



Delegated Report

Householder Planning Application

Planning Application No: 20250767

Location: 127 Dene Holm Road Northfleet Gravesend Kent

Description: Demolition of existing garage and erection of single storey front and part two storey side extension.

Applicant: Mr. Bishwo Timilsina

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/07/2025;
Drawing Number 01 (Site Location Plan and Block Plan – Existing);
Drawing Number 02 (Floor Plans – Existing);
Drawing Number 03 (Elevations – Existing);
Drawing Number 04 (Floor Plans and Block Plan – Proposed); and
Drawing Number 05 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20060736	Erection of two storey side extension to form a garage at ground floor level with a bedroom and ensuite shower room/wc at first floor level.	Permitted	19.10.2006

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

Ward Councillors – no comments received

Neighbouring properties

5 surrounding properties were consulted and a site notice was displayed on 15th August 2025. No responses were received and the consultation period ended on 5th September 2025.

Officer's Analysis

Design, Character and Appearance

127 Dene Holm Road is a two storey semi detached dwellinghouse located on the west side of the highway on the junction of Dene Holm Road and Tennyson Walk. The property is soft landscaped to the frontage with vehicular gates and hardstanding for off road parking and has been extended to the front and to the flank elevation to form a garage. There is also an outbuilding to the rear garden.



The application proposes the demolition of the existing garage and erection of single storey front and part two storey side extension.

The two storey side extension would have a pitched roof at a maximum height of 7.08m and an eaves height of 4.37m, with a set down of 0.17m from the ridge of the host dwelling. The extension would project 2.89m from the flank elevation and measure 6.6m in length.

The single storey front / side extension would have a pitched roof to the front and flat roof to the rear and would measure a maximum height of 3.14m and an eaves height of 2.2m. It would project from the front elevation by 1.5m, in line with the existing front extension, would measure 5.09m in width and 8m in length.

The development would create space for a larger open plan kitchen/dining area with home office and shower room to the ground floor and a fourth bedroom to the first floor.

To the front elevation there will be 2 no windows at ground floor and 1no window at first floor. To the first floor the application will introduce a window and bi-fold doors to the ground floor and a window to the first floor.

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.

Gravesham's Householder Extensions/Alterations Design Guide (2021) sets out the design expectations for the borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

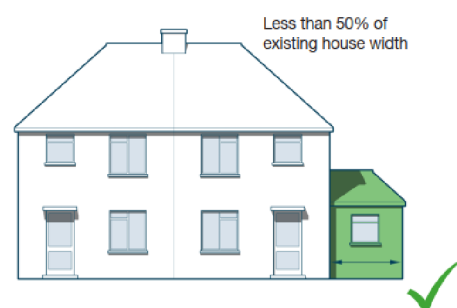
9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

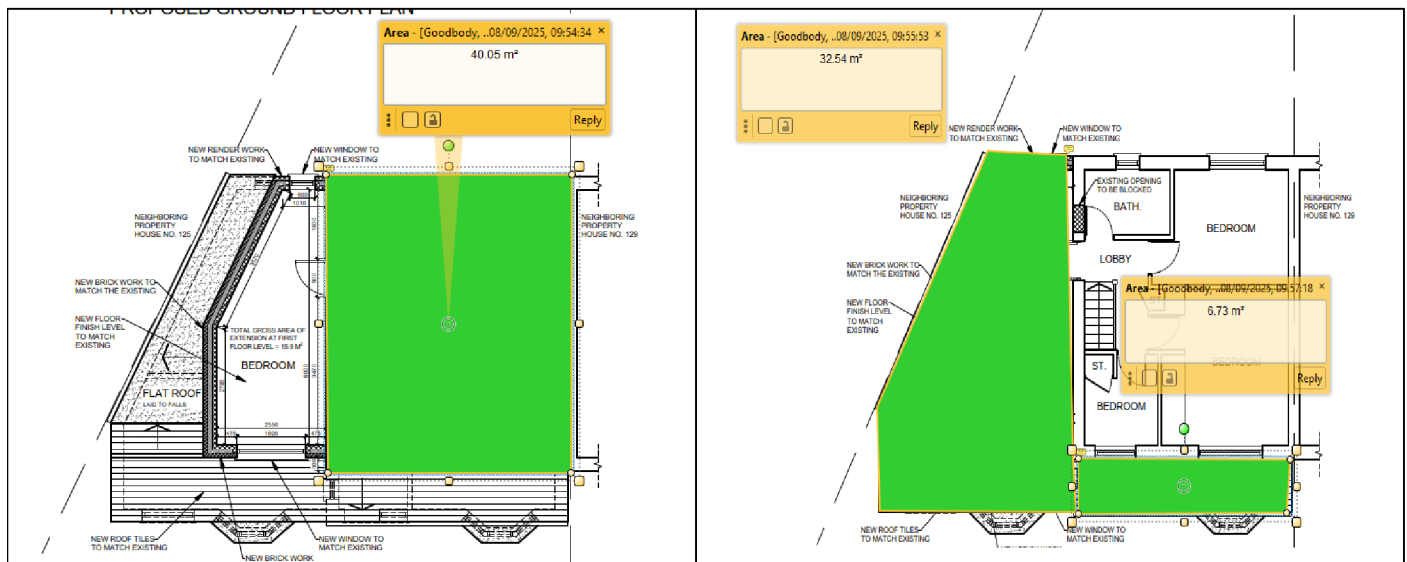
- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

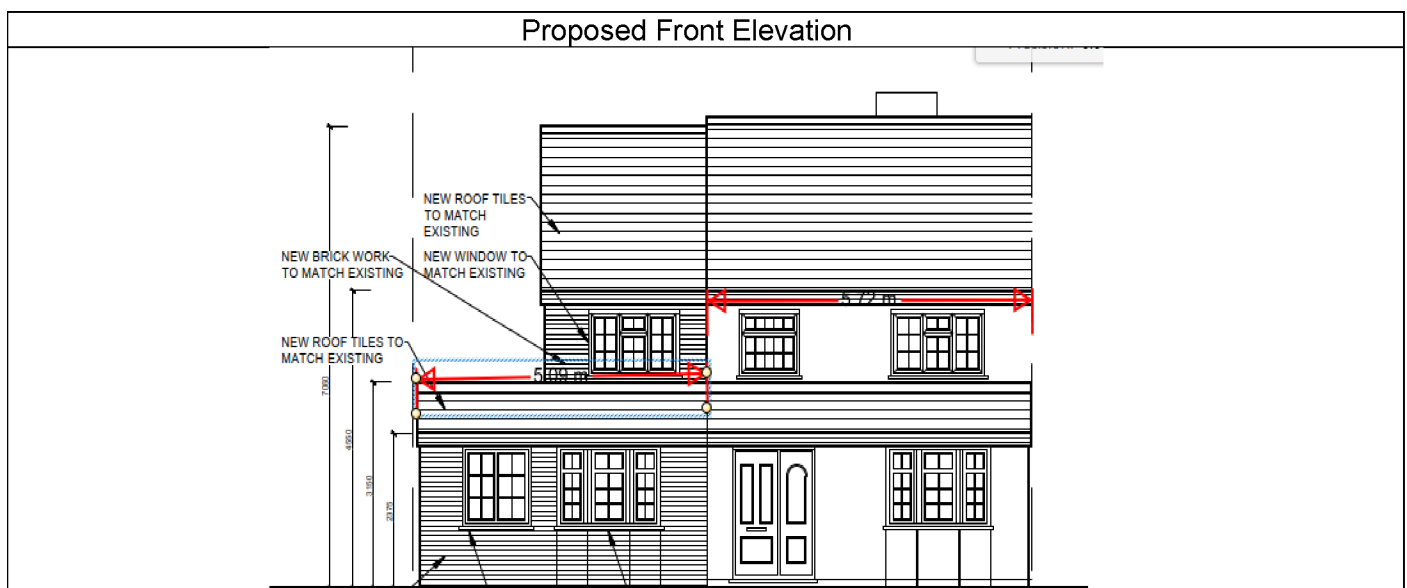
In terms of character and appearance, as submitted, the proposed development would result in an incongruous and dominant dwelling of substantial mass and scale and is considered to be unsympathetic to the host dwelling. It is noted that the property has already been extended, with a garage to the side. As indicated by the plans and measurements below, the footprint of the original dwelling would almost be doubled following the cumulative extensions:

Footprint of Original Dwelling	
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As such the proposal is considered to be excessive in overall bulk, mass and scale and the proposal represents overdevelopment of the site which is harmful to the host dwelling and the surrounding street scene.

Furthermore, as proposed, the single storey front extension would measure greater than half the width of the host dwelling, contrary to design guidance:



Moreover, the application site is situated on a prominent corner plot and as such is highly visible from public vantage point and as such would have a greater detrimental impact on the street scene and wider local area.

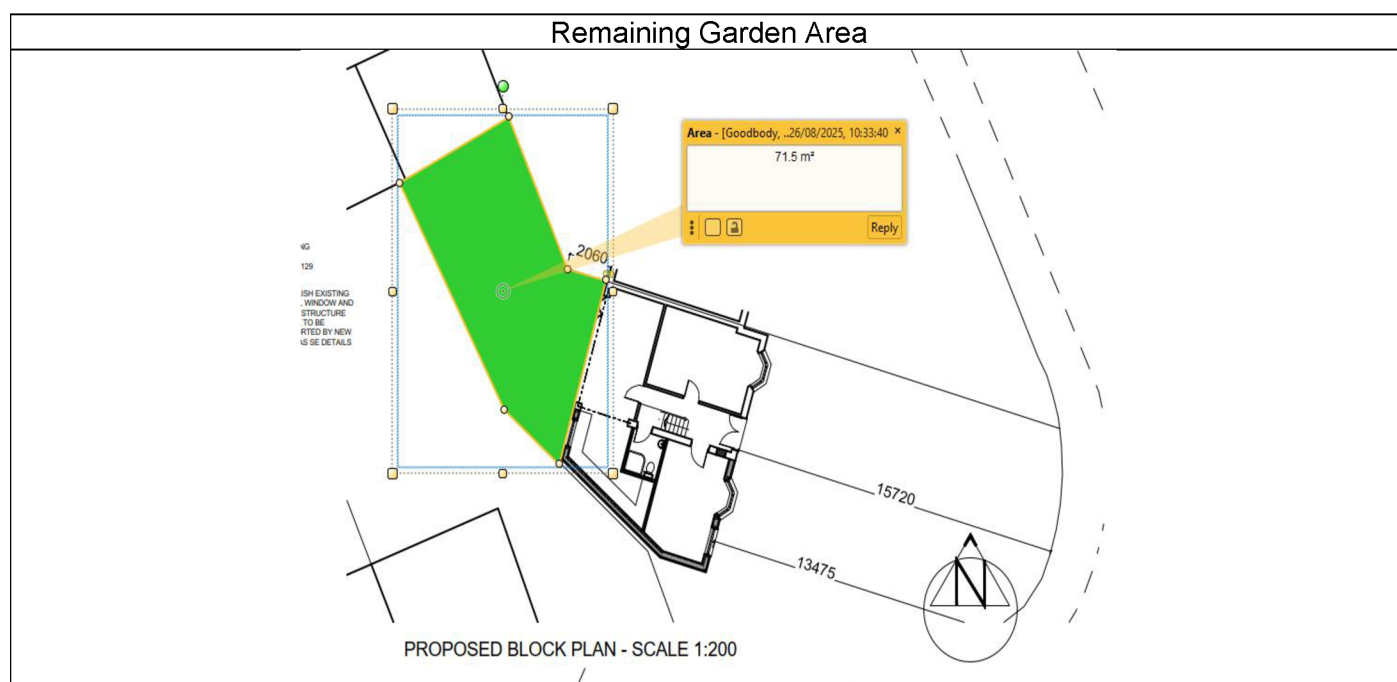
Overall, the proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to 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 NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, whilst the application site would have a rear garden depth of approx. 13.5m, it would only retain an area of 71.5m², below the recommended guidelines:



As such, the proposal results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to 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, serving the newly formed fourth bedroom. However, they are not considered to have more of a detrimental impact on neighbouring properties than the existing bedroom windows. Furthermore, the proposal does not introduce any windows to the flank elevations and as such there are no concerns with the impact on impact on neighbouring privacy.

Furthermore, due to the orientation and distance from neighbouring properties, the development will not have any detrimental impact in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and 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 demolish the existing garage and would also introduce a fourth bedroom, increasing the parking requirements by half a parking space from 1.5 to 2 spaces.

However, the application site would retain sufficient off road parking for the requirement and as such there are no concerns.

Conclusion

The proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to 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).

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Recommendation

Refusal

(For detailed **reasons for refusal** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	16 th September 2025	Dated:	17 th September 2025