

Delegated Report

Householder Planning Application

Planning Application No: 20251028

Location: 4 Sorrel Way Northfleet Gravesend Kent

Description: Erection of a ground floor rear and side extension forming study, shower, dining and family room.

Applicant: Mrs Kay McIvor

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

KM/01 – Site Location Plan

KM/02 – Existing and Proposed Site Block Plans

KM/03 – Existing and Proposed Site Block Plans

KM/04 – Ground Floor Plan

KM/05 – Proposed Front Elevation

KM/06 – Proposed Elevation Facing Marlow Close

KM/07 – Proposed Rear Elevation

KM/08 – Proposed Elevation Facing Garden

KM/09 – Section A-A

KM/10 – Proposed Elevation Facing No 3 Sorrel Way

Relevant Planning History

No relevant planning history.

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 Councillor

No comments received.

Neighbouring properties

4no. surrounding properties were consulted and 1 objection was received. The final date to receive comments ended on 6th November 2025.

Summary of neighbour comment:

- Light obstruction over neighbouring conservatory
- Obstruction to satellite dish
- Proximity to fence: privacy and maintenance concerns

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

The proposed development would essentially result in a single storey, 'L' Shaped extension which extends around the rear and side elevations. It extends beyond the side (South) elevations by 2.85m and the rear (east) by 3m. It would have a pitched roof of 3.5m high with 2.5m high eaves.

The Householder Extensions/Alterations Guide provide guidance on both single storey rear and side extensions, included below for information.

Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.

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Householder Extensions/Alterations Design Guide SPD

- Light/Outlook: The 45 / 25 degree rule will primarily 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

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 width of the existing dwellinghouse is 5.2m the proposed extension would be 2.85m wide so it is slightly above over half the width of the original building. However, when measured against the other guidance's above, the proposal would generally meet the design guidelines. At single storey height it would use a pitched roof, it would not overly dominate the original dwellinghouse. The application form also states that all materials externally would match the existing dwellinghouse. Whilst there would be visibility of the extension from the street given the corner location of this dwellinghouse, its impact would be limited given the appropriate design, the retained distance from the boundary and retained boundary wall.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

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.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Bathroom and WC	4.5	3.6
Dining/Lounge	19.5	18

Garden Measurement	Proposed Garden Space	Minimum Space Standard (m ²) for a 4+ bedroom property
Area	106 m ²	100m ²
Depth	12.5m	10m

The proposed rooms created by the extension would meet the minimum space standards as per the Residential Layout Guidelines (2020).

It is not clear how many bedrooms there are in this property as upper floor plans have not been provided. However, the remaining garden space would exceed the highest garden space requirement for a property with 4 or more bedrooms.

Neighbouring Amenity

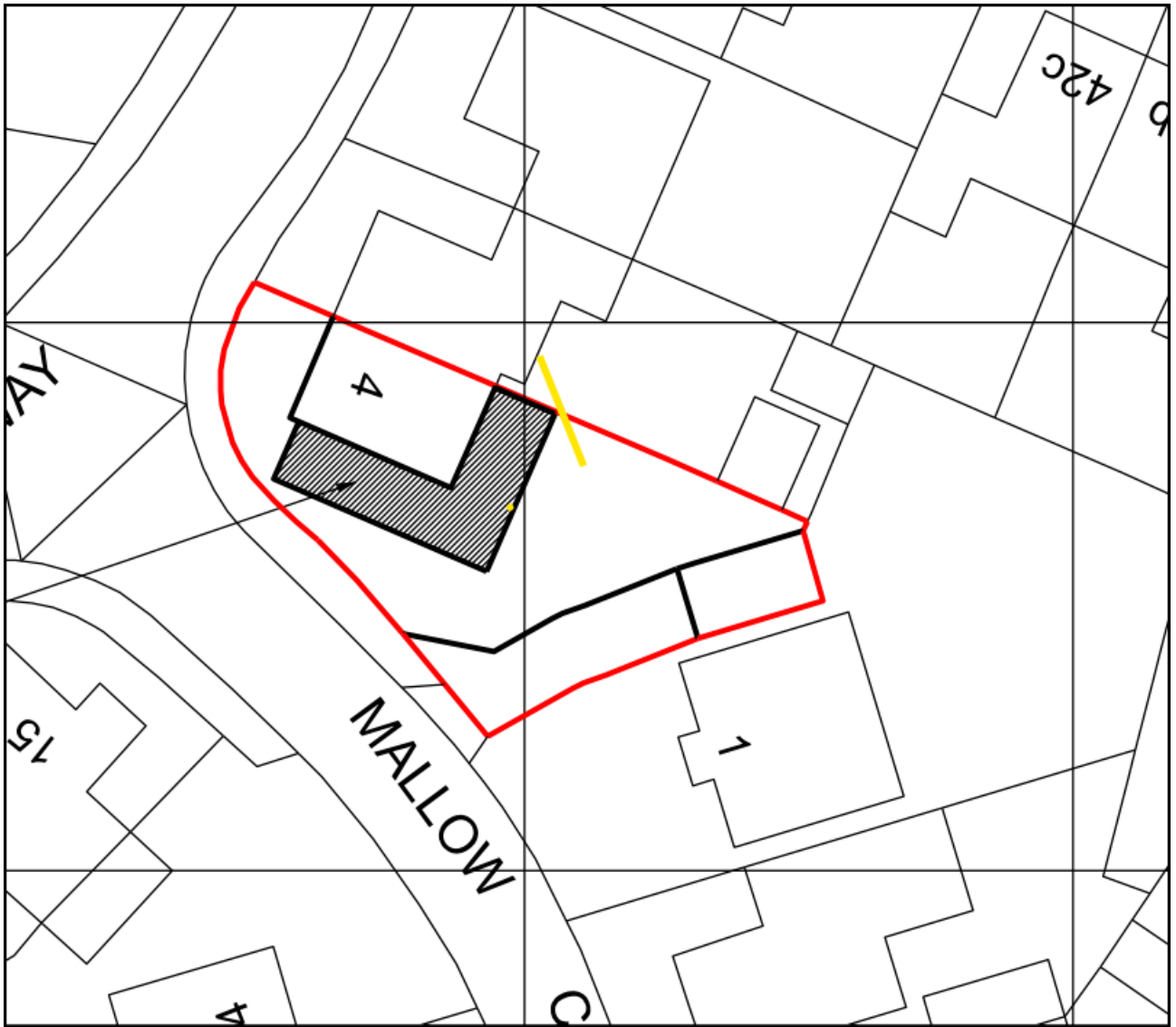
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, one objection to the proposal was received.

1 Mallow Close

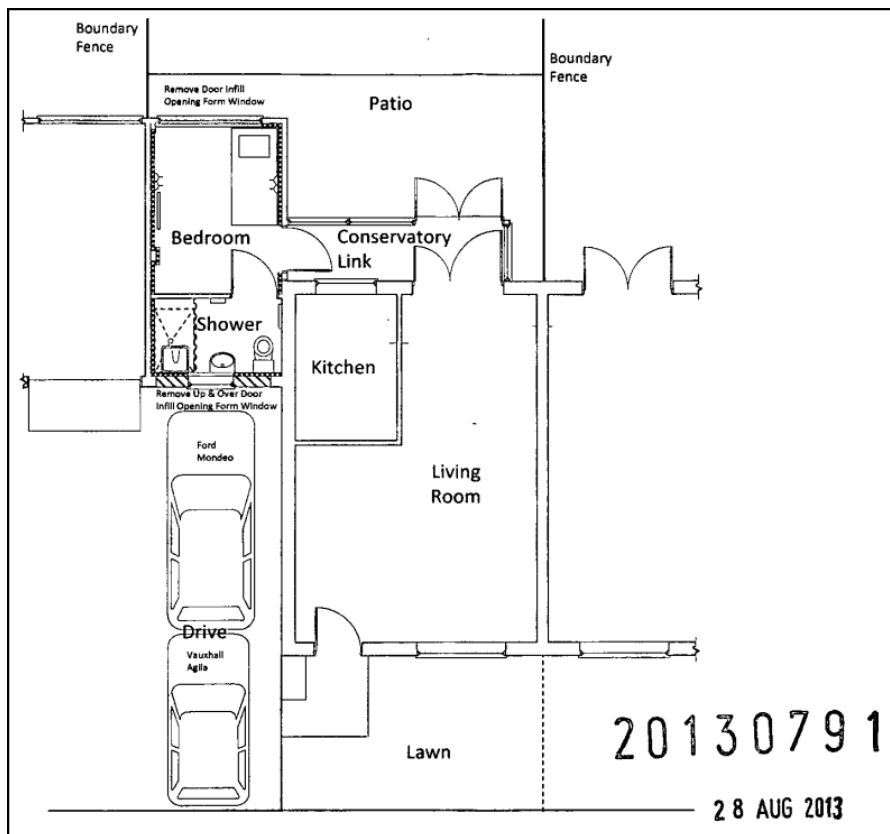
This neighbour is located to the rear. There is a 13m distance between the dwellings. This distance would be reduced to 10m as a result of the proposed single storey rear extension. This neighbouring property has no openings facing 4 Sorrel Way and there is an existing garage located between the properties which would prevent overlooking even if there were openings. In this instance, given the distance, single-storey nature of the development and lack of direct overlook, the scheme is considered to have no overbearing impact on this neighbouring property.

3 Sorrel Way

This neighbour is located to the north and is attached. It has a single storey conservatory which serves as a link between the main part of the house and the bedroom in the converted garage. The proposed extension would meet the boundary and would have a 3m depth. There is potential for overshadowing given the location of the extension and so this needs to be considered further in line with the Appendix 1 within the Householder Extensions/Alterations Design Guide SPD (2021).



45 degree test



As the above snip shows, this property received planning consent in 2013 for the conversion of the garage and erection of the conservatory link. The conservatory link is not a habitable room, and the living space is served by a window to the front of the property. The 45 degree test indicates that whilst a small section of the conservatory link will be overshadowed by the proposed extension, the area covering the kitchen and bedroom would not be overshadowed. This proposed extension also proposes no side facing openings and so overshadowing and overlooking are not considered to be significant issues for the development proposed. Given the single storey nature of the scheme and its pitched roof, it is considered that the 3m depth of the extension at the immediate boundary, would not be overbearing in terms of bulk and proximity in this instance.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The existing parking arrangement and number of bedrooms in the property would not change. As such there would be no impact on the parking requirements of this property.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve the development.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14 th November 2025	Dated:	14th November 2025