

Delegated Report

Householder Planning Application

Planning Application No: 20250449

Location: Milton View Milton Hall Road Gravesend Kent

Description: Erection of a part two-storey, part single storey rear extension.

Applicant: Mr Amerdeep Sahota

Site Visit Date: 21.05.25

Procedural Matters

Site Boundary

During the course of the application, the site boundary was queried, as it appeared to have altered since the original approval of the dwelling. The agent has confirmed the following via email:

Towards the rear, the applicant has over a number of years taken ownership to the rear (via Land Registry and solicitors) of large parts of what would have once been rear gardens of 97 Old Road East and 99 Old Road East. At the front by the driveway, the applicant wanted to show that the other side of the automated gate is under his ownership, but is open to allow the neighbour at 28 Milton Avenue access to his garage.

An attached image has been added for clarification - the green highlights the land purchased to extend the garden and the brown shows the shared access to the garages, though in the applicant's ownership. I trust this clears up any confusion.



Boundary Treatments

The block plans show there are some existing high level boundary treatments in situ, along with some other boundary treatment changes proposed:

Existing:



Proposed:



It should be noted that these boundary treatments do not form part of the assessment or determination of this application. If a determination on the boundary treatments is sought, then an appropriate application with elevations, detailed floorplans, sections (if necessary) should be made. Prior to the submission of a formal application, the applicant may wish to seek pre-app advice on this matter.

Dormer Window

It is noted that there is a slight discrepancy between the plans and elevations regarding the dormer fenestration (see proposed plans below). However, as this application is not proposing any changes to the dormer fenestration, and the constructed dormer windows are as per proposed elevations and photo below; this has not been considered further.



Submitted Documents/Plans

Application Form;
 Supplementary Information – Pictures;
 Supplementary Information – Pictures;
 Supplementary Information – Pictures;
 Supplementary Information – Pictures;
 Supplementary Information – Pictures;
 Supplementary Information – Pictures;
 Supplementary Information – Design and Access Statement;
 Drawing No. 01 – Site Location Plan with New Lan in Green;
 Drawing No. 01 – Site Location Plan;
 Drawing No. 02A – Floor Plans and Roof Plans – Existing;
 Drawing No. 03A – Elevations – Existing;
 Drawing No. 04 – Floor Plans and Roof Plan – Proposed;
 Drawing No. 05 – Elevations – Proposed; and
 Drawing No. 06 – Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230172	Erection of part first floor, part single storey rear extension and erection of new summerhouse	Withdrawn	19.04.2023
20170574	Erection of a single storey rear extension and construction of dormer extension in the rear roof slope and conversion of the roof space to habitable rooms.	Permitted	21.07.2017
20090625	Installation of two non-opening roof lights, one in south west and one in north east roof slopes.	Permitted	18.09.2009
20080680	Minor revised drawing to include the installation of an additional velux window in the south west and north east	Permitted	01.10.2008

	roof slopes to bedroom one; installation of two obscure glazed windows in the south west elevation; one additional window, alterations to two windows in the north east elevation and alterations to tall window in north west elevation.		
20060570	Erection of a detached two storey four bedroom dwelling with detached double car port and car parking spaces at the front and erection of a detached double car port and car parking for the occupants of the existing dwelling at 28 Milton Avenue.	Permitted	11.10.2006

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

Local Ward Councillors

No comments received.

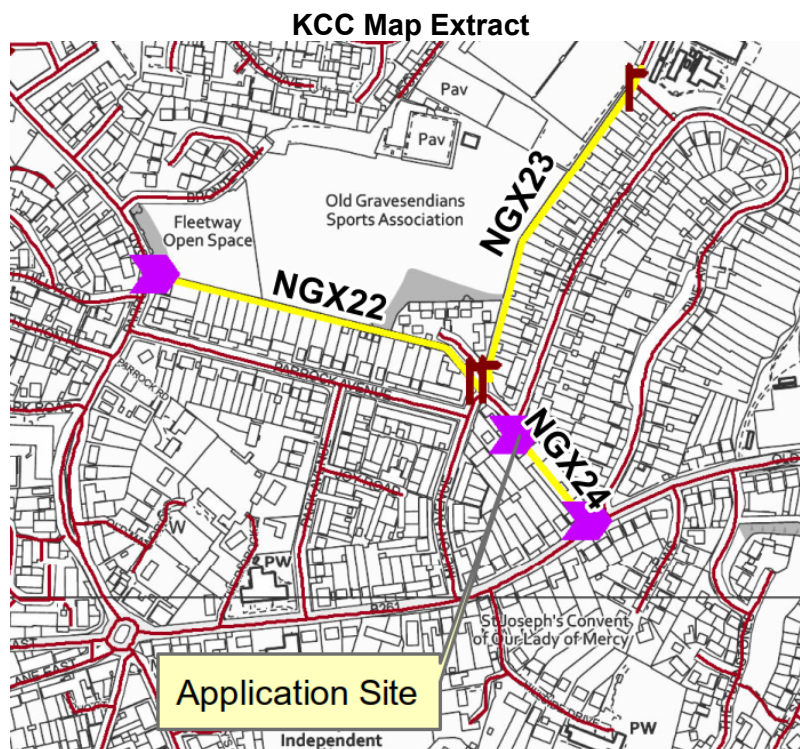
KCC Public Rights of Way

I can confirm that I do not have any objections to the above planning application at Milton View. Public Right of Way Footpath NGX24 (Church Walk) lays to the north east of the property, outside of the boundary, and is unaffected by the application. I enclose a copy of the Public Rights of Way network map showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.



Neighbouring properties

7 surrounding properties were consulted, a site notice was displayed on 21.05.25 and the application was publicised in the paper. No responses were received and the overall consultation period expired on 25.07.25.

Site Description and Context

The application site consists of a two-storey detached dwelling which has been constructed in the rear

garden of no. 28 Milton Avenue under application reference number 20060570. A further application was subsequently granted permission, for additional rooflights and windows and alteration of existing ones (ref. 20080680). Further rooflights were then permitted under ref. 20090625. A single storey rear extension and a dormer extension were approved under application ref. 20170574. The single storey rear extension element was not constructed.

As per the application form, a pre-application query was submitted following a previously withdrawn application (20230172). This current application is essentially the same as the plans for the pre-application enquiry (which was found to be acceptable in design terms, in principle), apart from the following changes as set out in the Design and Access Statement:

The proposed amendments include the following:

- *A larger single storey rear extension that projects marginally more than the previously approved scheme - however the extension now stretches fully across the rear elevation.*
- *The single storey rear extension roof would be pitched at the edges, disguising a flat roof with roof lights either side of pitched gable end feature in the centre - the gable element differs from the pre-application in that it now projects marginally forward to give some relief and interest to the elevation.*
- *At first floor level, bedroom 1 has been extended in level with the existing projection of the master bedroom. This is less than the withdrawn application proposed, reducing the bulk and massing of the scheme.*

Application Photos





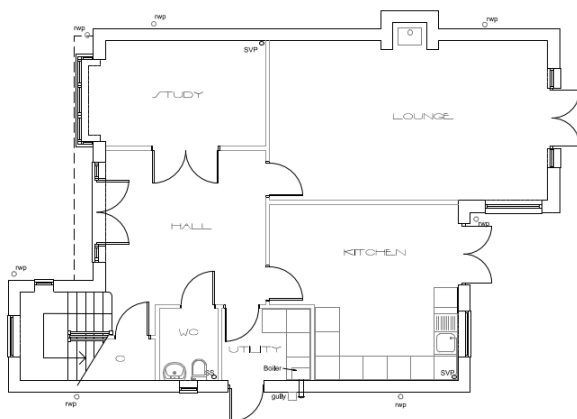
This application proposes the erection of a part two-storey, part single storey rear extension.

Proposed Plans

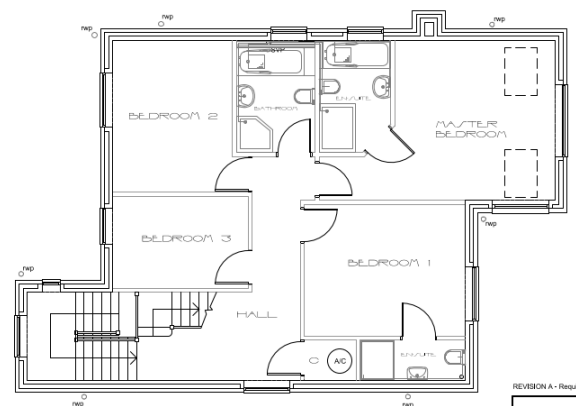
The development would create space for an enlarged kitchen and dining area at ground floor level, and the enlargement of bedroom 1 at first floor level.

Case Officer measurements are included on the plans below in black and red:

Existing:

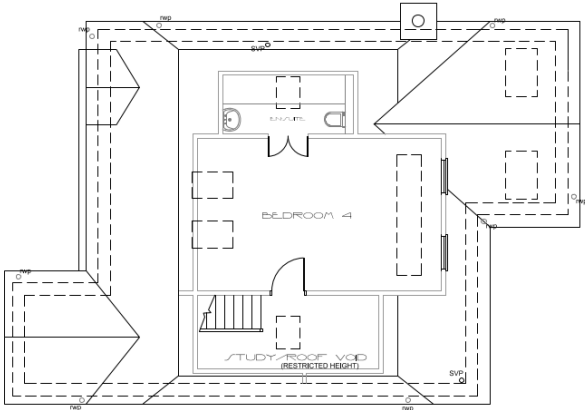


GROUND FLOOR

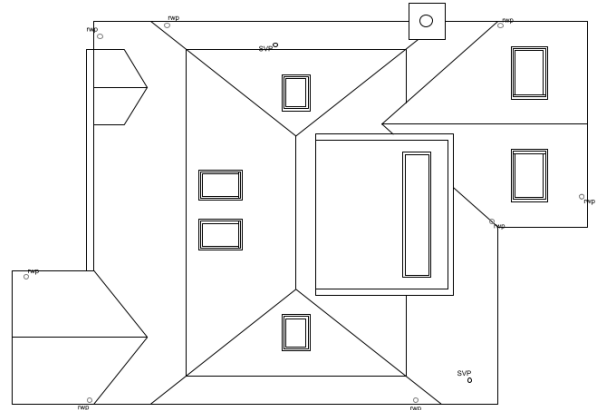


FIRST FLOOR

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ROOF PLAN



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

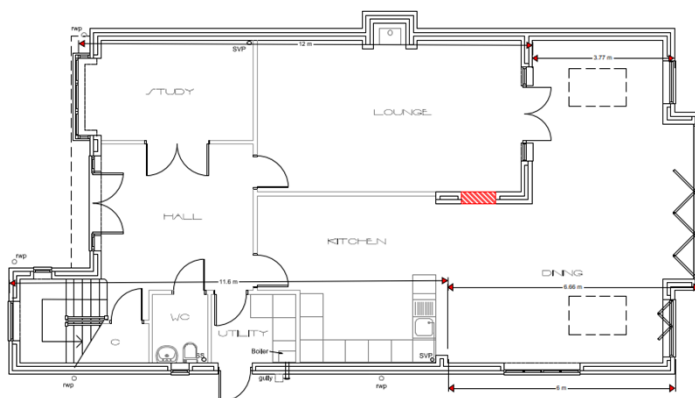


NORTH EAST ELEVATION

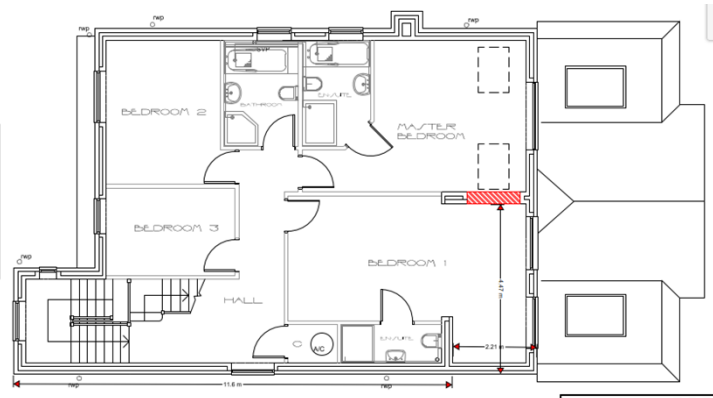


SOUTH EAST ELEVATION

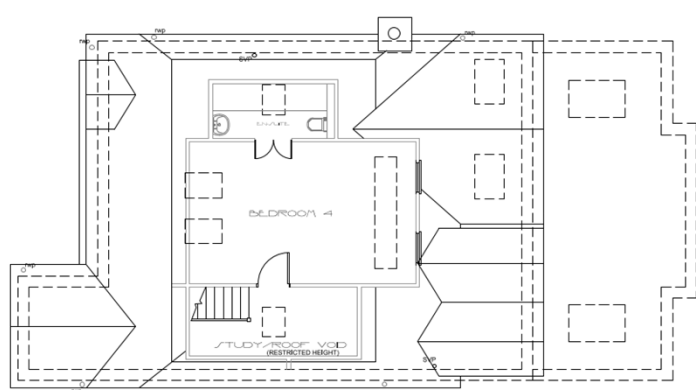
Proposed



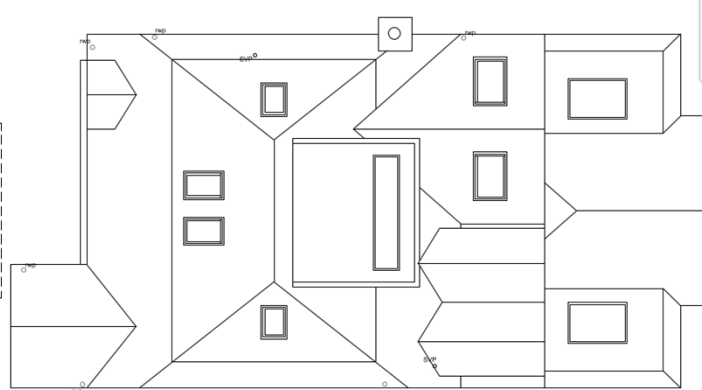
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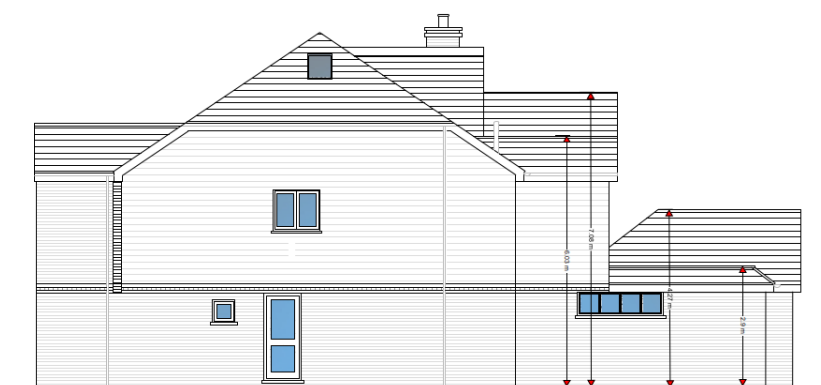
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ROOF PLAN



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

Officer's Analysis

Design, Character and Appearance

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.

As set out on the application form, the materials for the proposed extension would compliment the dwelling; with brickwork, tiling and fenestration to be sympathetic to the existing external materials.

In respect of the proposed two storey element, it is evident that this is an improvement on the previous application (20230172) which had too large a depth. The proposed plans show the extension has been reduced and would now be the same depth as the existing two storey rear projection. In this instance, the double pitched roof design serves to break up the bulk and massing of the development and accommodate the existing dormer extension in the rear roof slope in an acceptable manner.

In respect of the single storey rear extension element (part single/part two storey), the approved single storey rear extension under ref. 20170574 (not constructed) was to be 5.34m in depth extending across half of the rear elevation of the dwelling with a flat roof with sky lantern. This current proposal is for a part single storey rear extension, most of which would be at a 6.00m depth, with the central part of the extension (the apex projection) being at a depth of 6.66m. It would extend across the whole of the width of the dwelling, with a pitched roof and a dual pitched roof element in the centre, with the extension being 4.27m at its highest point. The proposed single storey rear extension element is fairly deep but, for the most part, would be only slightly more than what was granted permission under application reference number 20170574. The pitched roof elements are considered to be a sympathetic roof form, and the proposed dual pitched roof element and projection in the centre is acceptable in design terms.

Overall, in respect of design, character and appearance it is considered that the proposed development would be acceptable and accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and 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. The plans demonstrate the garden would retain sufficient depth and area, post development. In terms of room sizes, the proposed development would provide more than sufficient room area in accordance with the guidance. Therefore, the proposed development 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 the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. There is a high level window proposed on the south west flank elevation to serve the dining area. Notwithstanding this, in situ, the proposal is not considered to detrimentally impact neighbouring amenity. As indicated on the Google aerial map below, the orientation of the development along with the location of the surrounding dwellings ensures there would be no harmful impact to the amenity of neighbours:



Overall, the proposal is not considered to detrimentally impact neighbouring amenity and therefore amenity is safeguarded in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in relation to 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.

Public Right of Way

Public Right of Way Footpath NGX24 (Church Walk) lays to the north east of the property, outside of the boundary, and is unaffected by the application.

Comments from the KCC Public Rights of Way team therefore raise no objections to the proposed development, however the applicant is advised that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact KCC Public Rights of Way before commencing any works that may affect the Public Right of Way. As such, an informative can be added to the decision notice.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Pine Avenue and Holyoake Mount Historic Landfill Buffer Zone. As such, if planning permission were to be forthcoming, a watching brief condition can be added to the decision notice to prevent harm to human health and pollution of the environment.

Conclusion

The proposed extension would be constructed using acceptable external materials, which can be secured by condition to complement the external appearance of the existing dwelling. In addition, the proposal is considered to be an acceptable extension of the dwelling, and is considered to protect the amenity of future occupiers and neighbours. The development would not detrimentally impact the street scene or character of the area.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	29th July 2025	Dated:	30th July 2025