



Delegated Report

Householder Planning Application

Planning Application No: 20250849

Location: 36 Aspdin Road Northfleet Gravesend Kent

Description: Demolition of the existing utility room and construction of a single storey side extension and rear extension.

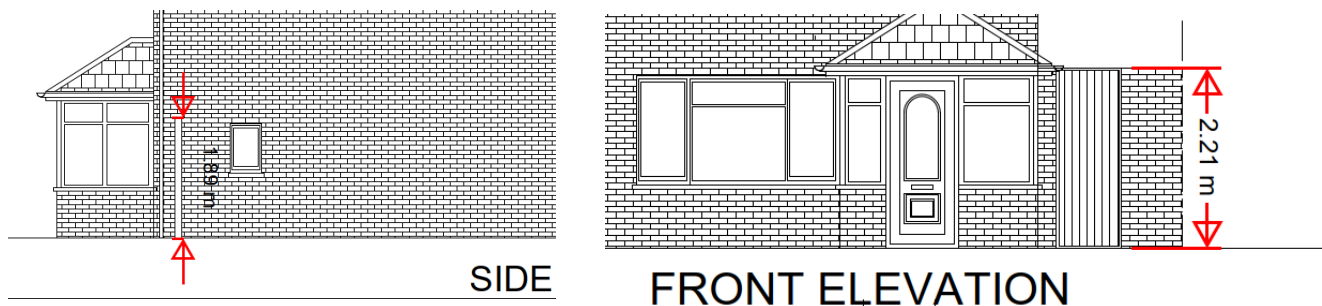
Applicant: Mr Jaspal Singh

Site Visit Date: Street View Site Visit 09.10.25

Procedural Note

During the course of the assessment of the application, the following discrepancies/issues were encountered:

The height of the existing brick wall/gate securing access to the side of the property measures differently on the side elevation and the front elevations:



In this instance, the wall/gate is existing and it is proposed to be replaced with an extension within this application. As such this discrepancy does not impact the assessment of this application.

A proposed front elevation plan has not been provided and the proposed plans are not annotated with the proposed use of the additional space. If planning permission were to be forthcoming, further information regarding these matters could be sought.

Submitted Documents/Plans

Application Form;
OS Plan (received on 26.08.25);
Drawing No. 2503-001 – Ground Floor Plan – Existing;
Drawing No. 2503-002 – First Floor Plan – Existing;
Drawing No. 2503-003 – Elevations – Existing;
Drawing No. 2503-010 – Block Plan – Existing;
Drawing No. 2504-007 Rev 01 – Ground Floor Plan – Proposed;
Drawing No. 2504-009 Rev 01 – Rear Elevation – Proposed;
Drawing No. 2504-010 Rev 01 – Side Elevation – Proposed;

Drawing No. 2504-021 Rev 01 – Block Plan – Proposed;
Drawing No. 2504-008 Rev 01 – First Floor Plan – Proposed; and
Drawing No. 2504-011 Rev 01 – Side Elevation – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250523	Demolition of existing single storey rear extension and external wc. Erection of a single storey rear/side extension with roof lantern.	Permitted	22.07.2025

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

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 09.10.25 and no responses were received. The overall consultation period expired on 31.10.25.

Site Description

36 Aspden Road is a two storey end terrace property located to the south west of Aspden Road.

Site Photo



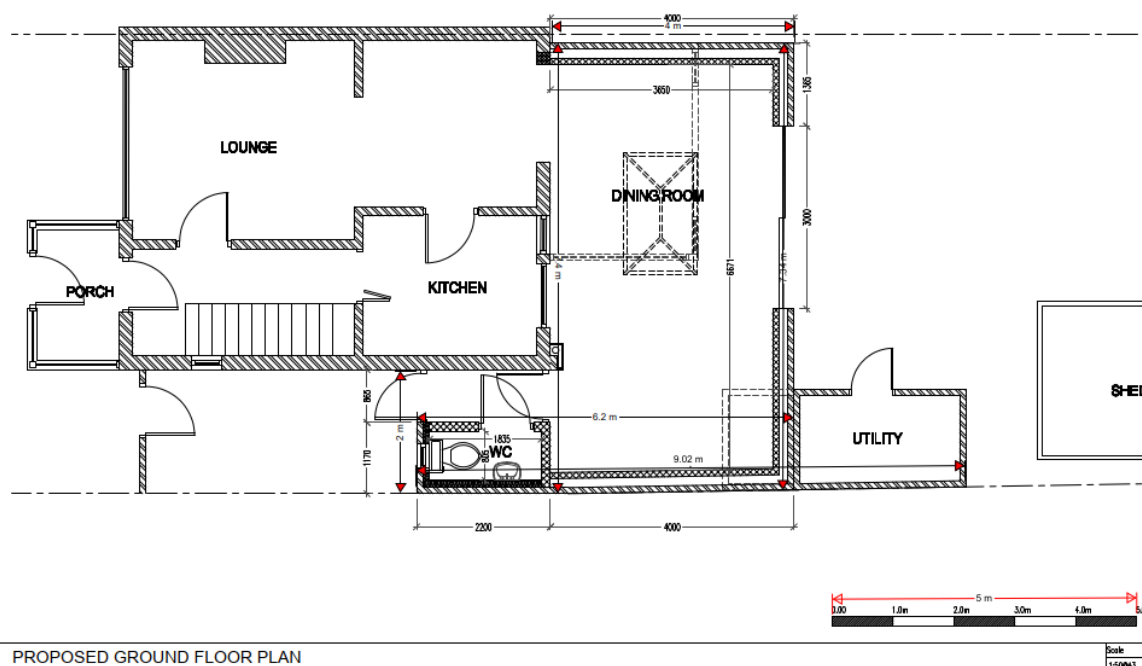
This application proposes the demolition of existing single storey rear extension and utility room, and the erection of a single storey rear/side extension with roof lantern.

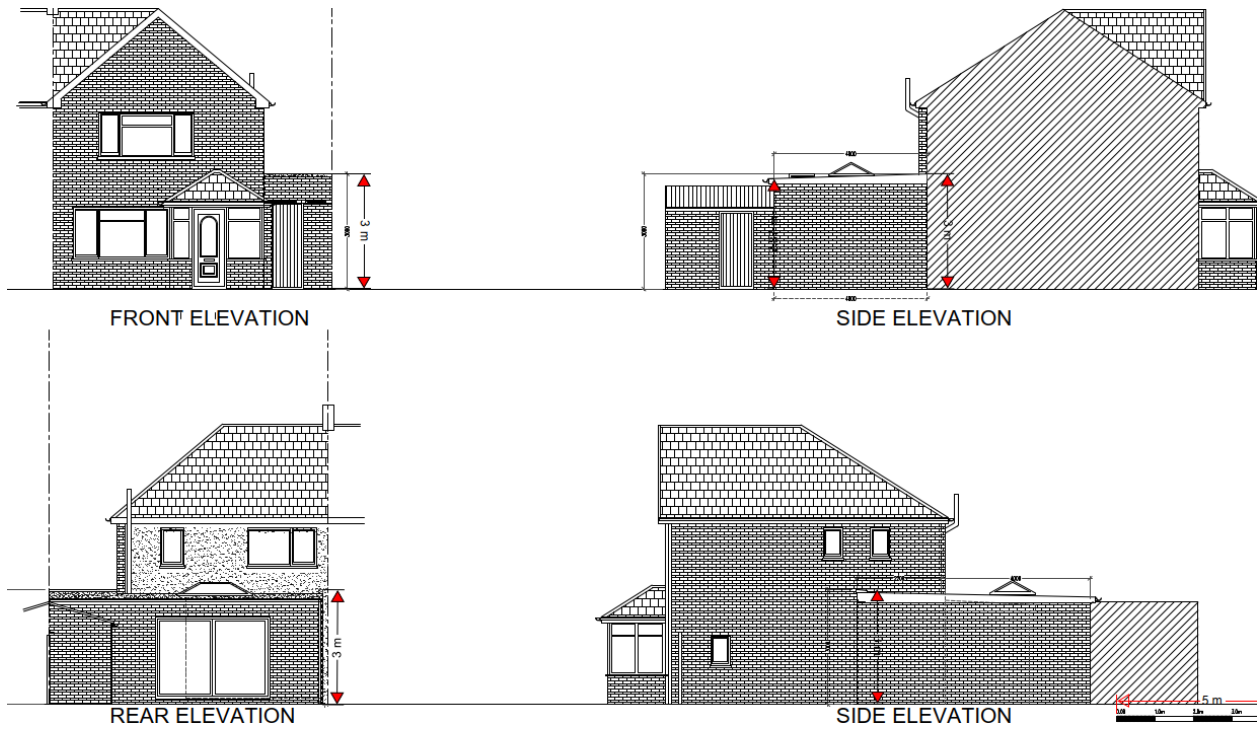
Proposed Development

Case Officer measurements are indicated on the plans in black and red.

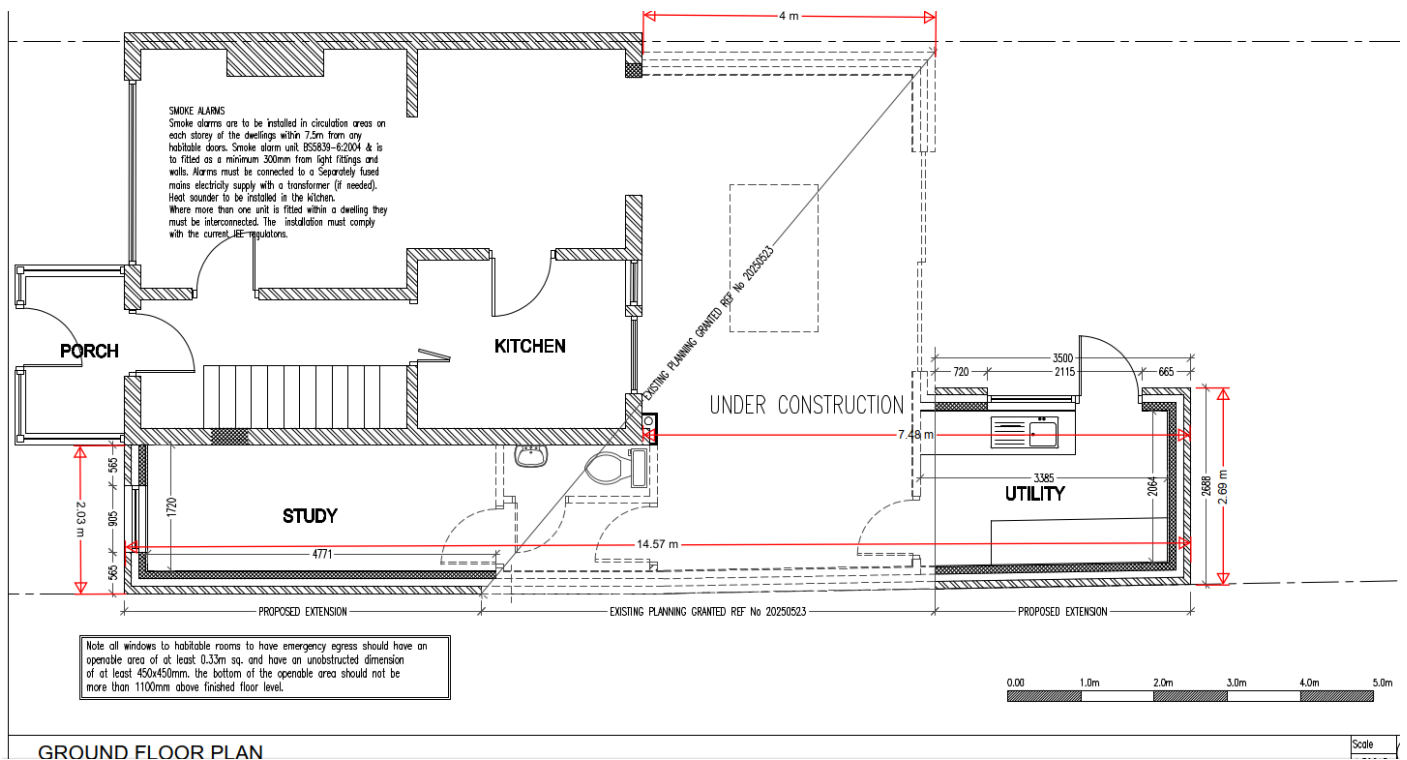
For context, an extract from the delegated officers report for approved application 20250523 is set out below:

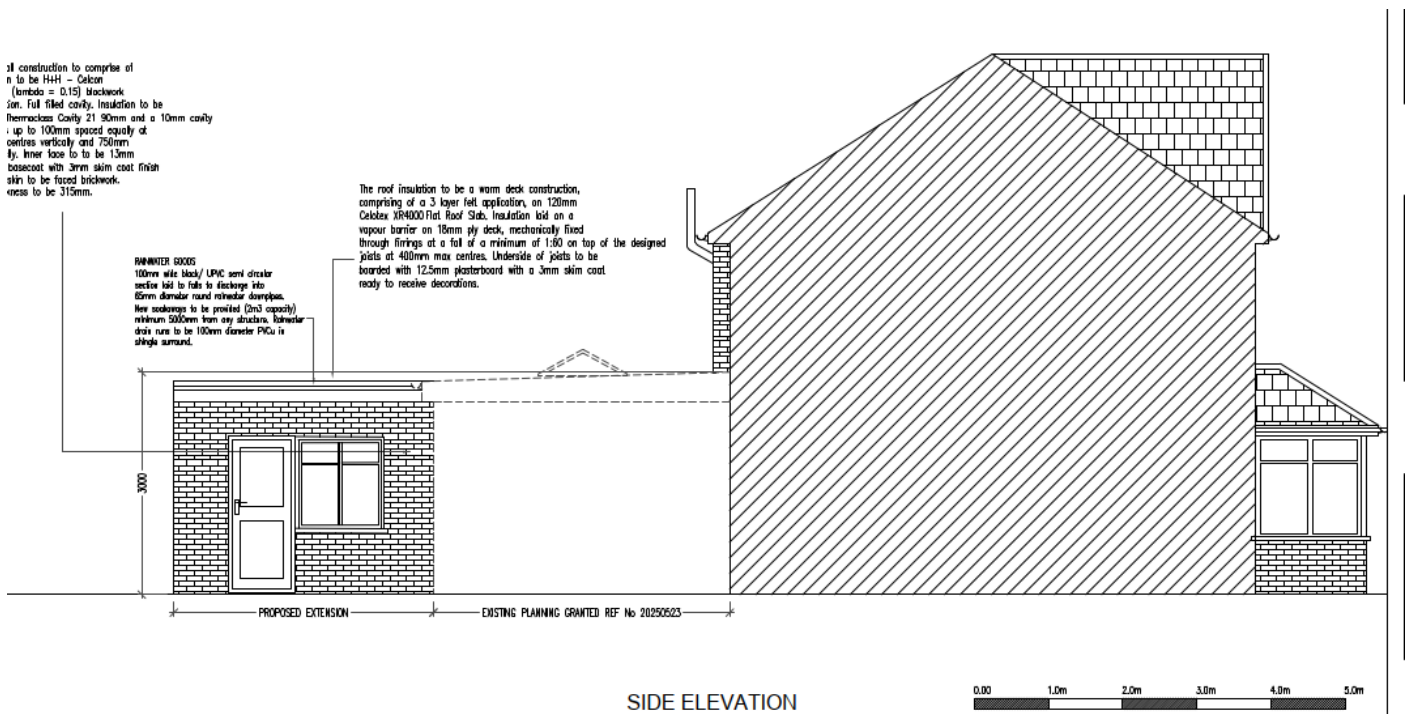
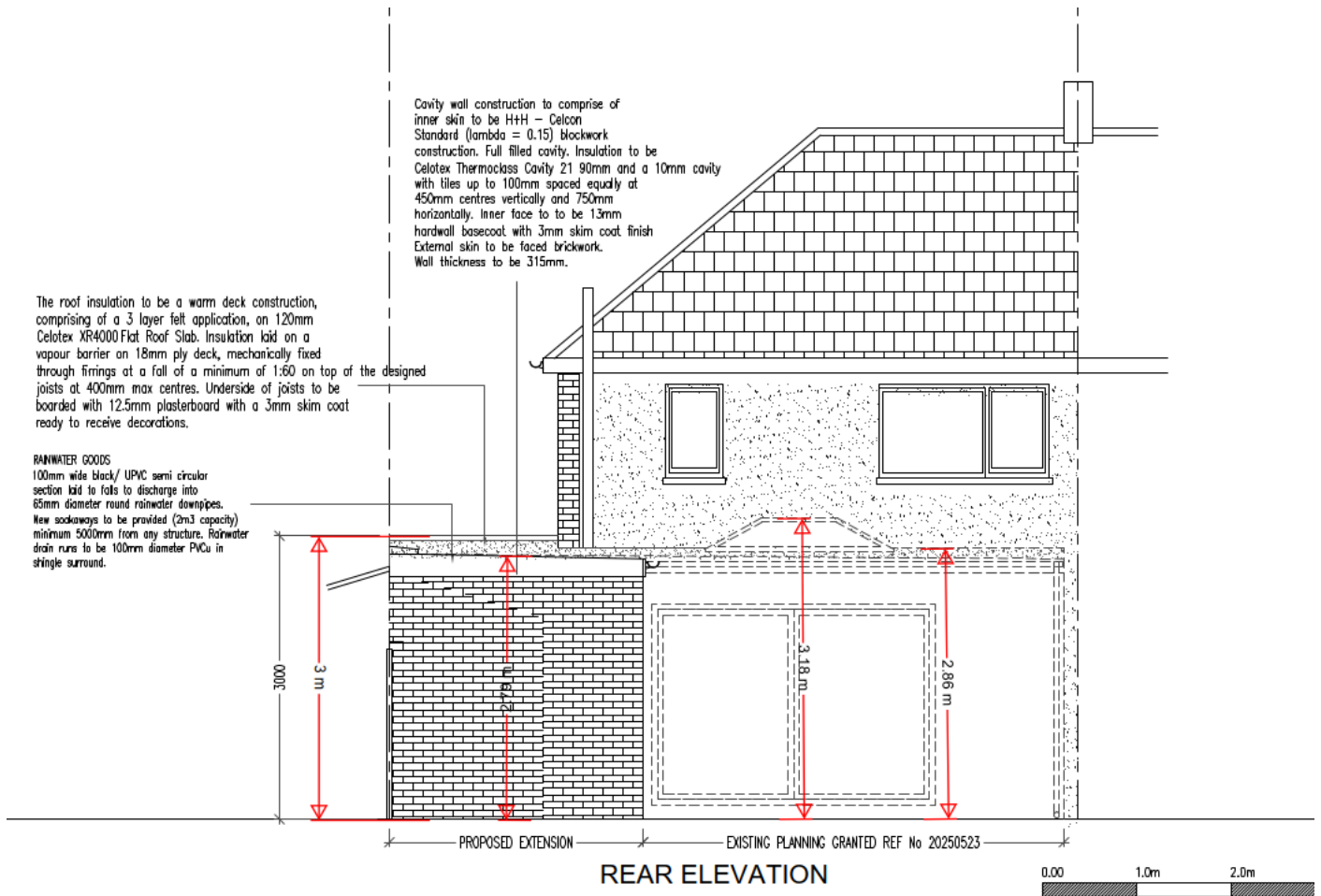
20250523 plans

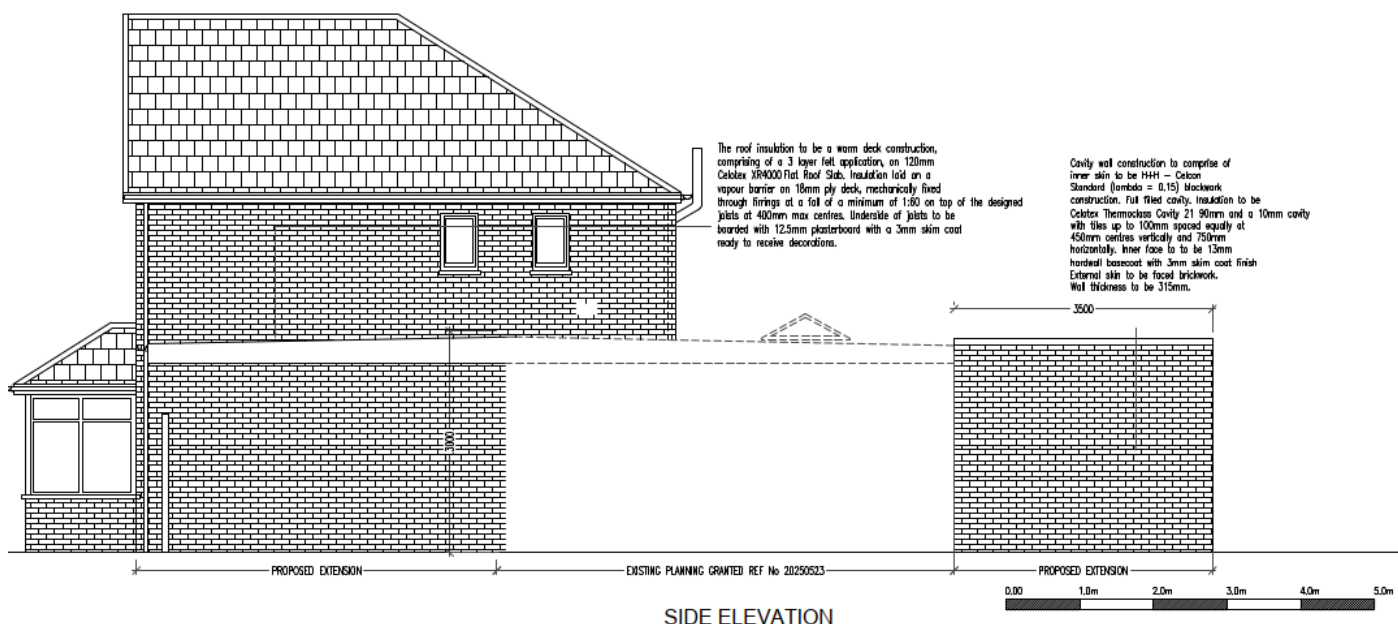




Proposed Plans for this current application







Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

10 Extensions and Alterations

10.1 This section outlines the type of residential extensions and alterations that the Council may consider acceptable. Each planning application will be considered by the Council on its merits on the basis that each property is different.

Rear Extensions

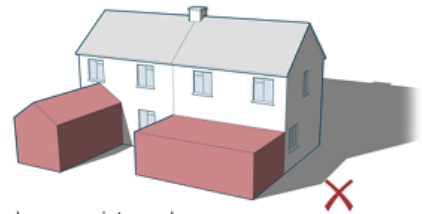
Single Storey Rear Extensions

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:

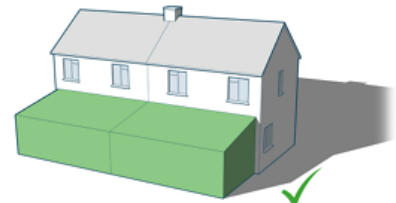
- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** Single storey extensions should not rise above the window sill 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.



Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



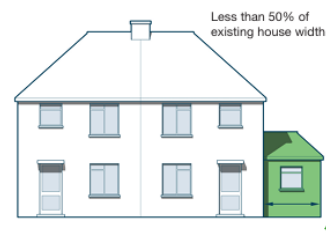
Appropriate scale and roof design ensures both extensions work together.

Side Extensions

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.

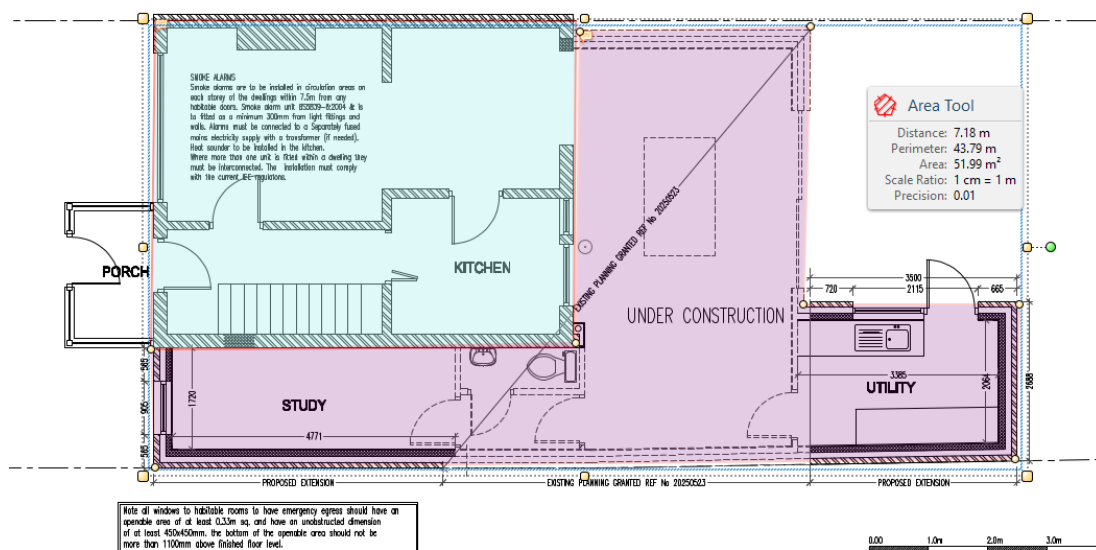
- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring 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 extension is the correct scale, proportion and width, and has the same roof design as the original house.

The extension would be constructed with a flat roof. The walls and fenestration (facing brickwork and white uPVC) would match the existing dwelling.

From the rear elevation, the extension would measure at a depth from 4.00m up to 7.48m, (due to the proposed enlargement of the utility room). The extension would wrap around the side of the property and would be constructed up to the front elevation, which would be at a depth of 14.57m. The extent of the proposed extension, compared to the footprint of the original dwelling is indicated below:



Original footprint: approx. 39.4sqm (blue)

Proposed extension (highlighted in purple): approx. 51.99sqm

It is noted that there is an existing conservatory and outbuilding, and there is a previously approved application (reference No. 20250523) for this site as aforementioned in this report. In the previous delegated officers report for application 20250523, the extension was described as being;

‘quite large’ ... ‘Notwithstanding this, the extension would be modest in height, would not encompass the entirety of the side access area and the side element would be set back sufficiently from the front elevation, which would limit its impact on the character and appearance of the street scene. It would be preferable for the side extension to have a pitched roof to compliment the main dwelling, however on balance, with consideration to the above, the development is considered to be acceptable.’

In the case of this current application, although the extension would be single storey and modest in height, it would have an excessive footprint that wraps around the side of the dwelling and beyond the rear elevation of the dwelling, it would be constructed right up to the shared boundary with No. 34 Aspdin Road and it would not be set back from the front elevation of the dwelling. In addition, the extension would be constructed with a flat roof which would be highly visible from the street scene. Overall, the proposed development would result in a dominant extension that is not sympathetic to the host dwelling and is overall not considered to be a subservient addition to the dwelling.

Therefore, the proposal would result in dominant, unsympathetic development that is not subservient; to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. As aforementioned above in this report, the plans have not been fully annotated with the proposed room use. Notwithstanding this, it is considered that the extension would provide sufficient space for future occupiers in terms of a lounge area and living room. There is an existing extension in situ, and the plans demonstrate the garden would retain sufficient depth post development. Although it is noted that some garden area would be lost, as a result of the development, it is considered that sufficient garden area would remain. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. The new window in the front elevation would serve a study, which is not considered to be a habitable room. Furthermore, the fenestration in the utility room is similar to the existing situation. There are no other windows proposed in the flank walls of the development and the extension would be at single storey level. Overall, in situ, the proposal is not considered to detrimentally impact neighbouring amenity.

Google Images



Overall, the proposal is not considered to detrimentally impact neighbouring amenity and therefore amenity is safeguarded in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Proximity of gas pipelines

There is a gas pipeline impacting the front boundary of the application site. Therefore, if planning permission were to be forthcoming, an informative could be added to the decision notice stating that it is advisable for the applicant to contact SGN (Southern Gas Networks) and National Grid to establish the exact location of all gas infrastructure in the surrounding area, prior to the commencement of any groundworks at the application site.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposal would result in dominant, unsympathetic development that is not subservient; to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19th November 2025	Dated:	19th November 2025