

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20250465

**Location:** 62 All Saints Road Northfleet Gravesend Kent

**Description:** Erection of a single storey side infill extension.

**Applicant:** Mr Joga Singh

**Site Visit Date:** **Desktop Assessment.**

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### Submitted Documents/Plans

- Application Form
- Drawing No: D11 (Site Location Plan)
- Drawing No: D09 (Existing Block Plan)
- Drawing No: D08 (Proposed Section BB)
- Drawing No: D07 (Proposed Section AA)
- Drawing No: D06 (Proposed Elevations)
- Drawing No: D05 (Existing Elevations)
- Drawing No: D04 (Proposed Roof Plan)
- Drawing No: D03 (Existing Roof Plan)
- Drawing No: D02 (Proposed Ground Floor Plan)
- Drawing No: D01 (Existing Ground Floor Plan)
- Drawing No: D10 (Block Plan)

### Relevant Planning History

No relevant planning history.

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

## **Other material considerations**

### National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

### Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

## **Consultations, Publicity and Representations**

### Local Ward Councillors

No comments received.

### Neighbouring properties

The application was advertised by way of letters to 2 surrounding properties. The consultation period expired on 04.06.2025 and no comments were received.

## **Analysis**

### Proposal

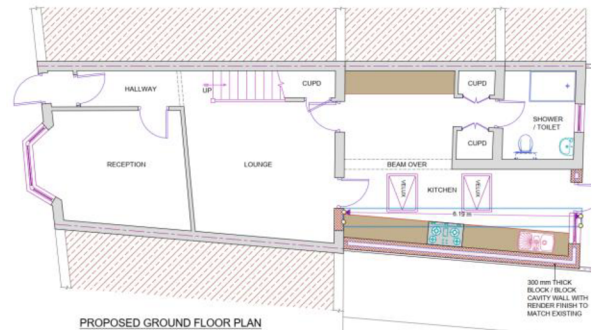
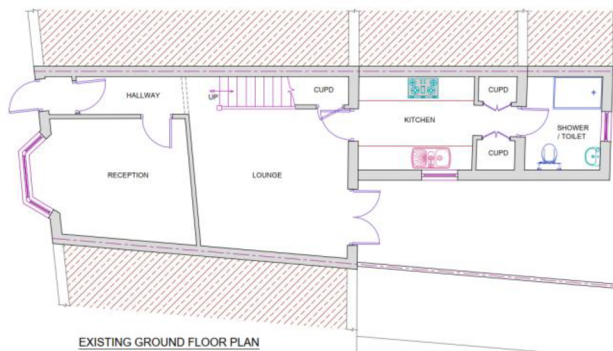
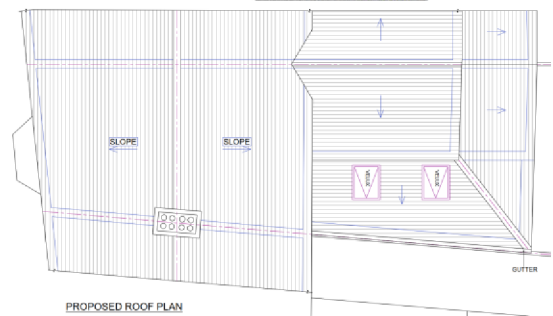
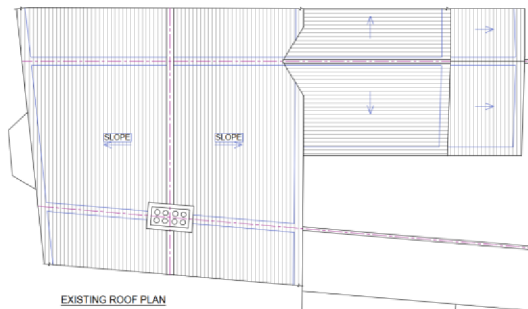
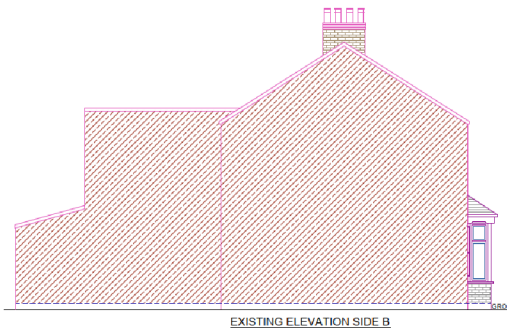
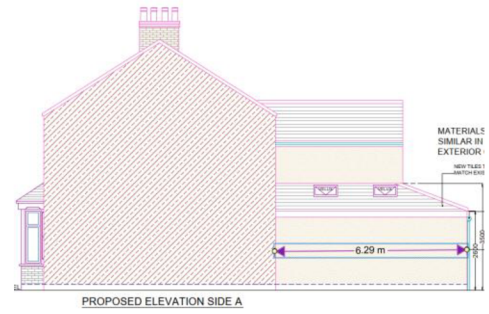
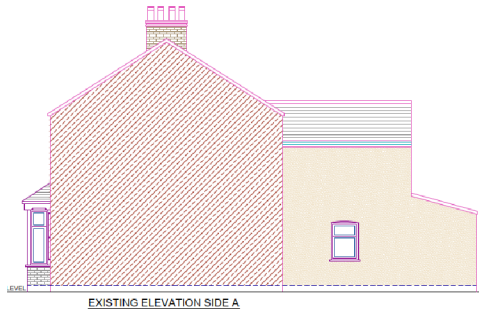
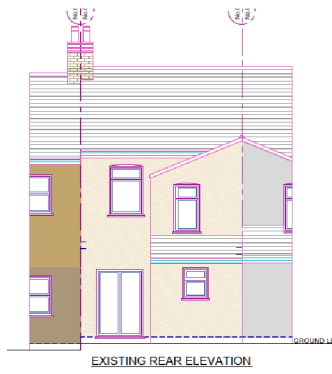
The proposal seeks the erection of a single storey side infill extension.

### **Existing**



### **Proposed**



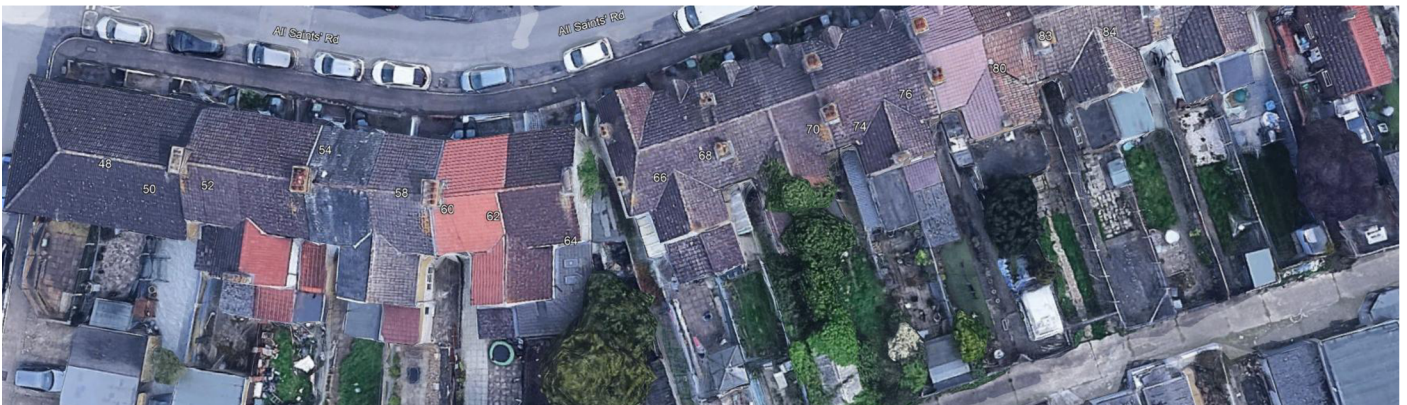




### Character and Appearance

The application site is a two storey mid terrace house in use as a single family dwelling. The properties all have original part two storey and part single storey rear outriggers which project part width from the original rear elevation of the main dwellings. This is a common feature in this locality and forms part of the character of the area.

As can be seen from the below aerial image, several properties have undertaken works similar to the proposed whereby the vacant space between the outrigger and boundary have been infilled.



The proposed development will be situated to the rear of the property and will not be visible from a public vantage point. In terms of its design the proposed use of materials will match the existing and the proposed design will tie in with the existing roof form.

It is acknowledged that the extension is large in terms of scale however on balance a refusal is not deemed to be justified given that there are similar forms of development close by. The proposal is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

### Amenity of Future Occupiers

Post development the resultant amenity space will be circa 45sqm excluding the garage, however it should be acknowledged that the narrow section of garden area running alongside the flank elevation of the outrigger would not contribute to the useable garden area due to its narrow width. It is in a constrained location which would better serve as a habitable area as this section of the garden would not be suitable to dry clothing or grow any vegetation.



On balance the proposed development is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

#### Neighbouring Amenity

The application property is situated between No's 64 and 60 All Saints Road. Due to the location of the extension it would not impact No.64 as it would not be visible from this property and so there would be no impact relating to loss of light, outlook or privacy.

No. 60 will have direct views of this extension and it would mean the flank elevation would come closer to the common boundary.

The windows looking towards this extension already have limited and constrained views due to the design of the development. A single storey rear extension with a depth of 3m could be built without planning permission and such an extension would have the same impact as a 6m extension in terms of impact on light and outlook and so on balance there are no concerns in this regard.

In terms of privacy there are no windows proposed in the flank elevation and a condition would be imposed which will restrict this as a means of further safeguarding neighbouring privacy.

The proposal is considered to safeguard neighbouring amenity in line with the requirements of CS19 Local Plan Core Strategy 2014.

#### Parking and Highways

The proposed development will not impact any existing parking arrangements and so this does not require any further assessment.

#### **Conclusion & Recommendation**

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                   | <b>Team Leader:</b> | Richard Hart                                                                          |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |

|               |                   |               |                                 |
|---------------|-------------------|---------------|---------------------------------|
| <b>Dated:</b> | <b>07/07/2025</b> | <b>Dated:</b> | <b>7<sup>th</sup> July 2025</b> |
|---------------|-------------------|---------------|---------------------------------|