

Delegated Report

Householder Planning Application

Planning Application No: 20250862

Location: 16 Newmans Road Northfleet Gravesend Kent

Description: Demolition of rear conservatory and erection of a rear extension with flat roof / warm deck.

Applicant: Mrs Sabbi Kaur

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/08/2025;
Drawing Number DKM/7915/02 (OS Plan);
Drawing Number DKM/7915/01 (Floor Plans and Elevations – Existing and Proposed);
Drawing Number DKM/7915/04 (Block Plan – Proposed); and
Drawing Number DKM/7915/03 (Block Plan – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20171224	Application for a Lawful Development Certificate in respect of the proposed single storey rear extension.	Certificate Granted	22.12.2017

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)

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)
- 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

2 surrounding properties were consulted and no responses were received. The consultation period ended on 22nd September 2025.

Officer's Analysis

Design, Character and Appearance

16 Newmans Road is a two storey terraced house located on the north side of the highway.



The application proposes the demolition of the existing rear conservatory and the erection of a single storey

rear extension.

The rear extension will have a flat roof at a height of 3m a width of 3.86m and would project from the rear elevation by 4m.

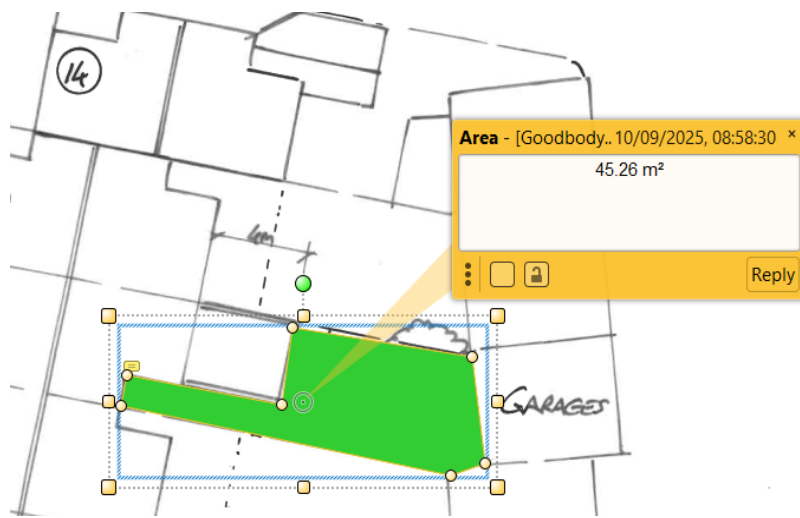
The extension would create space for an open plan living area. To the rear elevation there would be patio doors to the rear garden and a window to the flank elevation. The proposal would be constructed with a brick finish and UPVC windows to match the existing.

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

Gravesham's Residential Layout Guidelines state that a property with three bedrooms should have a minimum rear amenity area of 60m² and a depth of 10m.

Post development the garden will have a depth ranging from 7.41m to 14.67m and an area of 45.26m² as shown below:



While the remaining rear amenity space is slightly below the recommended guidelines, the proposal does not look to increase the number of bedrooms at the property and only marginally reduces the garden space from that of the existing conservatory. Therefore, on balance it would be unreasonable to refuse the application on these grounds alone.

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 proposal introduces a window to the flank elevation of the extension, serving the newly created living area. However, by way of existing boundary treatments in place, the proposal is not considered to have a detrimental impact on the privacy of neighbouring properties'

Furthermore, the proposed single storey rear extension is modest in height and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light.

Therefore, 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).

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

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	13 th October 2025	Dated:	13th October 2025