



Delegated Report

Householder Planning Application

Planning Application No: 20250956

Location: 127 Dene Holm Road Northfleet Gravesend Kent

Description: Demolition of existing garage and erection of a two-storey side extension.

Applicant: Mr. Bishwo Timilsina

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 22/09/2025;

Drawing Number 01 (Site Location Plan and Block Plan – Existing);

Drawing Number 02A (REVISED Floor Plans and Roof Plan – Existing);

Drawing Number 03A (REVISED Elevations – Existing);

Drawing Number 04A (REVISED Floor Plans and Roof Plan – Proposed);

Drawing Number 05 (Block Plan – Proposed); and

Drawing Number 06A (REVISED Elevations – Proposed).

~~Drawing Number 02 (SUPERSEDED Floor Plans and Roof Plan – Existing);~~

~~Drawing Number 03 (SUPERSEDED Elevations – Existing);~~

~~Drawing Number 06 (SUPERSEDED Elevations – Proposed);~~

~~Drawing Number 04 (SUPERSEDED Floor Plans and Roof Plan – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250767	Demolition of existing garage and erection of single storey front and part two storey side extension.	Application Refused	17.09.2025
20250768	Application for a Proposed Lawful Development Certificate; erection of a rear dormer, conversion of the roof space into habitable rooms and rooflights to the front roof slope.	Certificate Granted	17.09.2025
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

6 surrounding properties were consulted and no responses were received. The consultation period ended on 15/10/2025.

Preliminary Matters

Application 20250767 for 'Demolition of existing garage and erection of single storey front and part two storey side extension.' was refused for the following reasons:

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).

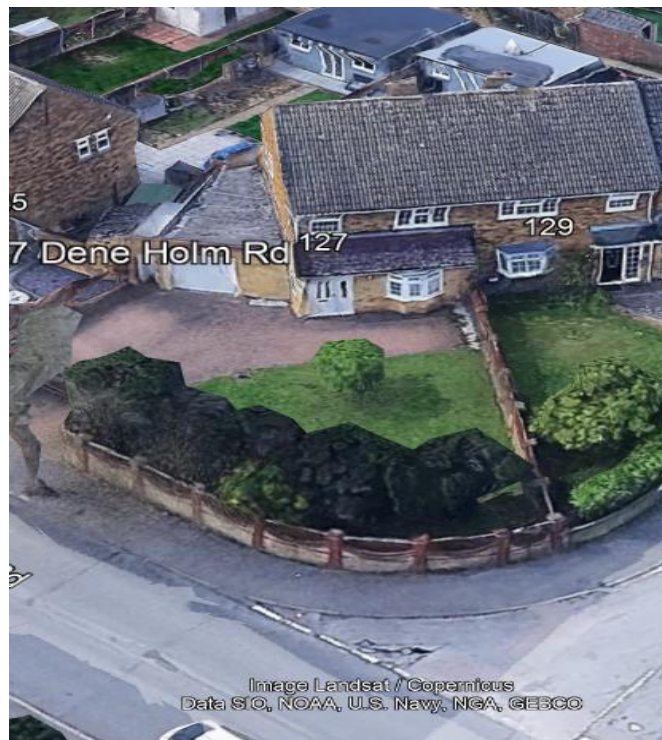
The proposal results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

The current application seeks to overcome the above reasons.

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 the erection of a two-storey side extension.

The two-storey side extension would have a pitched roof at a maximum height of 7.03m and an eaves height of 4.4m, with a set down of 0.18m from the ridge of the host dwelling. The extension would project 3.01m from the flank elevation, measure a maximum of 7.59m in length and be set back from the front elevation by 0.5m.

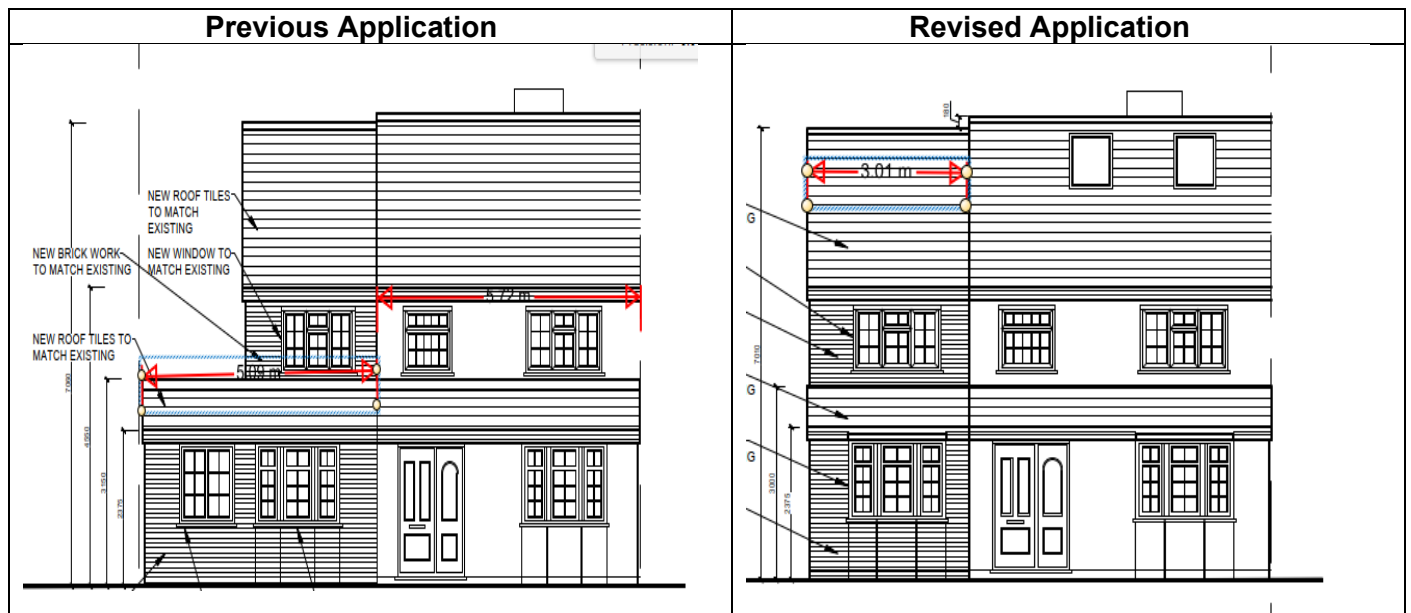
The development would create space for a larger open plan kitchen/dining area with home office and shower room to the ground floor and an additional bedroom to the first floor.

The development will introduce a window to the ground and first floor to the front and rear elevations and bi-fold doors to the ground floor to the rear elevation.

The previous application was refused as the proposal would have doubled the footprint of the original dwelling and as such was considered to be excessive in overall bulk, mass and scale and an overdevelopment of the site.

The current application has reduced the footprint of the proposed extension and as such is considered to be an acceptable addition to the existing dwellinghouse.

The previous application was also refused as the proposed side extension measured 5.09m which was greater than half the width of the original dwelling, contrary to Gravesham’s Householder Design Guidance. The width of the revised extension now measures at 3.01m, which whilst is still greater than half of the 5.7m width of the host dwelling, is only considered to be marginal:



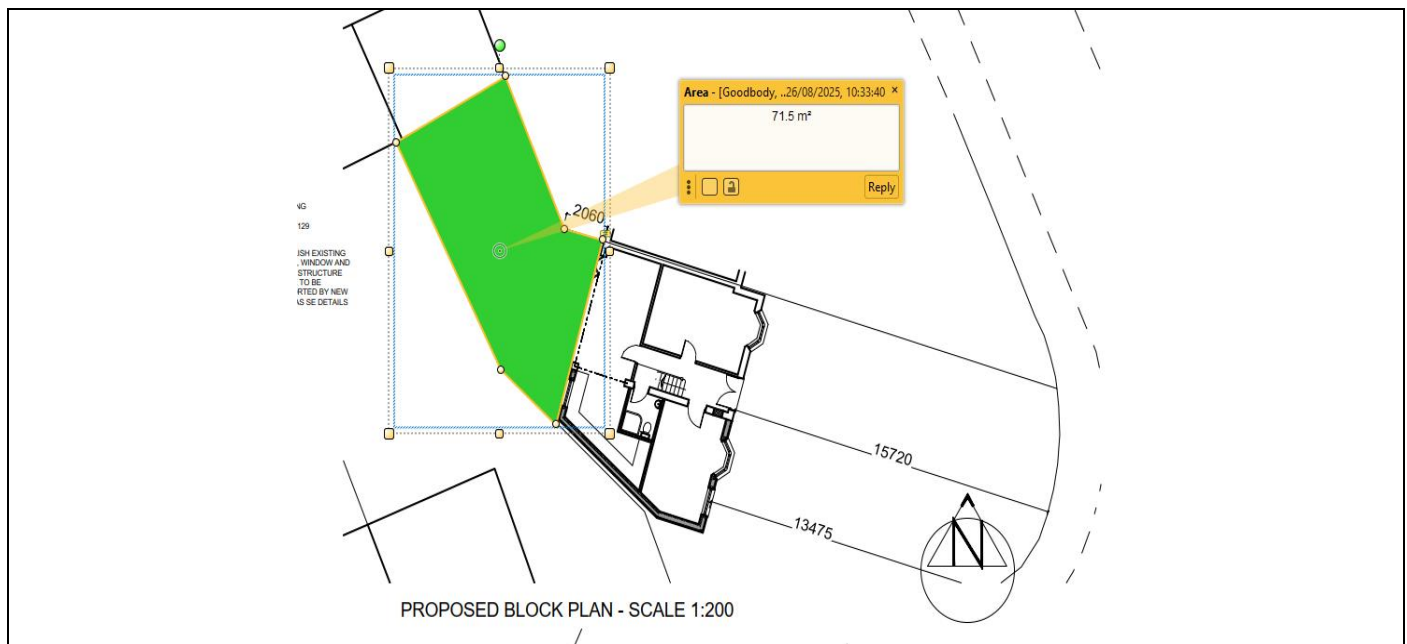
As such the proposal is considered to have overcome the previous reasons for refusal, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy 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

127 Dene Holm Road is a four/five bedroom property. Gravesham’s Residential Layout Guidelines recommend that 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.

The previous application was refused as, post development the site would only retain a rear garden depth of approx. 13.5m and an area of 71.5m2 which would be below the recommended guidelines as set out in Gravesham’s Residential Layout guidelines. The current application would have the same post development private amenity space as the previous application:

Remaining Garden Area



However, as the application does not encroach upon the rear garden and the revised development has successfully addressed the reasons for refusal in terms of design, it would be considered unreasonable to refuse the application on these grounds alone.

As such, the proposal is considered to be acceptable and 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 window to the front and rear elevations at first floor level, serving the newly formed 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 application proposes to demolish the existing garage which would result in the loss of a parking space. However, the site would retain sufficient off-road parking for the requirement and moreover, due to the close proximity to local transport and amenities, there are no parking and highways concerns with the application.

Any Other Material Planning Considerations

Contamination

As the proposed outbuilding is used as a garage, there could be some contamination in terms of oil and other contaminants derived. Therefore, a watching brief condition will be included.

Conclusion

By way of the reduction in bulk, massing and width, the application is considered to have overcome the previous reasons for refusal. The application has been fully considered, and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have 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)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	10 th November 2025	Dated:	11th November 2025