



Delegated Report

Householder Planning Application

Planning Application No: 20250001

Location: 34 Essex Road Gravesend Kent DA11 0SP

Description: Demolition of rear extension and erection of single storey rear extension, extension of loft space and conversion into habitable rooms, and installation of roof lights in front, side and rear elevations.

Applicant: Mr Julian Goodbarne

Site Visit Date: 24.02.2025

Submitted Documents/Plans

- Application Form
- Drawing No: JG/10 Proposed Section AA
- Drawing No: JG/07 Proposed Rear Elevation
- Drawing No: JG/08 Proposed Side Elevation
- Drawing No: JG/14A Proposed Front Elevation
- Drawing No: JG/11 Proposed Loft Floor Plan
- Drawing No: JG/12 Proposed Section BB
- Drawing No: JG/03 Existing Ground Floor Plans and Elevations
- Drawing No: JG/06 Proposed First Floor Plans
- Drawing No: JG/05 Proposed Ground Floor Plans
- Drawing No: JG/04 Existing First Floor Plans and Elevations
- Drawing No: JG/13 Proposed Section CC
- Drawing No: JG/09 Proposed Side Elevation
- Drawing No: JG/01 Site Location Map
- Drawing No: JG/02 Existing/Proposed Site Location Map
- Site Location Map

Superseded

- ~~Drawing No: JG/14 Proposed Front Elevation~~
- ~~Drawing No: JG/15 Proposed Sash Window Detail~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19871060	Erection of two storey side extension to form garage with bedroom over	Permitted	03.02.1988

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

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

- TC3 – Development Affecting Conservation Areas

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

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation 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

- 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)
- Darnley Road Conservation Area Character Appraisal (2009)
- Management Plan Gravesend's 19th Century Suburban Conservation Areas
- Conservation Areas – Maintenance/Replacement Windows and Doors Guidance (2020)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Conservation Officer

No comments received.

Neighbouring properties

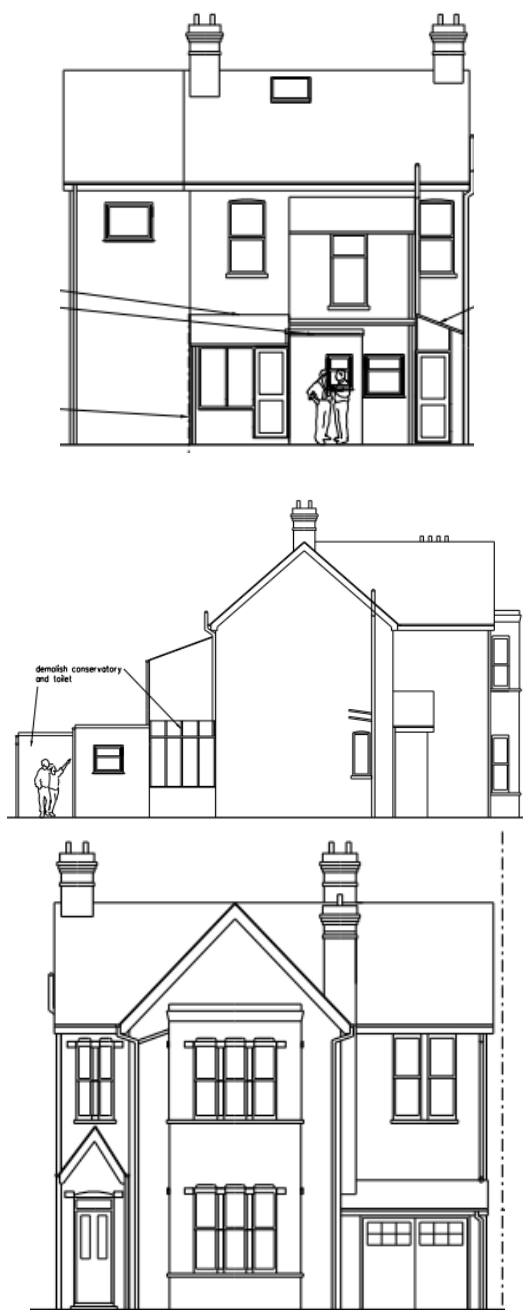
The application was advertised by way of site notice and letters to 13 surrounding properties. The consultation period expired on 07.03.2025 and no comments were received.

Analysis

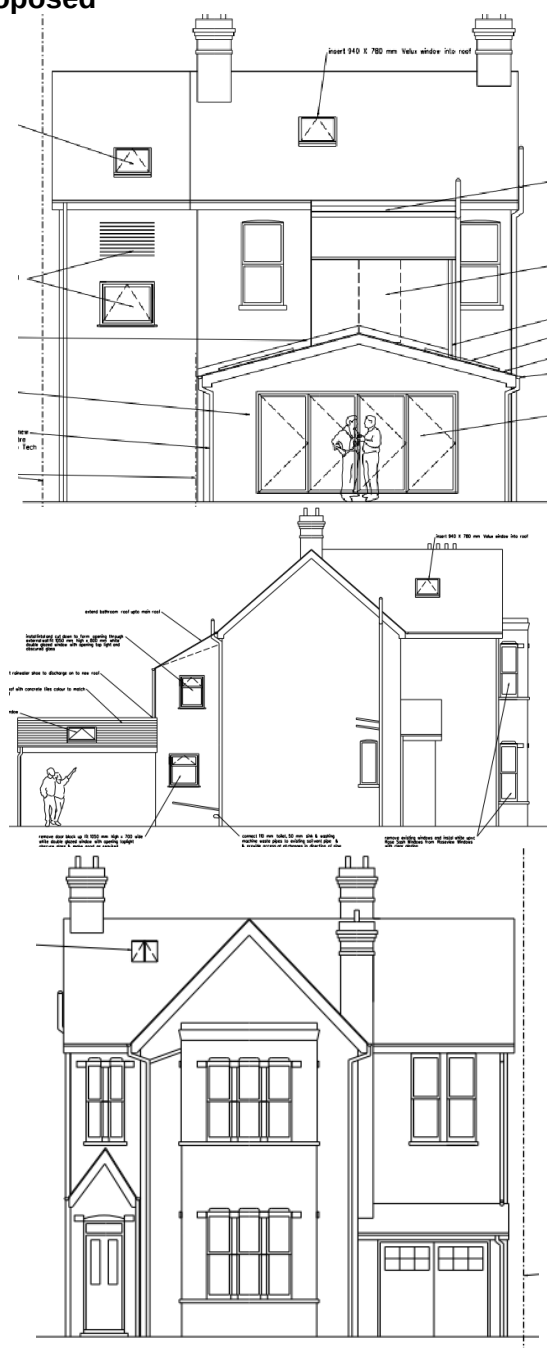
Proposal

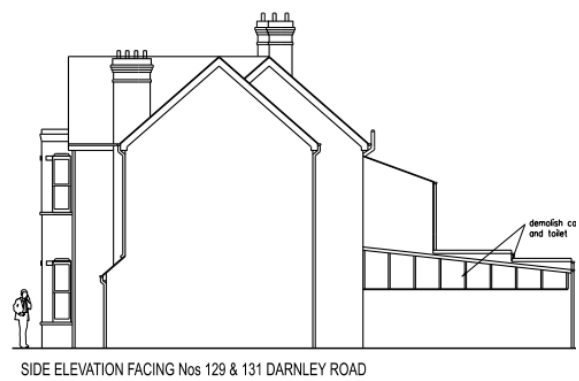
The proposal seeks the demolition of a rear conservatory and erection of single storey rear extension, extension of loft space and conversion into habitable rooms, and installation of conservation roof lights in front, side and rear elevations.

Existing

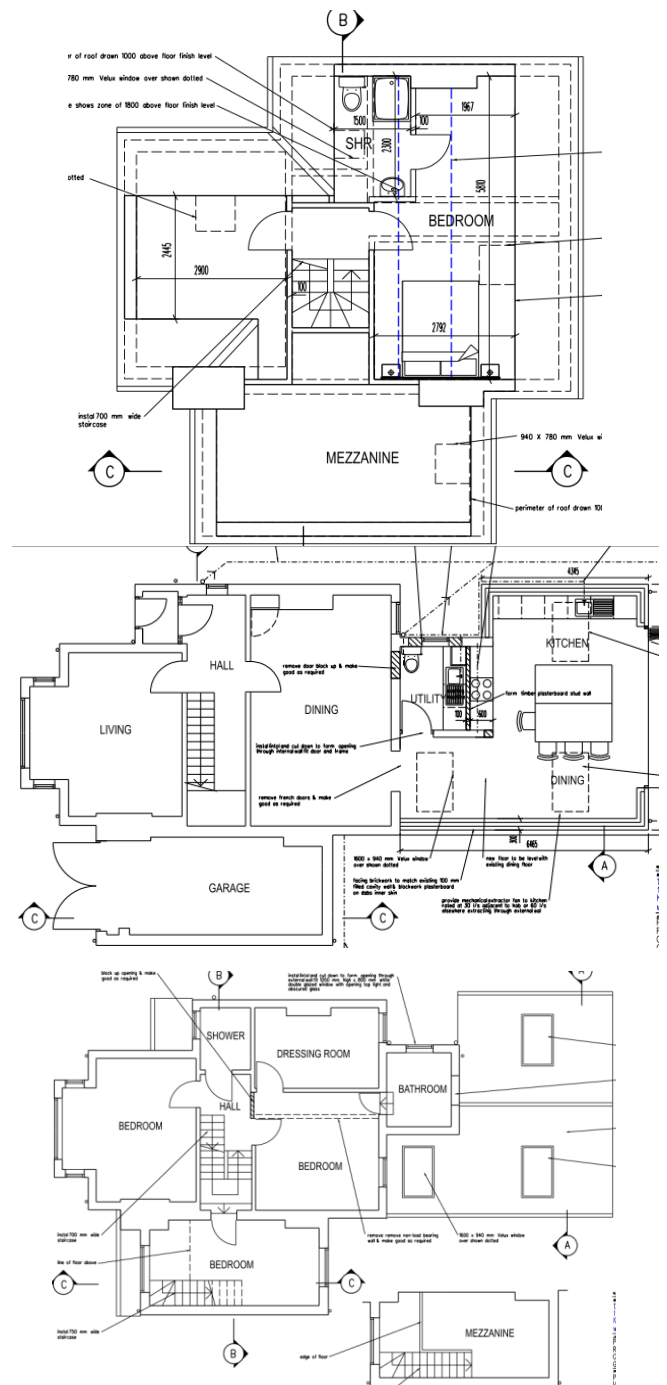


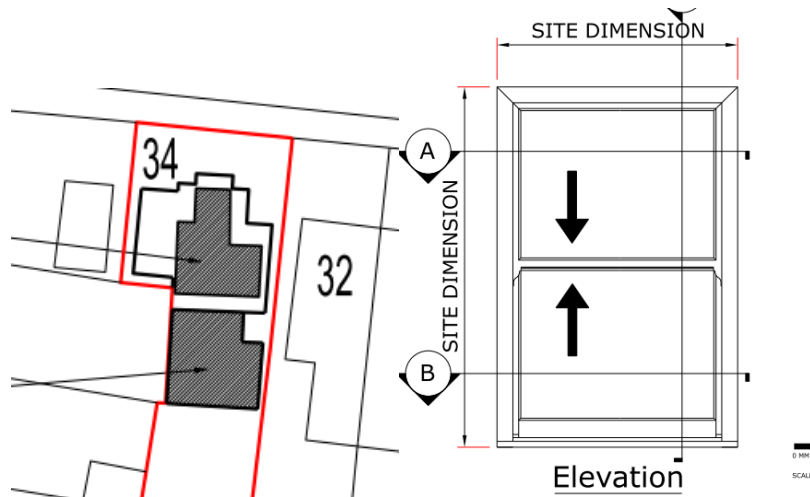
Proposed





SIDE ELEVATION FACING Nos 129 & 131 DARNLEY ROAD





Preliminary Matters

The original proposal sought to change the windows in the front elevation to white UPVC windows, as planning permission is required to change the windows on the front elevation due to the conservation setting and article 4 on the property. However the replacement uPVC windows were not acceptable and could not be supported. The local planning authority informed the Agent of this and it was agreed that the proposed replacement windows on the front elevation would be removed from the application and to proceed with the rear extension and loft conversion only. Planning permission is not required to replace the windows on the rear or side elevations.

It is noted that 34 Essex Road is situated within the Darley Road Conservation area, as per the Council Validation requirements, a Heritage Statement is required for properties falling within areas under such designations. However as the replacement windows in the front elevation have been removed this is no longer an issue as the rest of the proposal will not harm the character of the conservation area.

Character and Appearance

34 Essex is a two storey detached dwelling situated on the edge of the Darnley Road Conservation Area, the application site is the only property in Essex Road to fall within the conservation area.



The principal issue in the determination of this application is whether the proposed works would serve to preserve or enhance the character or appearance of the Darnley Road Conservation Area.



The proposal does not include any meaningful alterations to the frontage of the property which is where any potential changes would impact a conservation area. The only introduction to the frontage would be some road lights. There are confirmed to be conservation roof lights which are set within the roof slope rather than protruding out, and as such are not considered to have any detrimental impact. The proposal is deemed to preserve and not harm the character of the conservation area.

In terms of the proposed single storey rear extension, this is not considered to impact the appearance of the conservation area due to it not being visible from a public vantage point. The extension will replace an existing conservatory which appears to be dated. The replacement extension will be designed with a dual pitch roof which will include roof lights and a large bifold in the rear elevation, to enable light to enter the main dwelling and improve the internal layout. This element of the proposal is considered to be acceptable in terms of design.

The proposed change to the roof pitch of the existing rear outrigger is a modest alteration which will include the insertion of windows in the flank elevations of the outrigger. In terms of design this alteration is acceptable.

The proposal complies with the requirements of CS19 and CS20 Local Plan Core Strategy 2014, saved policy TC3 of the Local Plan First Review (1994) and Section 16 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

The proposed development would increase the number of bedrooms at the site, however there is sufficient garden space to accommodate the needs of the development.

The proposed bedrooms in the loft will be served by roof lights to allow for natural light and outlook.

The proposal is considered to safeguard future occupier amenity in lines with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed development is not considered to harm light or outlook of neighbouring properties due to the scale (being single storey) and siting of the development. A condition will be imposed to ensure no fenestration, other than those approved are inserted in the flank elevations of the extension so that neighbouring privacy is preserved.

The proposal is considered to safeguard neighbouring occupier amenity in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The site is currently served by a parking space to the front of an existing garage which would enable cars to park in tandem. Furthermore, the site is located in close proximity to the town centre and so there are sufficient sustainable transport links to meet the needs of the development.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17.03.2025	Dated:	18 March 2025