



Delegated Report

Householder Planning Application

Planning Application No: 20250743

Location: 33 Bellman Avenue Gravesend Kent DA12 1RF

Description: Erection of a single storey rear extension.

Applicant: Mr Ben Trench

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: BT/16 (Proposed Side Elevation)
- Drawing No: BT/15 (Proposed Side Elevation)
- Drawing No: BT/13 (Proposed Ground Floor Plan)
- Drawing No: BT/12 (Existing Ground Floor Plans and Elevations)
- Drawing No: BT/11 (Existing and Proposed Block Plans)
- Drawing No: BT/10 (Site Location Map)
- Drawing No: BT/14 (Proposed Rear Elevation)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250209	Demolition of rear extensions and Erection of a Hip to Gable Roof Extension, two storey rear extension, installation of no.4 roof lights in front roof slope and conversion of roof into habitable rooms.	Application Refused	02.05.2025

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

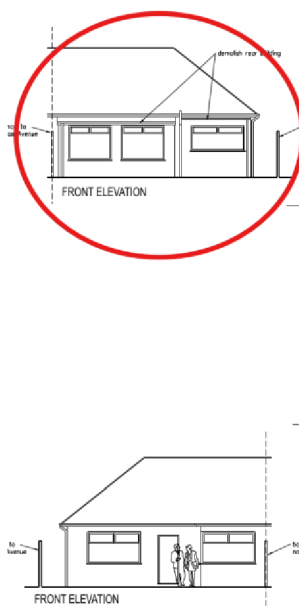
Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 22.08.2025 and no comments were received.

Analysis

Procedural Matters

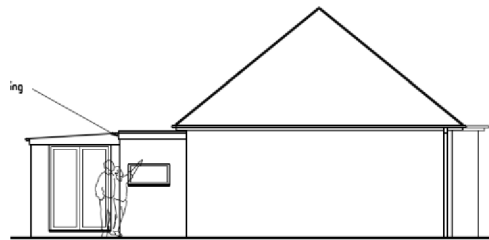
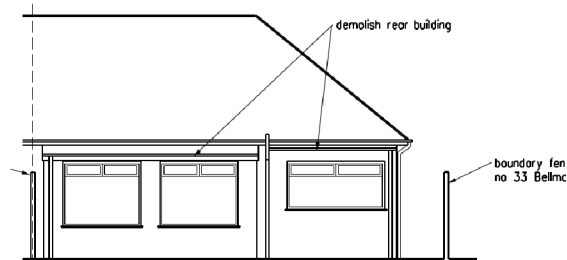
It is noted that the rear Elevation is incorrectly annotated on drawing no BT/12. The agent will not be asked to correct this as the error is not considered to impact the LPA's ability to assess the application.



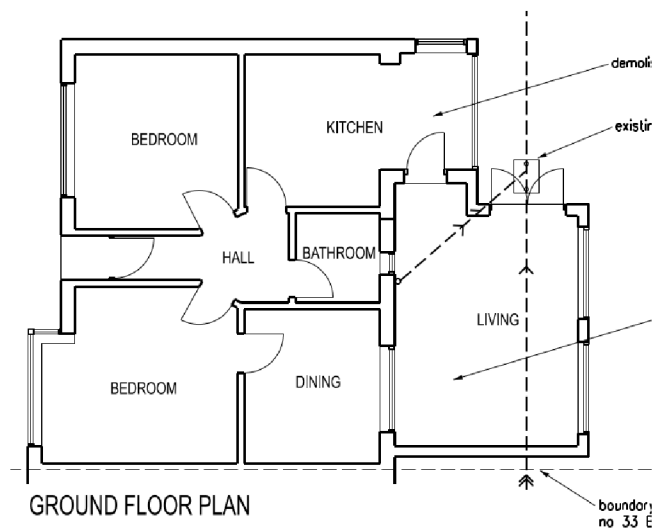
Proposal

The proposal seeks to demolish the existing rear extension and erect a single storey rear extension.

Existing

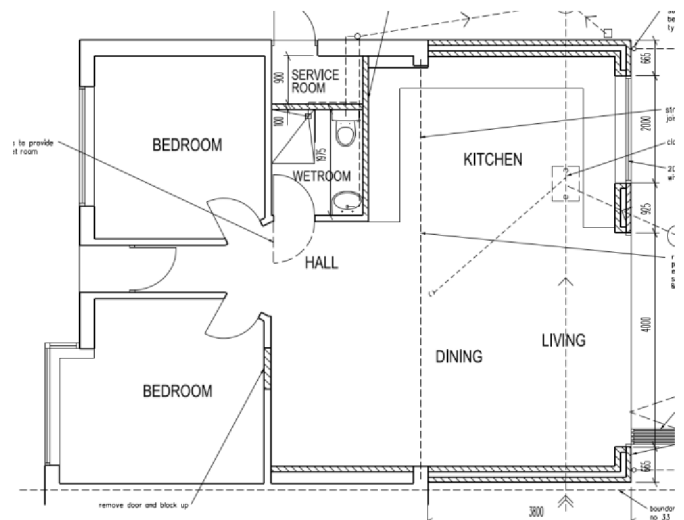
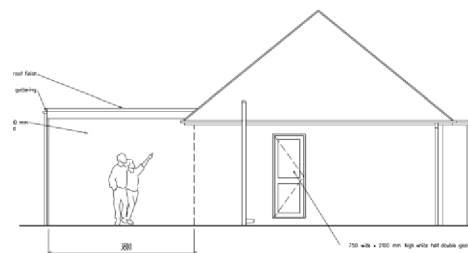
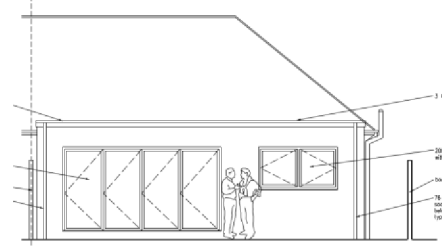


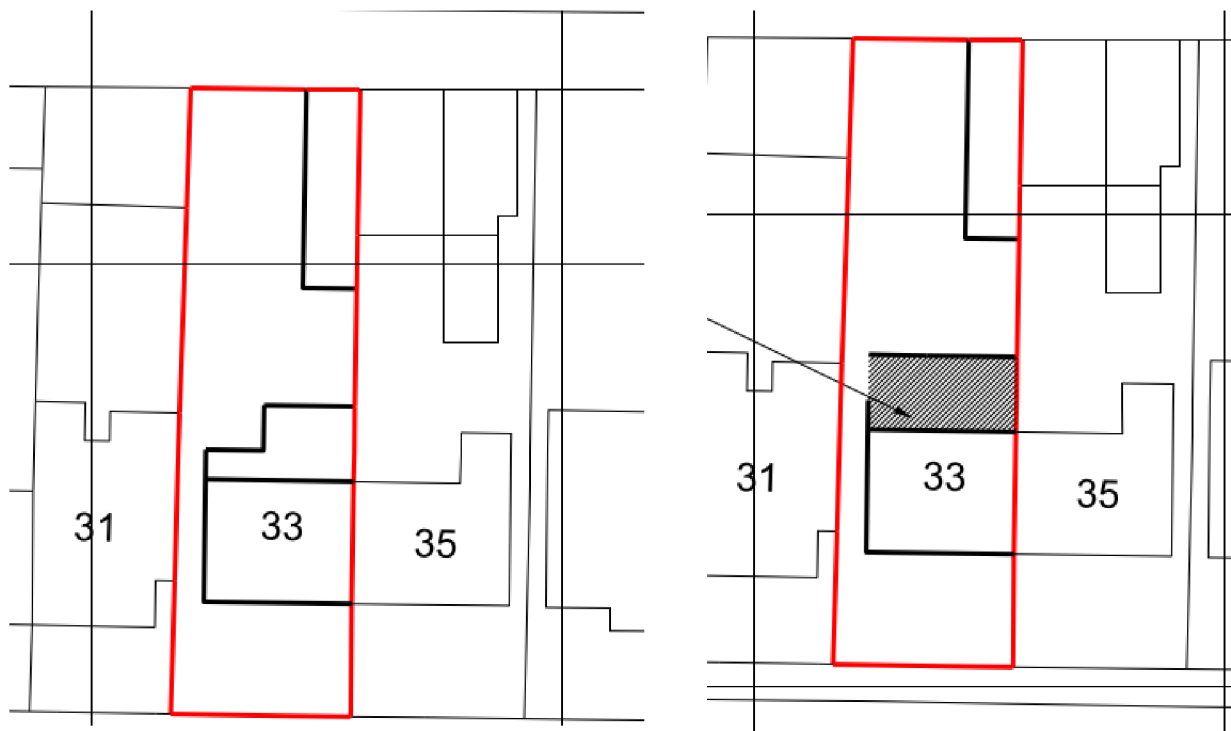
SIDE ELEVATION FACING No 31 BELLMAN AVENUE



GROUND FLOOR PLAN

Proposed





Background

The application site has had a previous application refused which was for the erection of a hip to gable enlargement and erection of a two-storey rear extension. The application was refused owing to the below two grounds:

1. *The proposed extension due to its bulk, scale and design would result in a development which is not subservient to the original dwelling and harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.*
2. *Due to its close proximity and height, the proposed extension will result in an increased sense of enclosure and unacceptable harm to the occupants of No.35 Bellman Avenue. Furthermore, the proposed living room at first floor level will result in direct and perceived overlooking thus impacting the privacy of adjoining occupiers contrary to the requirements of SPG2- Residential Layout Guidance 2020, CS19 Local Plan Core Strategy 2014 and Para 135(f) of the National Planning Policy Framework 2024.*

Character and Appearance

The application site is a semi-detached bungalow in use as a single-family dwelling. The property currently has an existing rear projection which will be demolished to allow for the proposed extension.



The proposed extension will project 3.8m from the rear wall of the dwelling and will be finished with a flat roof. The extension will have a large bifold door in the rear elevation as well as a window which will offer views of the garden area from the kitchen. The extension will be completed with render to match the existing.

Single storey rear extensions are a common feature in Bellman Avenue, the proposed will therefore not harm the wider character and appearance of the area due to the extension not being visible from a public vantage point. The depth of the extension will be the same as the current extension at its deepest point.

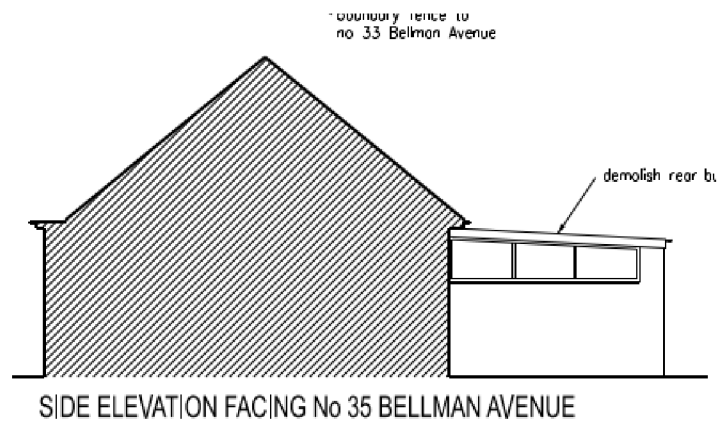
The proposed extension is appropriate in terms of its design, scale and appearance and is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021. The reduction to a single storey rear extension has addressed the previous first ground of refusal.

Amenity of Future Occupiers

Post development the resultant garden space will equate to some 124sqm which is compliant with the council's technical standards. The development will provide additional living space for the occupants which means the proposal complies with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed extension will be built next to the boundary which is shared with No.35 Bellman Avenue. This property also forms the other half of the semi in which the application site is situated. The current extension in place is 3.8m deep along this boundary, it also includes some high level windows in the flank elevation facing No.35 and a further window facing No.31 in the other flank elevation. The proposed extension will maintain the depth of the existing, however it will not include any windows in the flank elevations which will improve the neighbouring properties privacy.



In terms of loss of light our outlook, the extension will not materially impact the neighbouring properties. In order to safeguard privacy a condition will be imposed which will prohibit the insertion of any fenestrations in either flank elevation of the extension should permission be forthcoming. The reduction to a single storey rear extension has addressed the previous second ground of refusal.

The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

Parking and Highways

The application site currently benefits from off road parking to the property frontage and so it is evident that there is adequate off road parking to meet the needs of the development.

The proposal therefore complies with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions, and has sufficiently overcome the previous grounds of refusal.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15/09/2025	Dated:	16 September 2025