

Delegated Report

Householder Planning Application

Planning Application No: 20250772

Location: 17 Havisham Road Gravesend Kent DA12 4UW

Description: Erection of single storey rear extension.

Applicant: Mrs H Singh Bagri, S kaur Bagri

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
S01 P1 – Existing Block Plan with Site Plan
S02 P1 – Proposed Block Plan
S03 P1 – Existing Plans
S04 P1 – Existing Plans
S05 P1 – Proposed Plans
S06 P1 – Proposed Plans

Relevant Planning History

Reference	Description	Decision	Decision Date
20020308	Erection of a conservatory at the rear.	Permitted	31.05.2002
19820354	Erection of two storey side extension to form enlarged lounge with bedroom and en suite dressing room over	Permitted	19.07.1982

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

3no. surrounding properties were consulted and 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking and Highways.

Design, Character and Appearance

This application seeks to remove the existing conservatory and erect a replacement flat roof extension

which extends along the full width of the existing dwellinghouse. Whilst the extension would not be visible from the front elevation due to its rear position, the site is located on a corner plot and as the below image shows there would be visibility from the side of the property along Nickleby Road. It is also noted that the roof of the conservatory is pitches both at the rear and sides, which softens the overall impact of the bulk from the streetscene.



Google maps image

It is noted that the dwellinghouse was extended following consent in 1982, which essentially widened the entire building from its original width of 9.3m by 3.7m. The Householder Extensions/Alterations Design Guide 2021 provides guidance on the erection of single storey extensions:

Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.

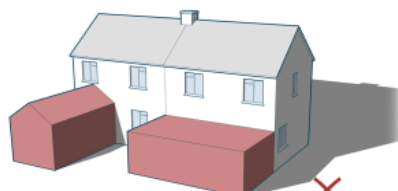
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Householder Extensions/Alterations Design Guide SPD

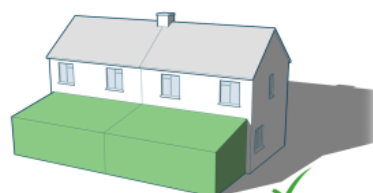
- Light/Outlook: The 45 / 25 degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development



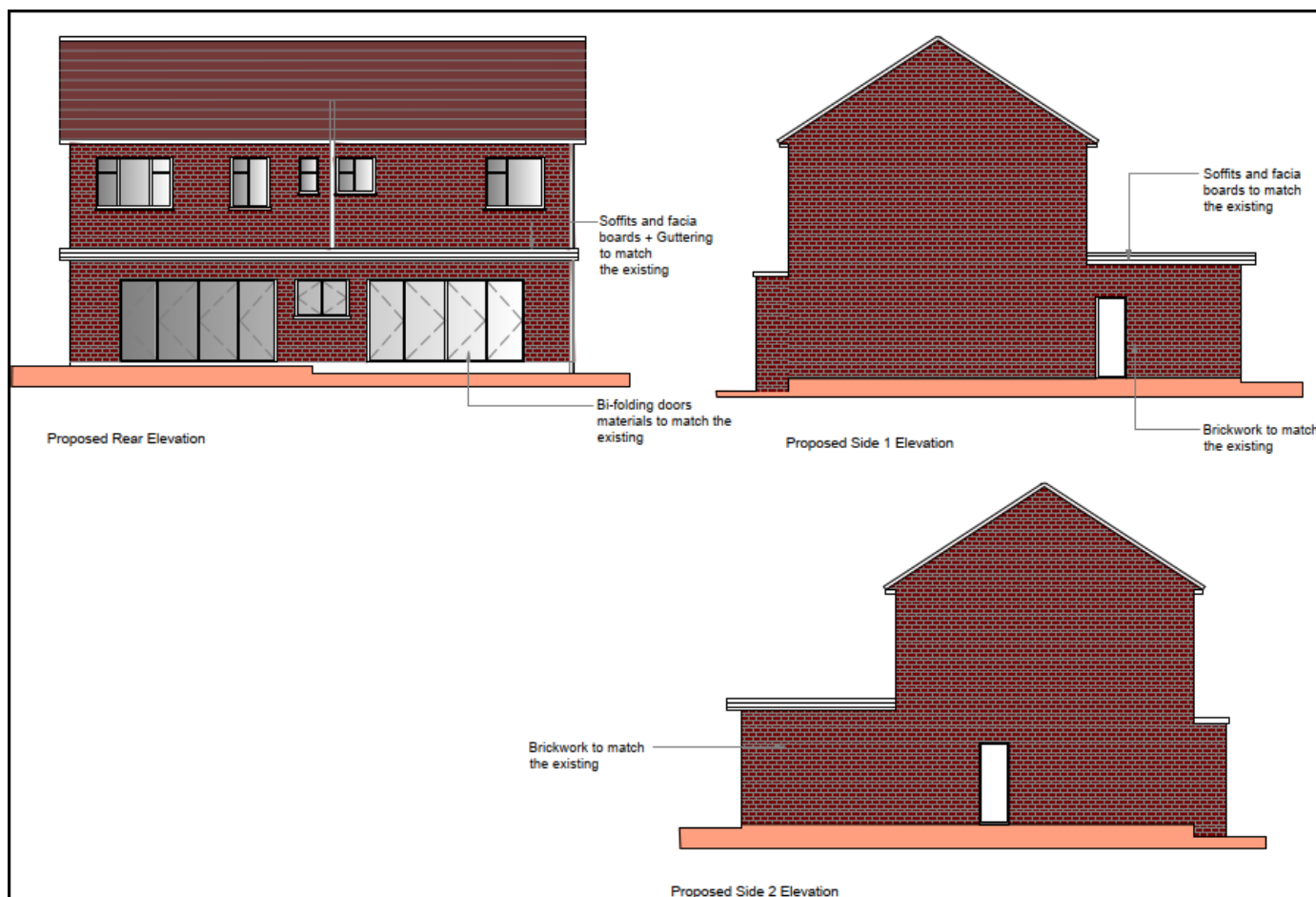
Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



Appropriate scale and roof design ensures both extensions work together.



Proposed Plans (Not to Scale)

With regards to extensions, it is considered that they should accurately reflect the design of the main house

and remain subservient and secondary in their appearance. The scale and proportions of the extension should be proportionate to that of the main house. In this case the original dwellinghouse had a width of 9.3m. The proposed extension has a width of 13m plus the overhanging roof. It would also be located on a corner plot and proposes a large flat roof. When compared to the existing conservatory, the proposed extension would be uncharacteristic, resulting in inappropriate scale, with an inappropriate roof design which would be in a highly visible location and so would result in impact on the character of the area. However, it is also noted the the General Permitted Development Order allows for certain extensions which would not require planning permission. In this case, the development exceeds these requirements but it is considered similar enough that it would be unreasonable to refuse the scheme based on a design which would be allowed without consent in a similar fashion.

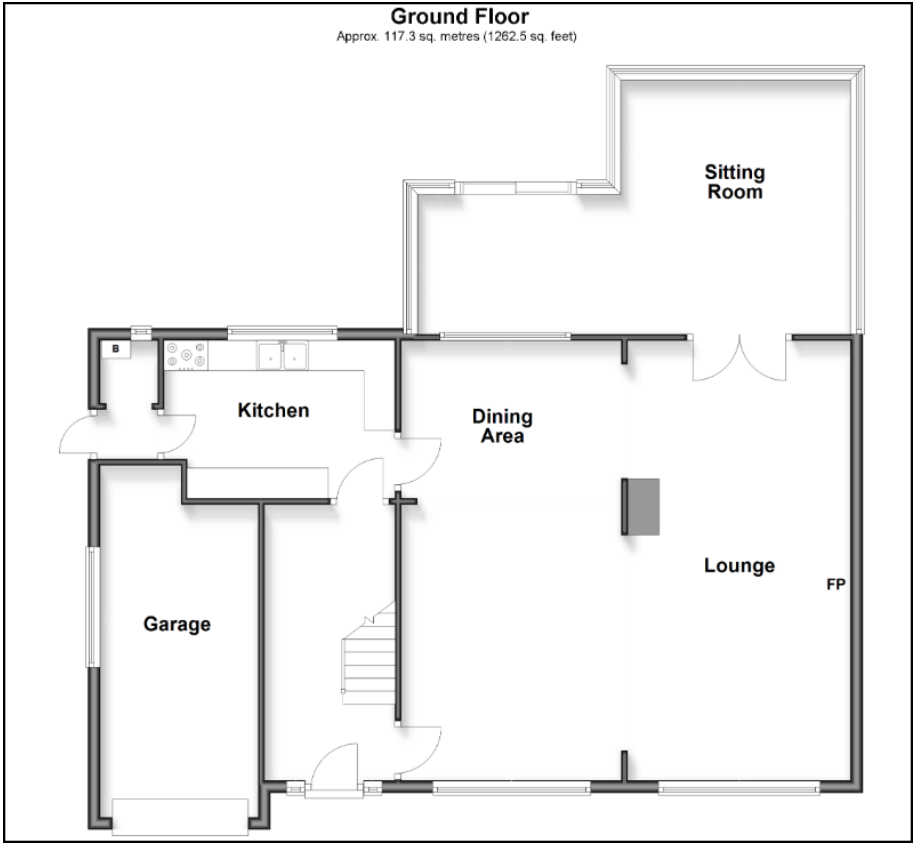
The proposed development would comply with the requirements of The Householder Extensions/Alterations Design Guide (2021), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

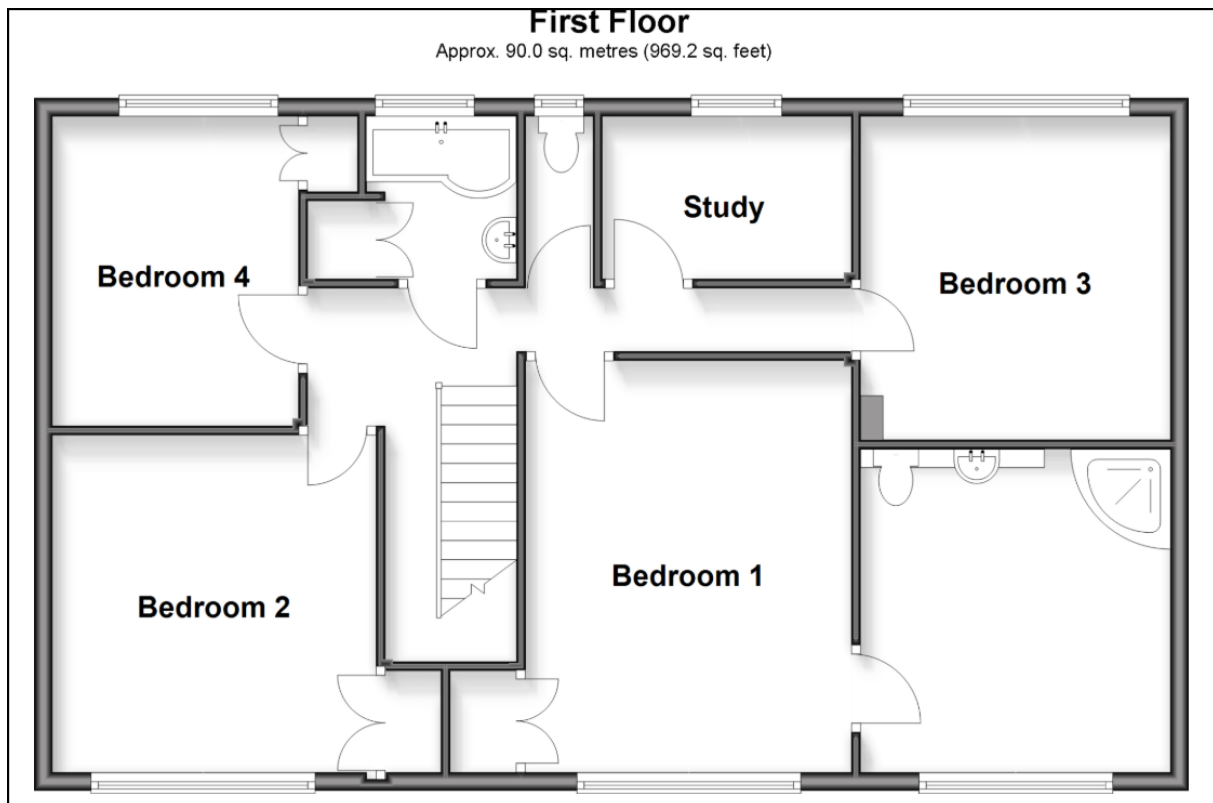
Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m²)	Minimum Space Standard (m²)
Kitchen/Diner	57.3	12

Whilst First floor plans have not been provided for the property recent online sales particulars from Rightmove in June 2025, show the number of bedrooms to be 4.





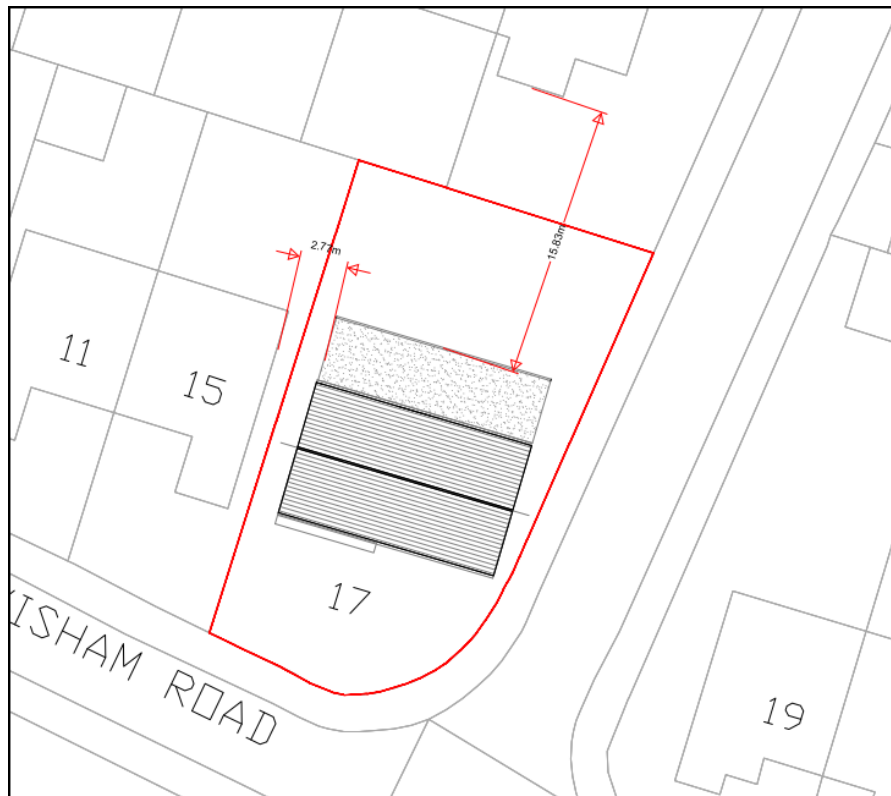
Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	153m ²	100m ²
Depth	8.7m	10m

The proposed dwelling will result in an unacceptable and cramped external amenity space for future occupiers. However, given the minor decrease in depth and the excessive garden area, on balance there is considered to be an acceptable level of external amenity space. The proposal would therefore provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

To the west 15 Havisham Road is location and to the north adjacent to the site lies 1 and 3 Nickleby Road.



As the annotated block plan above shows; 15 Havisham Road would retain a 2.77m distance from the subject building as extended. Whilst the depth of the dwellinghouse would increase, there would be a 15.83m distance from the projection to the rear boundary of 1 Nickleby Road. Given the distance from the neighbouring properties, the single storey nature of development and the location of boundary fencing/hedging, the development is not likely to cause any overshadowing/overlooking of neighbouring dwellinghouses nor would it result in an overbearing impact on neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed development would not alter the number of bedrooms in the property or the parking arrangement in situ. As such, there would be no impact on parking provision or need.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve the application.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	27 th October 2025	Dated:	27th October 2025