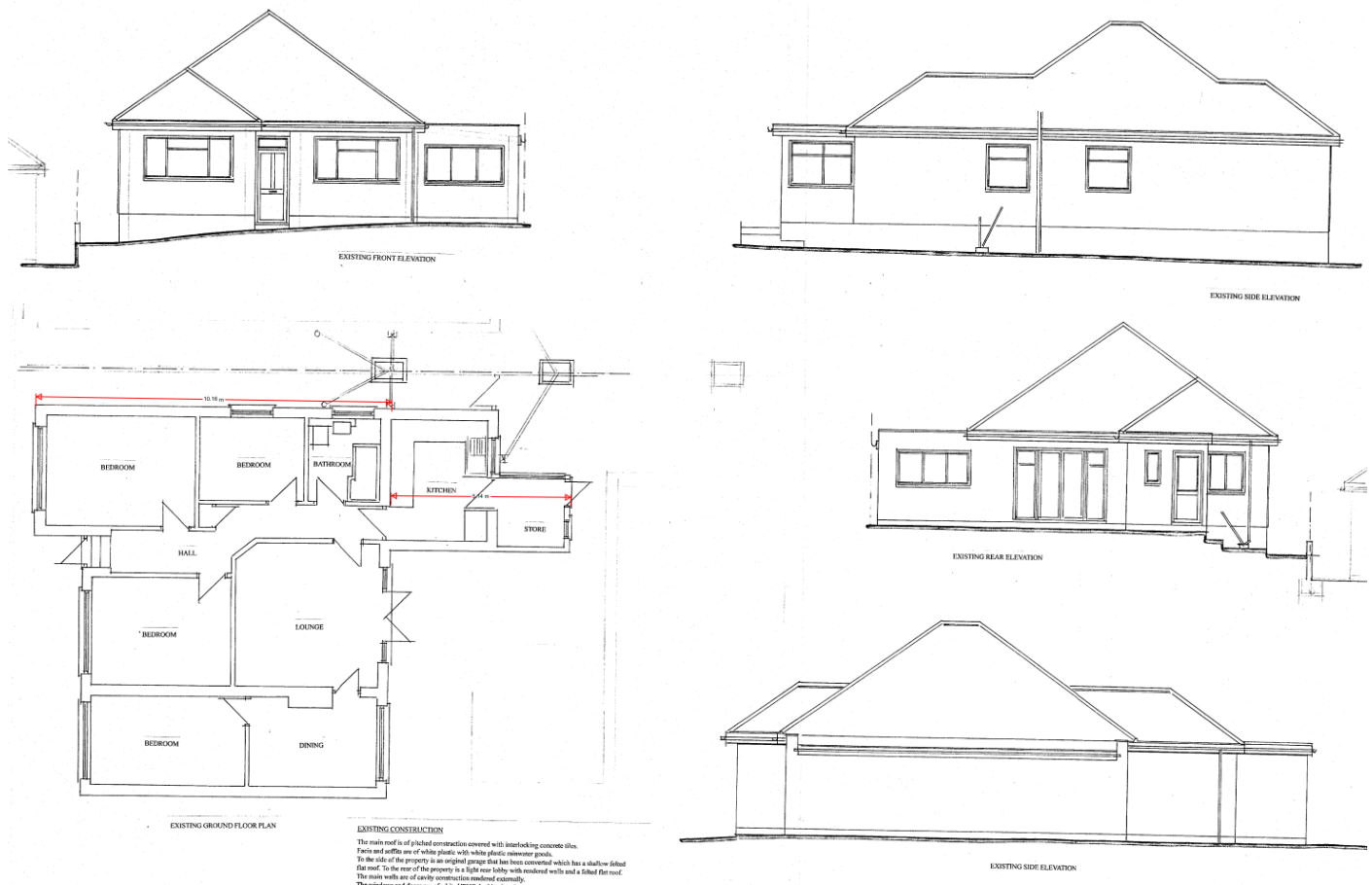


This application proposes the erection of a single storey rear extension.

Proposed Development

The proposed development would create space for a utility room and extended kitchen. It would be an extension of the existing single storey rear projection. The maximum depth of the projection would go from 5.14m to 6.94m, and be at a 4.00m width. The height of the extension would vary due to the land levels within the garden, but at its highest point it would be 3.64m, and it would be constructed with a flat roof.

Existing:



Proposed:



Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance

The property is situated within the Istead Arable Farmlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

In terms of the scale of the proposal, the extension is not considered to be an overly excessive addition. It would be constructed using external materials to match the existing dwelling, which is preferable. The location of the proposed extension, which would extend beyond the existing single storey rear projection would make this part of the dwelling appear to be fairly elongated. In addition, the amalgamation of the pitched and flat roof form is unusual and is not considered to be an exceptional design. However, this is not considered sufficient grounds to warrant refusal of the application.

On balance, in design terms, the proposed development is considered to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. It is considered that the proposal provides sufficient space. Furthermore, the resultant garden area and depth accords with the guidance.

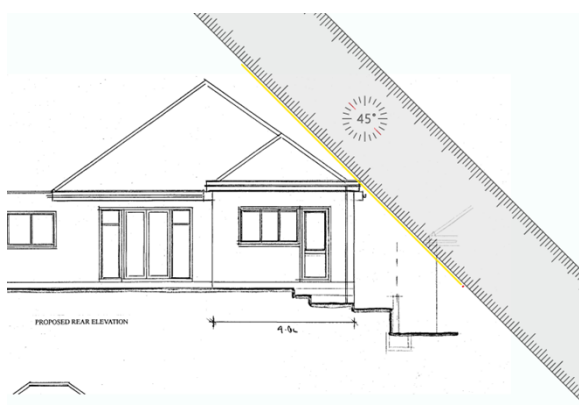
As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

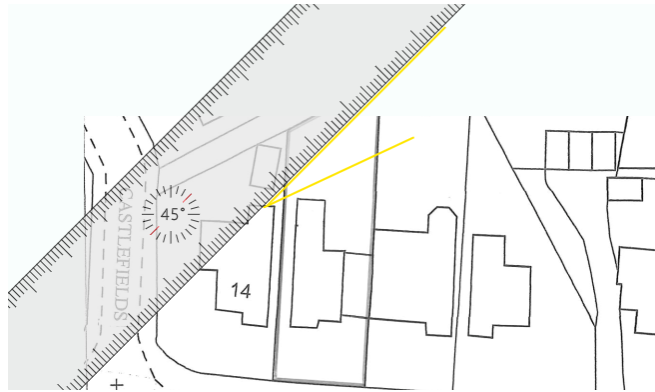
Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

It is noted that there is a proposed window in the flank wall of the extension which would serve the kitchen. This window would face the private garden area of No.10 Arcadia Road, which could raise concerns in terms of privacy. However, the plans show the garden area is enclosed by high level boundary treatments, the window is at ground floor level and No.10 sits on a higher land level than the application property. As such, this is not considered to be sufficient ground to warrant a refusal. Similarly, the fenestration in the rear elevation would face towards the private garden area and flank fenestration of No.2 Castlefields. However, this is similar to the existing situation, and as aforementioned above, the garden is enclosed by high level boundary treatments, as per the plans.

No.14 Arcadia Road sits on a lower land level than No. 12 and as such, an approximation of the location of the neighbouring window, along with a light assessment has been carried out:





The assessment indicates that there would not be a detrimental impact with regards to light. In addition, the flat roof of the extension serves to reduce the bulk of the development, and it is considered there would not be a detrimental impact on outlook, nor would there be an unacceptable sense of enclosure. The new window in the flank elevation would serve a WC and could therefore be conditioned to be obscure glazed.

Overall, the proposal, at single storey level, is considered to safeguard the amenity of neighbouring properties, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Lewis Road Historic Landfill Buffer Zone. As such, a watching brief condition would be added to the decision notice if planning permission were to be forthcoming.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is considered to be acceptable in terms of design character and appearance, and amenity.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	14th October 2025	Dated:	15th October 2025