



Delegated Report

Householder Planning Application

Planning Application No: 20250523

Location: 36 Aspdin Road Northfleet Gravesend Kent

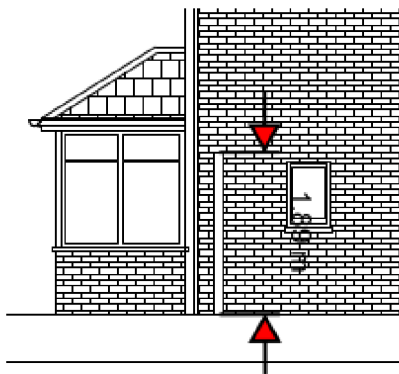
Description: Demolition of existing single storey rear extension and external WC.
Erection of a single storey rear/side extension with roof lantern.

Applicant: Mr Jaspal Singh

Site Visit Date: Street View Site Visit 18.06.25

Procedural Note

The height of the existing brick wall/gate securing access to the side of the property measures differently on the side elevation and the front elevations:



FRONT ELEVATION

In this instance, the wall/gate is existing and there are no alterations proposed within this application. As such, this discrepancy does not impact the assessment of the application.

Submitted Documents/Plans

Application Form;
Site Location Plan;
Drawing No. 2503-001 – Ground Floor Plan – Existing;
Drawing No. 2503-002 – First Floor Plan – Existing;
Drawing No. 2503-003 – Elevations – Existing;
Drawing No. 2503-004 – Ground Floor Plan – Proposed;
Drawing No. 2503-005 – First Floor Plan – Proposed;
Drawing No. 2503-006 – Elevations – Proposed;
Drawing No. 2503-010 – Site/Block Plan – Existing; and
Drawing No. 2503-011 – Site/Block Plan – Proposed.

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)
- 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.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 18.06.25 and no responses were received. The overall consultation period expired on 11.07.25.

Site Description

36 Aspdin Road is a two storey end terrace property located to the south west of Aspdin Road.

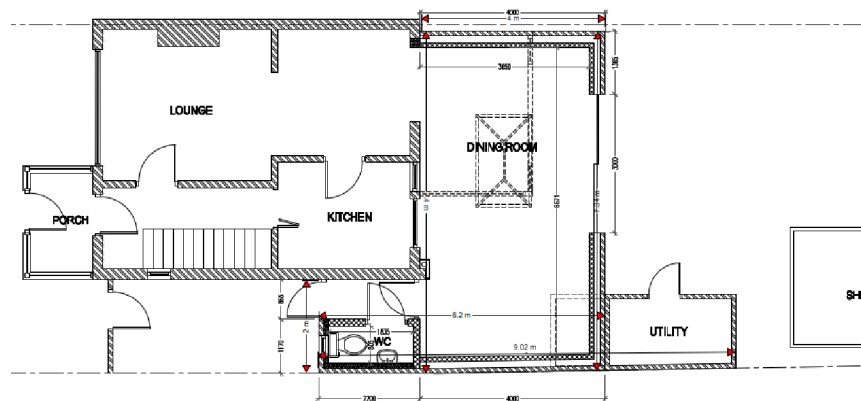
Site Photo



This application proposes the demolition of existing single storey rear extension and external WC, and the erection of a single storey rear/side extension with roof lantern.

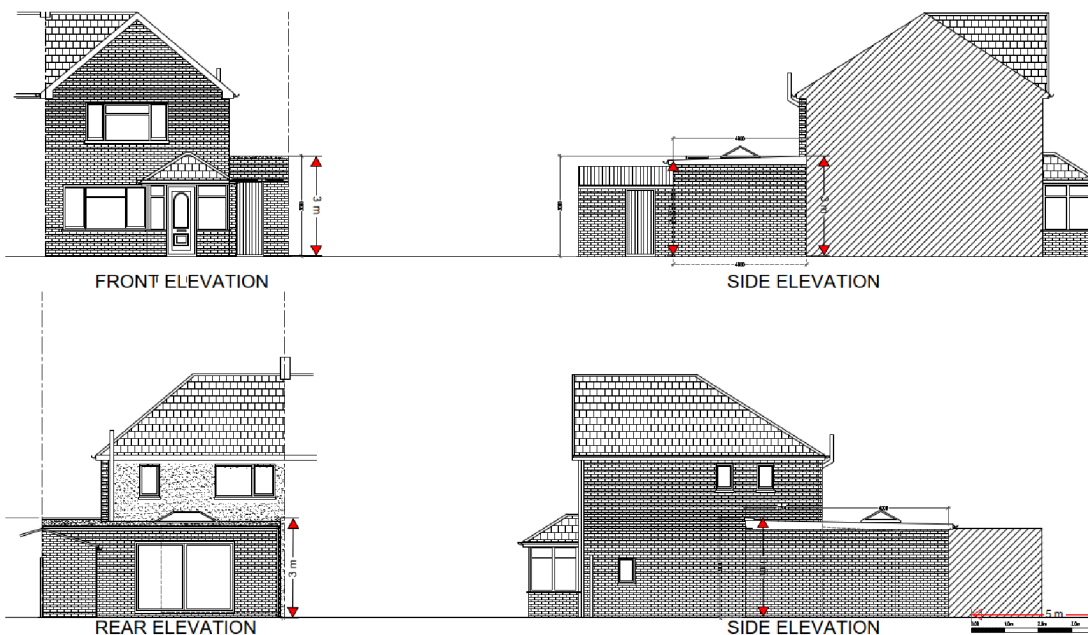
Proposed Development

The development would create space for a new WC and an enlarged dining room area. Case officer measurements are indicated on the plans below in black and red.



PROPOSED GROUND FLOOR PLAN

Scale
1:500



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.

The extension would be constructed with a flat roof, with the walls and fenestration (facing brickwork and white uPVC) to match the existing dwelling. Even though the extension is single storey, it would be quite large, extending 4.00m from the rear elevation and wrapping round the side of the property. It would also be constructed up to the existing detached utility room situated in the rear garden, along the shared boundary with No.38 (which has a mirroring detached outbuilding in situ). Notwithstanding this, the extension would be modest in height, would not encompass the entirety of the side access area and the side element would be set back sufficiently from the front elevation, which would limit its impact on the character and appearance of the street scene. It would be preferable for the side extension to have a pitched roof to compliment the main dwelling, however on balance, with consideration to the above, the development is considered to be acceptable.

Therefore, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

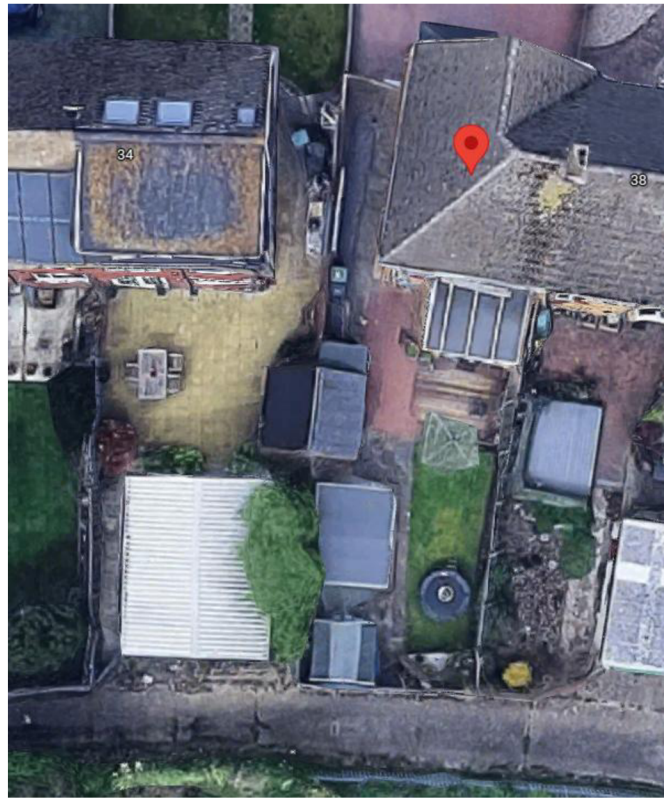
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. There is an existing extension in situ, and the plans demonstrate the garden would retain sufficient depth post development. Although it is noted that some garden area will be lost, as a result of the development, it is considered that sufficient garden area will be remain. In terms of room sizes, the proposed development would provide acceptable 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. In terms of the extension, there are no windows proposed in the flank walls of the development, the proposed WC window could be secured by condition to be obscure glazed, and the extension would be at single storey level. Overall, in situ, the proposal is not considered to detrimentally impact neighbouring amenity.

Google Aerial Images



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.

Proximity of gas pipelines

There is a gas pipeline impacting the front boundary of the application site. Therefore, an informative could be added to the decision notice stating that it is advisable for the applicant to contact SGN (Southern Gas Networks) and National Grid to establish the exact location of all gas infrastructure in the surrounding area, prior to the commencement of any groundworks at the application site.

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.

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 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:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15th July 2025	Dated:	22 July 2025