



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

16 Cygnet Gardens, Northfleet DA11 7DN

Single Storey Rear Extension

On Behalf of Marie Holder

Application

Planning By Design (The agent) has been instructed to act on behalf of Marie Holder (the applicant) to submit a Householder Planning Application to Gravesham Borough Council (the Local Planning Authority) for a Single Storey Rear Extension at: 16 Cygnet Gardens, Northfleet DA11 7DN (the site).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site lies within a residential area of Gravesend, approximately 2 miles south of the town centre. The surrounding properties are predominantly semi-detached homes, with some detached houses set on regular plots. The area has a medium density, characterised by wide streets and nearby green spaces, such as allotments and parks. Mature trees and vegetation are scattered throughout, contributing to the leafy suburban character.

Local amenities are within easy reach: Shears Green Infant and Junior Schools and St George's Church of England School are a short walk to the south, with local shops and services located to the north. Public transport is accessible via bus routes along main roads such as New House Lane, providing convenient links to the town centre and beyond. The area's overall character is predominantly residential, offering a mix of family homes and green public spaces, making it a convenient and pleasant place to live.

The property is situated on the east side of Cygnet Gardens, with the local road network connecting to New House Lane, a key arterial route offering good access to the wider road network, including the A2.

The existing dwelling is a two-storey semi-detached house with a pitched roof, set back from the road behind a small front garden. Its mid-20th-century architecture is simple and functional, typical of the area. The rectangular footprint sits within a moderately sized rear garden enclosed by fencing, providing privacy. The property's overall design is consistent with neighbouring homes, maintaining the cohesive suburban aesthetic.

The site lies within Groundwater Protection Zone 2 and an area of multi-period archaeological potential.

The Proposal

The application seeks permission for a single-storey rear extension to the existing semi-detached property at 16 Cygnet Gardens, Gravesend. The extension is designed to enhance the ground-floor layout, creating a larger, open-plan kitchen and dining area.

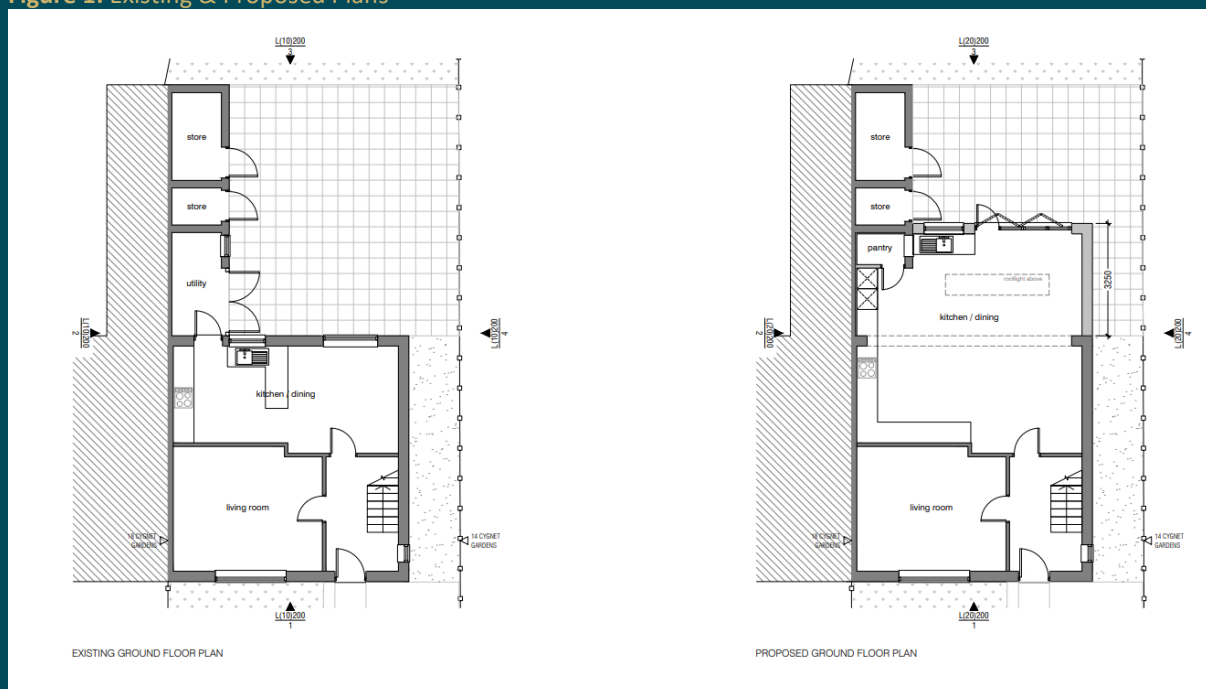
The proposal includes reconfiguring the current utility room and integrating it into the new plan. Spanning the full width of the house, the extension also allows for internal alterations

to incorporate a pantry and improve circulation between the kitchen/dining space and the rest of the property. The existing rear stores will remain but will be more cohesively connected to the new extension. The flat-roofed design features a central rooflight, bringing natural light into the extended kitchen/dining area to improve both usability and ambience.

Materials have been carefully selected to complement the existing dwelling. The walls will be finished in matching brickwork for continuity, while aluminium bi-fold doors will open onto the rear garden, providing a modern feature and enhancing indoor-outdoor flow. The flat roof will be covered with a high-performance membrane, and the rooflight framed in aluminium to match the doors, ensuring durability and a sleek appearance.

The proposed internal layout shows a smooth transition from the retained front living room to the extended kitchen/dining area at the rear. The removal of the existing kitchen's back wall will create a fully open-plan arrangement, while the addition of a pantry offers practical storage. The revised rear elevation will feature the aluminium bi-fold doors as shown on the plans, and the block plan demonstrates the modest footprint of the extension, ensuring ample garden space remains post-development.

Figure 1: Existing & Proposed Plans



Planning History

20250748 | Application for a Proposed Lawful Development Certificate: Erection of a single-storey rear extension with roof lantern. [Refused September 2025]

19480962 | Erection of a fowl house. [No Decision Notice September 1948]

Planning Designations (Policy, guidance, and legislature)

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2024
- National Planning Practice Guidance.
- Gravesham Local Plan Core Strategy and Local Plan Policies Map (2014)
- Gravesham Local Plan First Review (1994) – saved Policies

Relevant Policies and Sections:

National Planning Policy Framework 2024

- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed and beautiful places

Gravesham Local Plan Core Strategy and Local Plan Policies Map (2014)

- Policy CS01 - Sustainable Development
 - When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- Policy CS10 - Physical and Social Infrastructure
 - Support will be given to proposals and activities that protect, retain or enhance existing physical and social infrastructure, or lead to the provision of additional infrastructure that improves community well-being.
- Policy CS11 - Transport
 - Requires all new development, where reasonable to do so, to d mitigate their impact on the highway and public transport networks as required.
- Policy CS19 - Development and Design Principles
 - New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anticrime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.
- Policy CS20 - Heritage and the Historic Environment
 - The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place.

Gravesham Local Plan First Review (1994) – saved Policies

- Policy C13 - Extensions to Dwellings
- Policy T1 - Impact of Development on the Highway Network

Supplementary Planning Documents

- Gravesham Householder Extensions/Alterations Design Guide (2021)

Assessment

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria and the NPPF.

The main considerations of the application are the proposal's potential impact on visual and neighbouring amenity.

Principle of development

The application site falls within the development boundaries, where residential development is acceptable in principle in accordance with policies of the Local Development Plan.

The proposal represents sustainable development in line with the NPPF and the local development plan, subject to site specific and design policies and guidance which will be discussed below.

Design and Visual Impact

The proposal is in keeping with policies and guidance, as it is attractively designed and complimentary to the character of the site and wider area. The proposal will lead to the creation of a useful and well-designed enlarged dwellinghouse, leading to a functional, modern, and flexible new user space for the occupants for a lifetime of the dwelling. Consideration has been given to the scale, massing, style, and siting to ensure it complies with the 45-degree rule and is appropriate in that it follows key characteristics of the parent building in terms of materials and character and creates a strong sense of place. The proposed materials and finishings are attractive, contemporary, and stylistically appropriate, in that they do not erode the character of the site or surrounding area. Thereby maintaining a clear visual relationship with the character of the surrounding neighbourhood; therefore, the proposal will not make the property appear incongruous with the street scene.

The proposed extension is also minor in scale and subordinate in massing and height to the parent dwelling, and the addition also benefits from its location to the rear of the property and will therefore not be visible from the street. The property also benefits from a reasonable curtilage, with the extension being appropriate in footprint to ensure it will not overdevelop

the site or detract from the character of the dwellinghouse or local area, as enough garden ground can remain.

The planned rear extension would not be visible from the street and would have a negligible impact on the surrounding area; As a result, the proposal will cause no adverse visual disturbances to the streetscape and townscape and will have no further impact than the existing. Therefore, the proposal is compliant with the above-noted policies of the Local Development Plan, Supplementary Guidance, and NPPF related to design.

Amenity Considerations

Whilst there is a neighbouring property to the proposed site, the neighbouring amenity is unlikely to be impacted significantly by virtue of the appropriate development.

As discussed, the proposal is of a good design, and the scale and form are suitable. It therefore will not dominate the site or area's character or overdevelop the site. The mass, height and density of the proposal will also not restrict light or privacy to habitable rooms of neighbouring dwellings any more than the existing. There are no new issues concerning overlooking neighbouring properties, as outward views will be constrained to views of the applicant's own rear garden by virtue of the existing tall boundary treatment, and the proposal includes no windows on its side elevations to avoid new issues of overlooking neighbouring windows.

As such, overbearing, overlooking, and overshadowing are not expected to be a significant concern for this development. The proposed development will therefore cause no further impact on neighbouring amenity than the existing development.

Additionally, the new development will improve amenity for the dwelling's occupiers and future residents, in that it will provide an improved dwelling, (with extra living space) for existing and future residents for the lifetime of the dwelling. The proposal will also allow the occupants of the dwelling to make effective use of the site and space, thereby maximising the use of the plot.

Regarding any concerns of noise and vibration as a result of the development, whilst this is not expected to be significant; we welcome any appropriate conditions relating to construction sounds to limit disrupting the amenity of neighbouring occupiers.

Therefore, the proposal is compliant with the above noted policies of the Local Development Plan, Supplementary Guidance, and NPPF related to amenity.

Parking and Highways

The Highway agency would be unlikely to raise any objections to the proposal. This is because ample allocated parking is available for the site, which will not be altered by the proposed development.

Planning Balance

Sustainable Development

The proposal will positively contribute to all three developmental objectives of the National Planning Policy Framework as well as Local policy. The proposal can therefore be considered acceptable in principle.

From a social perspective, the proposal will provide much-needed extra living space for the occupants of the dwelling, creating an improved dwellinghouse, which will contribute to placemaking.

From an environmental perspective the proposal is attractive and will result in no detrimental impact on the character and appearance of the area, nor disrupt the amenity of adjoining neighbours. The development is also expected to be highly energy efficient.

From an economic perspective, the development will contribute to the local economy as local fitters will be sourced following planning approval.

On balance and based on current policy, the proposal should not warrant a refusal in this instance.

Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment or neighbouring amenity. It will also be well-designed and provide improved living space for the occupants.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.