

Delegated Report

Householder Planning Application

Planning Application No: 20250458

Location: 12 Campion Close Northfleet Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey rear extension, part single storey side extension and conversion of the garage into habitable space with link to the single storey extension.

Applicant: Mrs Amandeep Kaur Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 08/05/2025;
Supplementary Information - Design and Access Statement;
Drawing Number 001 (Floor Plans – Existing and Proposed); and
Drawing Number 002 (Elevations, Block Plan and OS Plan – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20241106	Demolition of existing conservatory and erection of single storey rear extension with alterations to fenestration.	Permitted	04.02.2025
19850414	Details pursuant to outline planning permission ref 19810642 for the erection of 115 two storey dwellings with associated garaging and parking and laying out of estate roads	ADET	16.10.1985
19810642	Outline application for residential development.	Permitted	01.12.1982

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 Councillors – No comments received

Neighbouring properties

8 surrounding properties were consulted and two response were received. Concerns were raised with regards to the following:

- Noise from construction;
- Mess from construction;
- Hours of work for the construction of the development; and

The above concerns are not considered to be material planning considerations and as such are not covered within the following report. However, if planning permission is granted, a 'Works of Construction;' informative is included which will detail permitted hours of work of construction, including weekend and Public Holiday restrictions. Breaches of this would be picked with through the Environmental Protection Team.

Officer's Analysis

Design, Character and Appearance

12 Campion Close is a two storey detached dwellinghouse located on the Eastern side of the highway. To the frontage there is part soft landscaping and part hardstanding and a garage to the side for off road parking. There is a conservatory to the rear which the application looks to demolish.



The application proposes the demolition of the existing conservatory and the erection of a single storey rear extension, a part single storey side extension and conversion of the garage into habitable space with link to the single storey extension.

The extension would have a hipped roof at a maximum height of 3.44m and an eaves height of 2.33m. The extension would project 5m from the rear elevation and from the side elevation by a maximum of 2.56m. The side element of the proposal would measure 9m in length.

The extension would create space for an open plan kitchen/dining area and utility room to the converted garage.

The application would introduce bi-fold doors to the rear elevation and a window and entrance door to the front elevation of the side extension, all serving the open plan kitchen/dining area. The application would also reposition the existing window to the flank (north) elevation, serving the bedroom. The extension would be constructed with a brick finish to match the existing dwellinghouse.

The rear extension has already been approved. This proposal involves enlarging this to bring the existing garage forward, aligning with the front elevation of the neighbouring property, as well as converting the garage space.

Overall, the development is not excessive in size or bulk, is subservient to the host dwelling, will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines states that a property with four or more bedrooms should have a minimum, post development, amenity area of 100sqm and a minimum depth of 10m.

Post development the application site has a remaining depth of 13.3m and an area of approx. 103.45sqm.

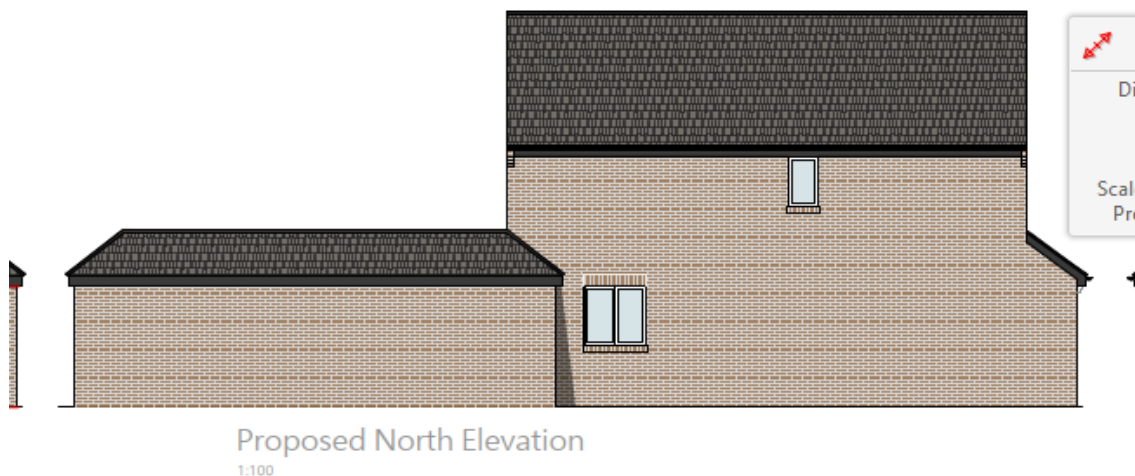
Furthermore, all proposed rooms are in accordance with those also set out in the Residential Layout Guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application looks to reposition a habitable (living room) window within the flank (northern) elevation. The repositioning of the window and the orientation of it to the neighbouring properties, results in the new location having less of an impact on the privacy of neighbouring properties than the existing window:





In terms of the impact on neighbouring light, outlook or sense of enclosure, 12 Campion Close is a detached property and as such will be set away from neighbouring properties. While it will extend considerably further back than the neighbour no. 14 Campion Close, due to the single storey nature of the application, will not result in any loss of light or detrimental impact on amenity.

The neighbour representations received do not relate to the extensions themselves, more to the construction works associated with the development. The applicant will be required to adhere to the works of construction information that will be attached to the decision notice. Any breach of working hours will be investigated by Environmental Protection.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Whilst the application would result in the loss of the garage and a reduction in the space in front the garage, the application site retains sufficient off road parking for a property with five bedrooms. The current side access door has a ramp leading to it, which restricts parking provision. The ramp would no longer be required and so can be removed to secure sufficient parking. As such there are no concerns with parking and highways.

Any Other Material Planning Considerations

Contamination

As the proposed outbuilding is used as a garage, there could be some contamination in terms of oil and other contaminants derived. Therefore, a watching brief condition will be included.

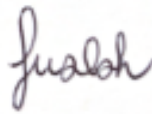
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	30th June 2025	Dated:	02 July 2025