

Delegated Report

Householder Planning Application

Planning Application No: 20260115

Location: 6 Wingfield Bank Cottages Springhead Road Northfleet Gravesend

Description: Demolition of single storey rear extension and erection of a two storey side extension and single storey rear extension.

Applicant: Mr S Gill

Site Visit Date: Desktop assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 25/491/03 (Existing/Proposed Block Plan)
- Drawing No: 25/491/02 (Proposed Plans and Elevations)
- Drawing No: 25/491/01 (Existing Plans and Elevations)

Supplementary Information

- Design and Access Statement

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

KCC – Heritage

The application site lies within an area of multi-period archaeological potential and early mapping shows a structure upon the site. The application has been made without an archaeological desk-based assessment or heritage statement.

The Tithe map of c.1832 records a rectangular building on the site of the proposed development. It is likely that building represents a farmstead or barn structure. The 1st Ed. OS map of c.1862 records removal of the building from the site.

Recent work for the large Springhead development to the west of the application site, has revealed extensive evidence for prehistoric, Roman and medieval settlement and burials located c.160m to the west of the site, and Palaeolithic/Pleistocene deposits have been recorded within geotechnical testing carried out to the west of the site.

The proposed development would expose and potentially impact elements of the former 19th century structure, and a potential continuation of the historical settlement to the west of the site. While I do not think this would be a reason to object to development, I recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

To ensure that features of archaeological interest are properly examined, recorded and conserved, before and during development works:

A) Prior to any development works (including demolition) the applicant (or their agents or successors in title) shall secure a programme of archaeological work comprising of an archaeological watching brief (including historic building recording) so that structural building works and groundworks are observed, significant elements of historic fabric are conserved, and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief and historic building recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the programme of archaeological works a Report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the archaeological interest of the site that would be affected by the development is properly examined, conserved and recorded in accordance with local and national planning policy.

Neighbouring properties

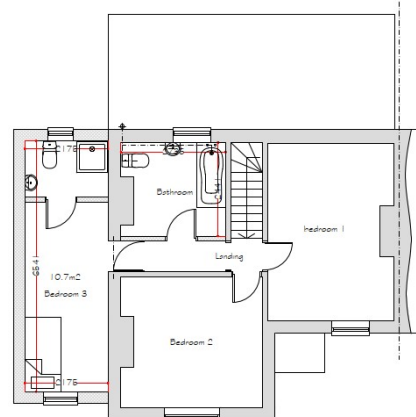
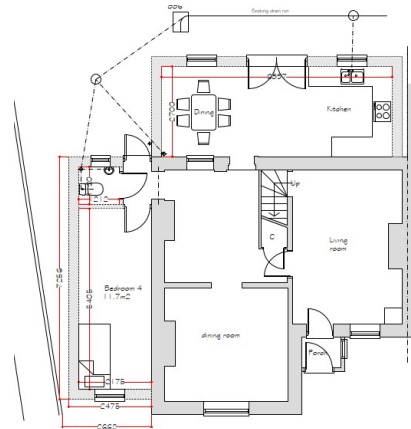
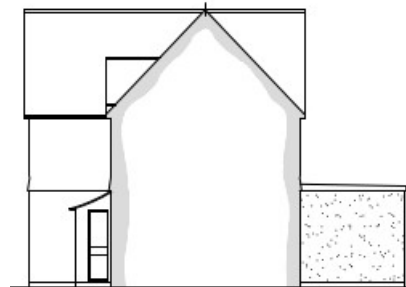
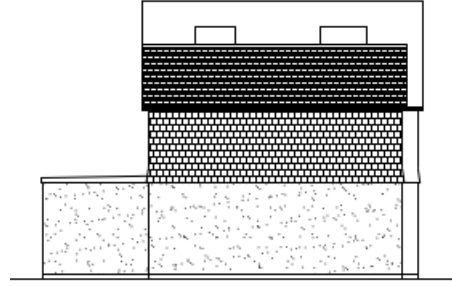
The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 23.02.2026 and no comments were received.

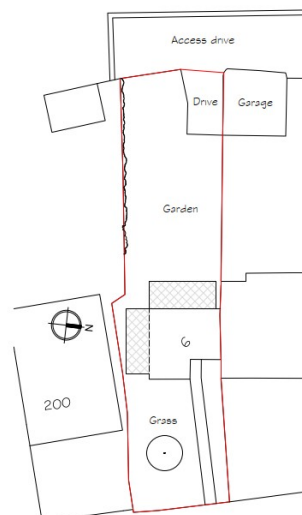
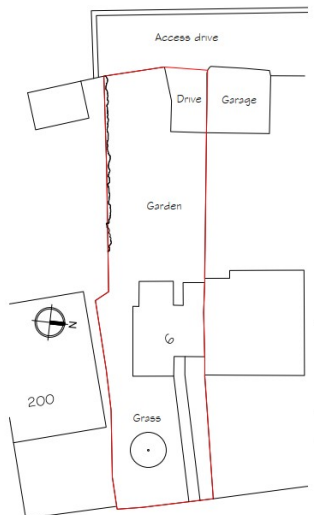
Analysis

Proposal

The application seeks the demolition of a single storey rear extension and erection of a two storey side extension and single storey rear extension.







Character and Appearance

6 Wingfield Bank Cottages is a two storey semi-detached house located on the western side of Springhead Road. The application site has some single storey rear projections of which some may not be original.



The proposal seeks to remove these projections and replace them with a full width single storey rear extension which will be finished with a flat roof. The extension will be set away from the shared boundary and will be finished with materials to match the host dwelling. In terms of design the rear extension is considered acceptable in that it is appropriately designed and of an acceptable scale, furthermore there are no concerns surrounding encroachment.

The two storey side extension would have a pitched roof to match the roof of the original house. The extension has been designed in a similar manner to those which have been permitted at neighbouring dwellings, most recently application 20250057 was permitted for a near identical extension at No.4 and there is already a similar extension in situ at the adjoining semi known as No.5. In terms of character the extension would not be out of character as there are similar developments in the area.

Extension at No.5 Wingfield Bank Cottage, Springhead Road.



Permitted plans under 20250057 at 4 Wingfield Bank Cottage, Springhead Road.



The extension has been designed in a subservient manner and will have a small valley on the roof to the front and rear to allow for appropriate drainage. The proposed roof materials will match the host dwelling with a pebbledash finish at ground floor level and tile hanging at first floor level.

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), SPD4 Householder Alterations and Extensions Guidance 2021 and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application seeks to increase the number of bedrooms at the property from three to four. Gravesham's Residential Guidelines state that a property with four or more bedrooms should have a minimum amenity area of 100 sqm and a minimum depth of 10m.

Post development the site would retain adequate garden depth and area. Furthermore all proposed room sizes are in accordance with the minimum standards as set out in the residential guidelines and would be served by adequate light and outlook.

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 SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The application introduces a habitable window to the front elevation at ground and first floor level. However, these are not considered to have any detrimental impact on the privacy of the adjacent neighbour. There are no windows proposed in the flank elevation which would face towards No.200 Springhead Road, whilst

there are windows in the flank elevation of No.200 these would not experience any meaningful loss of light due to the path of the sun and in terms of outlook there is a gap between the properties.

The single storey element of the proposal is of a modest height and as such the proposal will not have a detrimental impact on the amenity of neighbouring properties in terms of outlook, privacy or loss of light.

In order to further safeguard the amenity of neighbouring occupiers a condition will be imposed to ensure w/c windows are obscure glazed and top hung with no additional fenestrations permitted without prior permission from the Local Planning Authority.

As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposal looks to increase the number of bedrooms at the property from three to four. The site does appear to have parking provision to the rear of the property which is accessible via an access way, there is also scope to introduce parking to the front however this would result in the loss of the soft landscaped frontage which is not ideal.

The site is also deemed to be in a sustainable location in close proximity to shops and local transport links.

Therefore, there are no highways issues related to this application.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	12.03.2026	Dated:	13th March 2026