



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250057

**Location:** 4 Wingfield Bank Cottages Springhead Road Northfleet Gravesend

**Description:** Erection of a two storey side extension and single storey rear extension and replacement porch.

**Applicant:** Mr S Gill

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form Dated 22/01/2025;  
Supplementary Information – Previously Approved LDC Plan;  
Drawing Number 24 458 01 (Floor Plans and Elevations – Existing with OS Plan and Block Plans – Existing); and  
Drawing Number 24 458 02 (REVISED Floor Plans and Elevations and Block Plan – Proposed).

~~Drawing Number 24 458 02 (SUPERSEDED) Floor Plans and Elevations and Block Plan – Proposed).~~

### Relevant Planning History

| Reference | Description                                                                                                                                                           | Decision            | Decision Date |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20241123  | Application for a Lawful Development Certificate in respect of the erection of side and rear single storey extensions and demolition of the existing rear extensions. | Certificate Granted | 21.01.2025    |

### 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

11 surrounding properties were consulted and a site notice was displayed on 10.02.2025. No responses were received and the consultation period ended on 7<sup>th</sup> March 2025.

### **Preliminary Matters**

Original proposed plans showed that the two storey side extension was not sufficiently set back from the original principal elevation. The agent was contacted with regards to the revision of the proposed set back and updated plans were received on 5<sup>th</sup> March 2025.

### **Officer's Analysis**

#### Design, Character and Appearance

4 Wingfield Bank Cottages is a semi-detached dwellinghouse located on the western side of the highway. The application site is soft landscaped to the frontage. There are currently 2 no lean to structures to the rear elevation, which the application looks to demolish.



The application proposes the erection of a single storey rear extension and a two storey side extension and the erection of a replacement porch.

The single storey rear extension would have a flat roof at a height of 2.8m, a width of 7.7m and would project from the rear elevation by 3m.

The extension would create space for an open plan kitchen / dining area. There would be patio doors and 2 no windows to the rear elevation and would be constructed with a white pebble dashed render to match the existing.

The two storey side extension would have a pitched roof with gable to match the host roof, which would have a set down of 0.85m. The proposed roof would have an overall maximum height of 7.26m and an eaves height of 4.85m. The proposed extension would measure 7.28m in length and project from the flank elevation by 3.4m, less than half the width of the original dwelling. The extension will be set back from the original front elevation by 0.45m.

To the ground floor, the extension would create space for a bedroom with en suite. There will be a window to the front elevation serving the bedroom and a window and external door to the rear elevation, serving the en-suite, which will be conditioned to be obscure glazed to Pilkington Level 3 or above. Windows are aligned to match those of the host dwelling. It will be constructed with a white pebble dash to match the existing dwelling.

To the first floor, the extension will create space for two additional bedrooms with a window to the front elevation and a window to the rear elevation. As with the ground floor, proposed windows are aligned to match those of the host dwelling. It will be constructed with a tiled finish to match the existing dwelling.

The replacement porch would have a shallow pitched roof at a height of 3.51m and an eaves height of

2.2m. It will be constructed with a pebble dash and tiled finished to match the existing dwelling with

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

#### Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to five. Gravesham's Residential Guidelines state that a property with four or more bedrooms should have a minimum amenity area of 100 sq m and a minimum depth of 10m.

Post development the site would retain an area of 250.1msq and a depth of 21.7m.

Furthermore all proposed room sizes are in accordance with the minimum standards as set out in the residential guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

#### Neighbouring Amenity

The application introduces a habitable windows to the front and rear elevations at first floor level. However, this is not considered to have anymore of a detrimental impact on the privacy of the adjacent neighbours than the existing windows.

Furthermore, due to the sufficient distance, it is not considered to have a detrimental impact on the privacy of neighbouring properties to the front or rear of the application site.

The two storey element of the proposal is set to the side of the host dwelling and as such away from any neighbouring habitable windows. The rear extension is of a modest height and as such the proposal will not have a detrimental impact on the amenity of neighbouring properties in terms of outlook or loss of light.

As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

#### Parking and Highways

The proposal looks to increase the number of bedrooms at the property from three to five. While there is no off road parking at the property, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

#### **Conclusion**

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

## Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                   |                     |                                   |
|----------------------|-------------------|---------------------|-----------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody | <b>Team Leader:</b> | <b>Richard Hart</b>               |
| <b>Signed:</b>       | <i>N Goodbody</i> | <b>Signed:</b>      | <i>R Hart</i>                     |
| <b>Dated:</b>        | 17th March 2025   | <b>Dated:</b>       | <b>18<sup>th</sup> March 2025</b> |