

Delegated Report

Householder Planning Application

Planning Application No: 20250495

Location: 42 Dover Road Northfleet Gravesend Kent

Description: Erection of a boundary wall.

Applicant: Mr & Mrs Street

Site Visit Date: 07 July 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 01 Existing layout and elevations;
Drawing no. 02 Proposed layout, elevations and section;
Drawing no. 03 Site location plan; and
Drawing no. 04 Existing and proposed block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20170078	Retention of the front wall and gates.	Permitted	26.05.2017
20151041	Formation of access to classified road. Appeal AP 2015/00023/REF	Refused Dismissed	03.12.2015 15.02.2016
20150232	Formation of vehicular access onto a classified road. Appeal AP 2015/00017/REF	Refused Withdrawn	12.05.2015 08.10.2015
20040804	Retention of the vehicular access onto a classified road. Appeal AP 2004/00046/REF	Refused Dismissed	19.10.2004 10.06.2005
19950191	Demolition of existing single storey and 1st floor side and rear addition, erection of two storey rear extension to form utility room, kitchen with bedroom and bathroom over and erection of entrance porch and wc at the side.	Permitted	23.08.1995
19920508	Change of use of ground floor premises to silk screen printing.	Permitted	18.11.1992
19910397	Continued use of 1st. floor as a self contained flat and retention of external staircase & continued use of part of ground floor as enlarged shop.	Refused	20.09.1991

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No comments.

Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

The proposed wall would extend rearwards from the back wall of the building for 9.5 metres, have a maximum height of 2.3 metres and be constructed from fairfaced blockwork. On the side facing the application site, the wall would be rendered and on the side facing no. 44 Dover Road, it would not. As a rear boundary treatment, the proposal would not be widely visible and it is noted that the existing boundary fence has a height of at least two metres and that the boundary treatment at no. 44 Dover Road is an unfinished, clinker wall. Whilst it would be preferable for the facing material on the back of the proposed wall to be render, the fair faced blockwork finish would not look significantly out of place in its context.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area and as such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

The proposed development would not undermine the living conditions of future occupiers and there would be no alteration to the application property's rear garden area and depth. As such, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the

Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings. No neighbour representations have been received and the consultation period expired on 17 June 2025. As such, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 1. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located within the buffer zone for the Dykes Pit, Springhead Road and Northfleet Power Station historic landfill sites. Therefore, provided that a watching brief contamination condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Contamination watching brief

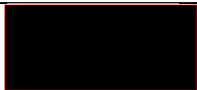
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	8th July 2025	Dated:	08 July 2025