



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20251306

**Location:** 48 Napier Road Northfleet Gravesend Kent

**Description:** Erection of single storey rear extension.

**Applicant:** Mr Farhan Nadeem

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form Dated 23/12/2025;  
Drawing Number 01 (Floor Plan – Existing);  
Drawing Number 02 (Elevations – Existing);  
Drawing Number 03 (Floor Plans- Proposed);  
Drawing Number 04 (Elevations – Proposed);  
Drawing Number 05 (Roof Plans – Existing and Proposed);  
Drawing Number 06 (Section Plan – Proposed);  
Drawing Number 07 (Site Plan – Existing); and  
OS Plan.

### Relevant Planning History

| Reference | Description                                                                                                                                               | Decision            | Decision Date |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20251183  | Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres. | Consent is Required | 16.12.2025    |
| 20250894  | Demolition of single storey projections and erection of a single storey and first floor rear extensions                                                   | Application Refused | 28.10.2025    |

### 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

Two surrounding properties were consulted and no responses were received. The consultation period ended on 11.12.2025.

**Preliminary Matters**

A Prior Approval application for 'a single storey rear extension with a depth of 6.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres' was refused for the following reasons:

*The information provided, shows the proposed development fails under Class A.1 (j) (iii), as the development would extend beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwelling.*

A Householder Application has been submitted to overcome the above reasons.

**Officer's Analysis**

Design, Character and Appearance

48 Napier Road is a two-storey terraced dwellinghouse located on the south side of the highway.



The application proposes the demolition of the existing rear outrigger and the erection of a replacement single storey rear extension.

The extension would have a flat roof with rooflight at a height of 2.88m. The extension proposes an overall width of 4.5m and would project from the rear elevation by 6m. The extension would create space for an open pan kitchen are with WC. To the rear elevation there would be patio doors and 2no windows. Any window serving a WC would be required to be obscure . The proposal would be constructed with a rendered finish 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 2 bedroom property should have a minimum requirement as set out below:

| Accommodation with : | Minimum garden area (sq. metres) | Minimum depth from rear wall of house (metres) |
|----------------------|----------------------------------|------------------------------------------------|
| 1-2 bedrooms         | 37.2                             | 7.6                                            |
| 3 bedrooms           | 60.0                             | 10.0                                           |
| 4 or more bedrooms   | 100.0                            | 10.0                                           |

Post development the application site would retain a rear garden space of 44m<sup>2</sup> and a depth of 10.34m.

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 proposed single storey rear extension is modest in height and does not to look to introduce any windows to the flank elevations. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, 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**

Permission

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

|                      |                                |                     |                                      |
|----------------------|--------------------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody              | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       | <i>N Goodbody</i>              | <b>Signed:</b>      | <i>R Hart</i>                        |
| <b>Dated:</b>        | 16 <sup>th</sup> February 2026 | <b>Dated:</b>       | <b>16<sup>th</sup> February 2026</b> |