



Delegated Report

Householder Planning Application

Planning Application No: 20250894

Location: 48 Napier Road Northfleet Gravesend Kent

Description: Demolition of single storey projections and erection of a single storey and first floor rear extensions.

Applicant: Farhan Nadeem

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing 04 (Proposed Elevations)
- Drawing 02 (Existing Elevations)
- Drawing 05 (Existing and Proposed Roof Plans)
- Drawing 03 (Proposed Plans)
- Drawing 01 (Existing Plans)
- Drawing 06 (Proposed Section)
- Drawing 10 (Proposed First Floor Site Plan)
- Drawing 09 (Proposed Ground Floor Site Plan)
- Drawing 08 (Existing First Floor Site Plan)
- Drawing 07 (Existing Ground Floor Site Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19810294	Erection of single storey rear extension to form kitchen and conservatory	Permitted	05.06.1981

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 02.10.2025 and no comments were received.

Analysis

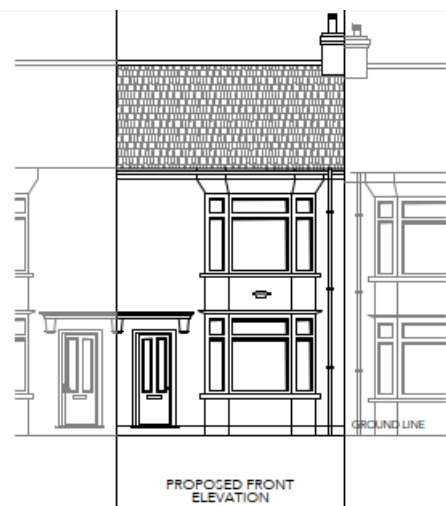
Proposal

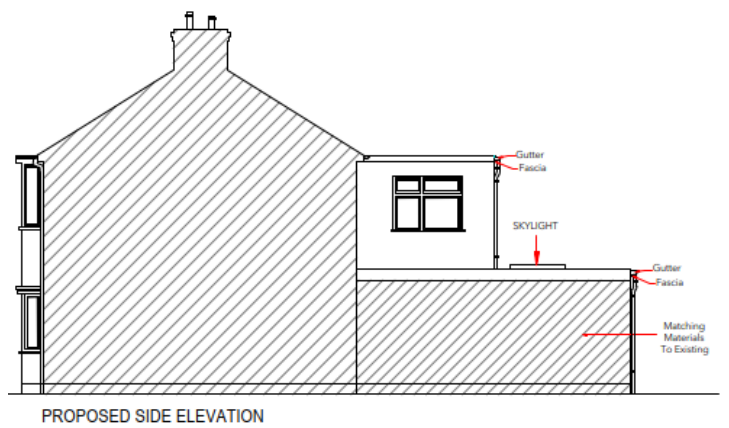
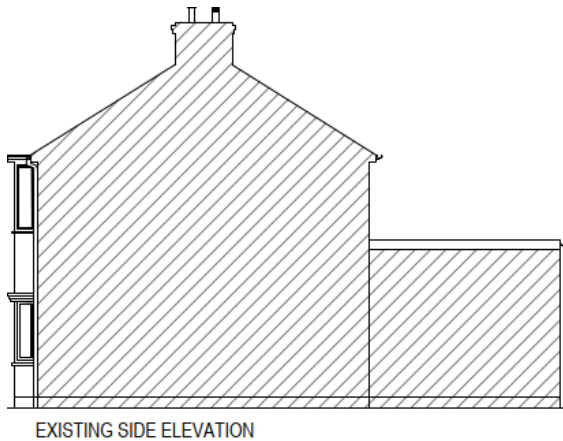
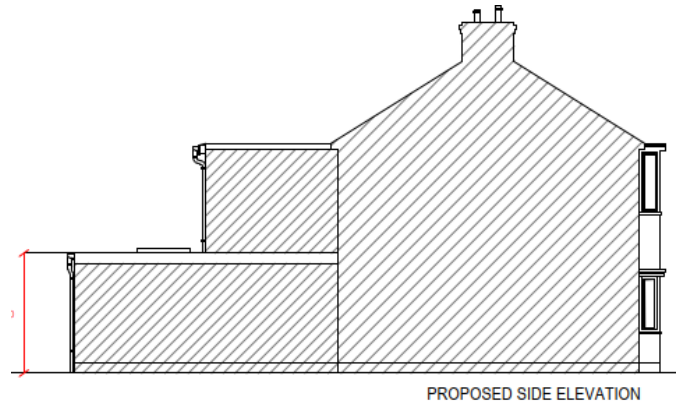
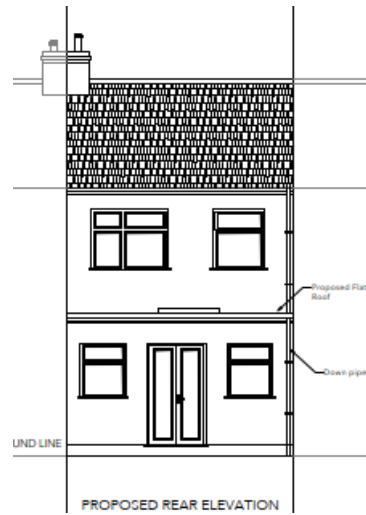
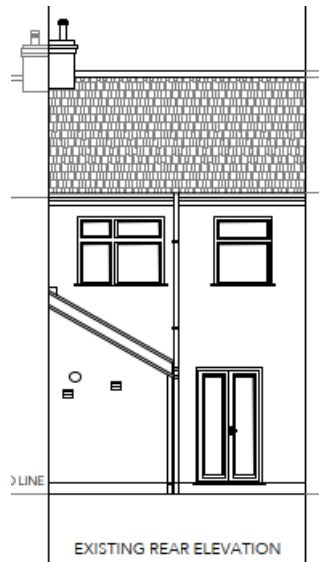
The proposal seeks to demolish existing single storey projections and erect a single storey and first floor rear extensions.

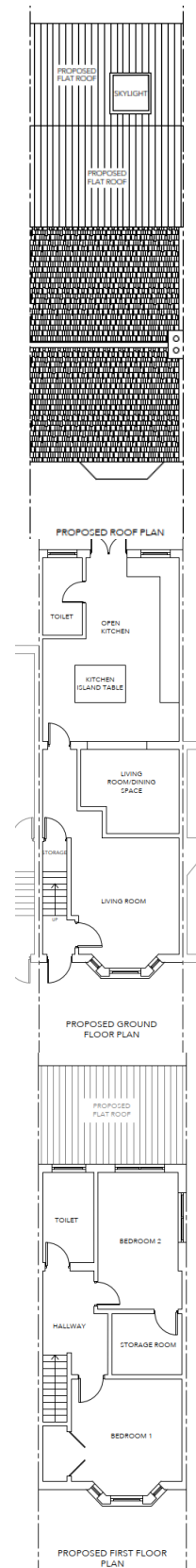
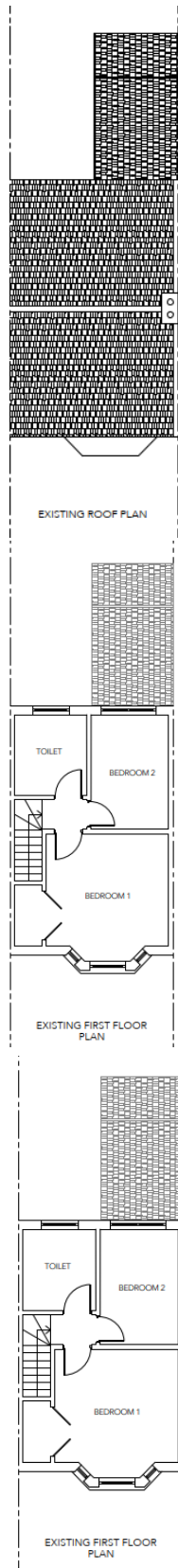
Existing



Proposed









Background

The application site has had planning permission for a single storey rear extension in 1981 under reference 19810294.

Character and Appearance

The application site is a two storey mid terrace house situated in the urban part of Gravesham. To the rear of the property there is a mono pitch, part width single storey rear extension. It is noted from the submitted information and from google earth images that the adjoining semi known as No.46 Napier Road has a two storey rear extension with a flat roof as seen below:



There is no planning history for this extension which implies that this extension has been built without the benefit of planning permission. The extension has been in situ since at least 2020 which means it is now immune from enforcement action due to the passage of time.



It is important to state that this extension does not set a precedent for similar extensions, particularly ones which have a flat roof at two storey level.

Paragraph 10.3 of the Council's adopted design guidance states:

Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof.

In this instance the property has a dual pitched roof and the proposed extension at two storey level would include a flat roof which does not align with the adopted guidance. The Council also does not encourage, nor support flat roofs at two storey level.

The proposed extension is poorly designed and does not respect the character of the main dwelling to which it is attached. The extension would also harm the wider character of the area, whilst it is accepted there is a similar extension next door it is important to note that this extension does not have planning permission.

The single storey rear extension will have a depth of 6m which is considered to be overbearing to the main dwelling which has a depth of some 7m. Extensions should remain subservient to the host dwelling and not dominate the host dwelling, this is reflected in Paragraph 10.2 of the Council's adopted design guidance which states:

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

Furthermore the proposed extension may breach the 45degree rule which will be investigated later in the report.

The proposed extension due to its bulk, scale and design would result in a development which is not

subservient to the original dwelling and harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

Post development the resultant garden area will equate to some 30sqm which below the council's technical standard for a two bedroom house. The existing garden area has a large structure in the garden which appears to be a garage, this has been in place for some time and has not been included in the overall garden area calculation as this does not constitute useable Garden space.



Below is an extract from the Council's adopted technical standard:

Table 2

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

The bedroom in the extension will be served by adequate light and outlook and complies with the Nationally Described Space Standard.

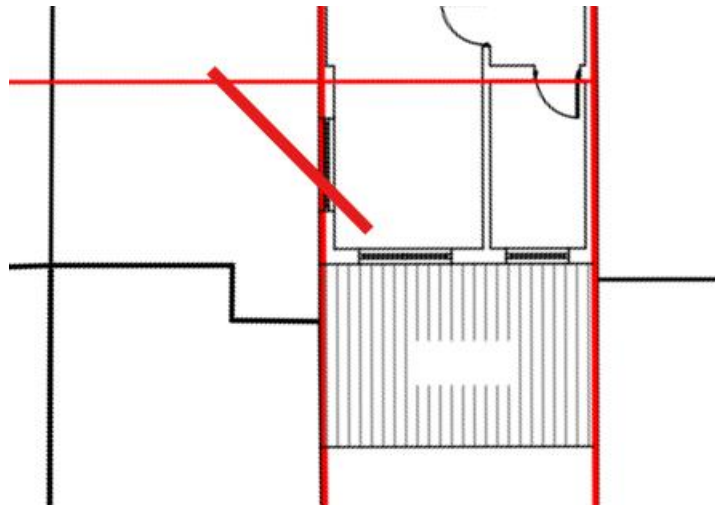
The proposed extension will result in unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of SPD4 - Householder Alterations and Extensions Guidance 2021, SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposed extension will include a window at first floor level in the western elevation which will face directly towards No.50 Napier Road. As can be seen from the below image this will be in close proximity to a bedroom window at No. 50 and will result in an unacceptable loss of privacy.



The proposed extension also fails to adhere to the 45 degree rule as can be seen from the below image



The extension will be built in line with the neighbouring extension at two storey level and there will be a 2m projection at single storey level which is not considered to harm light, outlook or privacy of No. 46.

The proposed extension will result in unacceptable harm by way of loss of light and outlook to the occupants of No.50 Napier Road. Furthermore, the proposed two storey extension will result in direct overlooking thus impacting the privacy of adjoining occupiers contrary to the requirements of SPG2- Residential Layout Guidance 2020, CS19 Local Plan Core Strategy 2014 and Para 135(f) of the National Planning Policy Framework 2024.

Parking and Highways

The proposal will not impact existing parking arrangements and will remain a two bedroom dwelling. Therefore this section of the report does not require further assessment.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below:

1. The proposed extension due to its bulk, scale and design would result in a development which is not subservient to the original dwelling and harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.
2. The proposed extension will result in unacceptable and cramped amenity space for future

occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of SPD4 - Householder Alterations and Extensions Guidance 2021, SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

3. The proposed extension will result in unacceptable harm by way of loss of light and outlook to the occupants of No.50 Napier Road. Furthermore, the proposed two storey extension will result in direct overlooking thus impacting the privacy of adjoining occupiers contrary to the requirements of SPG2- Residential Layout Guidance 2020, CS19 Local Plan Core Strategy 2014 and Para 135(f) of the National Planning Policy Framework 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	27/10/2025	Dated:	28th October 2025