

Delegated Report

Householder Planning Application

Planning Application No: 20250365

Location: 159 Dover Road Northfleet Gravesend Kent

Description: Demolition of existing rear extensions and erection of single storey rear and side wrap around extension.

Applicant: Mrs Zarka Hassan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 08/04/2025;

Drawing Number 159DR-001 REV B (REVISED - OS Plan and Block Plans – Existing and Proposed);

Drawing Number 159DR-002 REV B (REVISED Ground Floor Plan – Existing and Proposed);

Drawing Number 159DR-003 (Elevations – Existing);

Drawing Number 159DR-004 REV B (REVISED Elevations – Proposed); and

Drawing Number 159DR-005 (First Floor Plan - Existing).

~~Drawing Number 159DR-001(SUPERSEDED – OS Plan and Block Plans – Existing and Proposed);~~

~~Drawing Number 159DR-002 (SUPERSEDED Ground Floor Plan – Existing and Proposed);~~

~~Drawing Number 159DR-004 (SUPERSEDED Elevations – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19950590	Change of use of part of ground floor from shop to residential and external alterations & erection of new boundary wall on the Dover Road frontage.	Permitted	19.10.1995
19890877	Change of use of part of ground floor form shop to residential and external alterations and erection of a new boundary wall on the Dover Road frontage.	Permitted	18.01.1990

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)

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

Consultees

Ward Councillors – No comments received

Neighbouring properties

8 surrounding properties were consulted and one response was received in relation to the application:

- Access to and impact on neighbouring property.

Impact on neighbouring properties will be assessed in the 'Neighbouring Amenity' section of the following report.

Officer's Analysis

Design, Character and Appearance

The application site is an end of terraced property located on the southern side of Dover Road set in a prominent corner location on the junction with Vale Road. The frontage is part soft landscaped with decorative wall and part hard standing to provide off road vehicular parking, however no permission has previously been granted or dropped kerb in situ. The property has previously undergone a change of use from a shop to residential and there remains two front entrances to the property.



The application proposes the demolition of the existing rear extensions and erection of single storey rear and side wrap around extension.

The extension would have a flat roof at a height of 2.8m and would project 5.45m from the rear elevation and from the side elevation by a maximum of 4.82m. It would measure a minimum of 6m and a maximum of 10.38m in width.

The extension would create space for an open plan kitchen/living/dining area and utility room to the rear and a gym with en-suite and internal reconfiguration to include a cinema room / family area to the side.

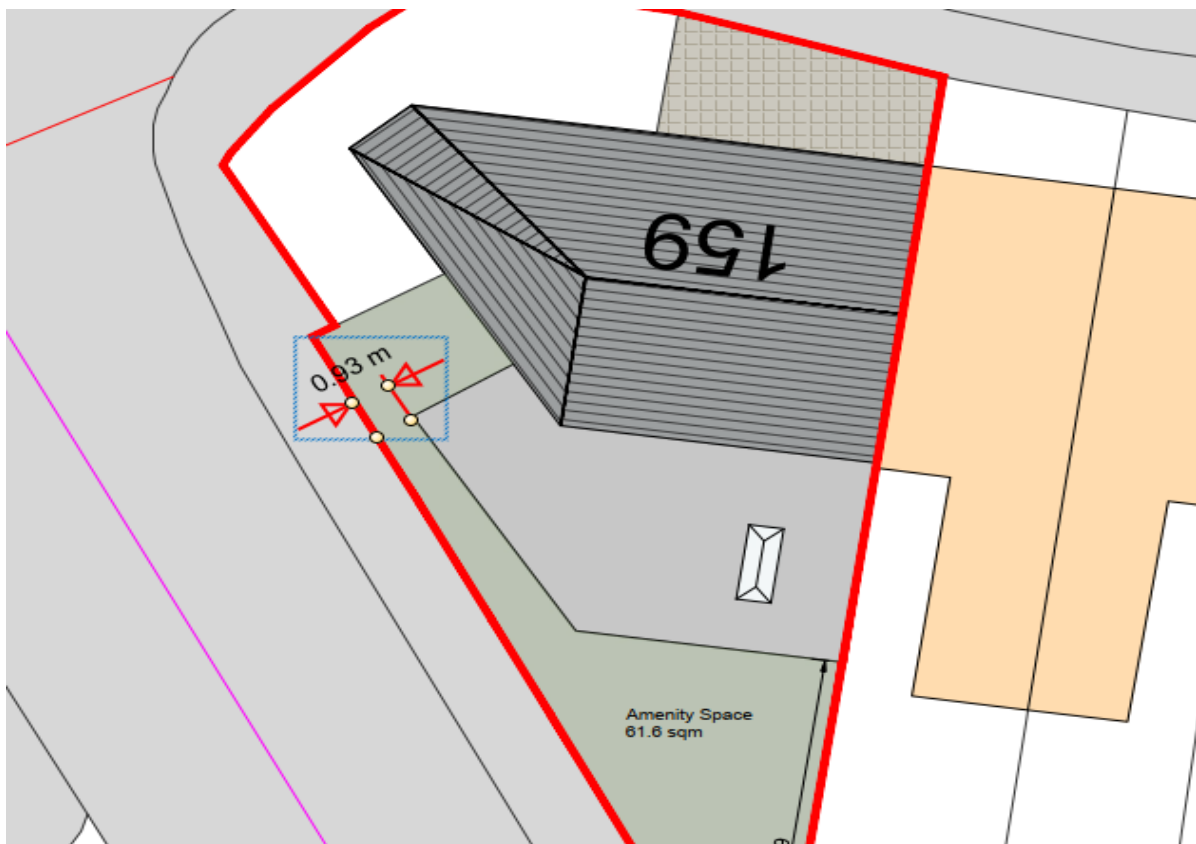
The application would introduce 2no windows to the side elevation, serving the gym and en-suite, which will be condition to be obscure glazed to Pilkington Level 3 or above and bi-fold doors from the open plan kitchen/living area, leading to the rear garden. The extension would be constructed with a brick finish.

The proposal would also propose changes to fenestration to remove the second entrance door which would serve the family/cinema room. This would be replaced with a rendered finish to match the existing elevation.

Whilst the application is set within a prominent corner location and proposes an expanse of flat roof, the extension is single storey and as such will be largely concealed by the existing boundary wall:



Furthermore, the extension is set back from the boundary wall by a minimum of 0.93m, which serves to reduce its impact on the surrounding street scene and is therefore considered to be in accordance with current guidance:



There was also development along this boundary previously, in the form of a garage/store;



There was a concern regarding the internal layout of the property, due to the proposed creation of a family/cinema room with a kitchen, a gym, and a bathroom. This part of the building has its own access and could easily become a separate unit of accommodation through blocking up of an internal door. To ensure this is not the case, the agent agreed to remove the kitchen as well as the second entrance door to the property, eliminating the option for subdivision.

As such on balance, the development is not excessive in size or bulk, 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 RLG states that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m².

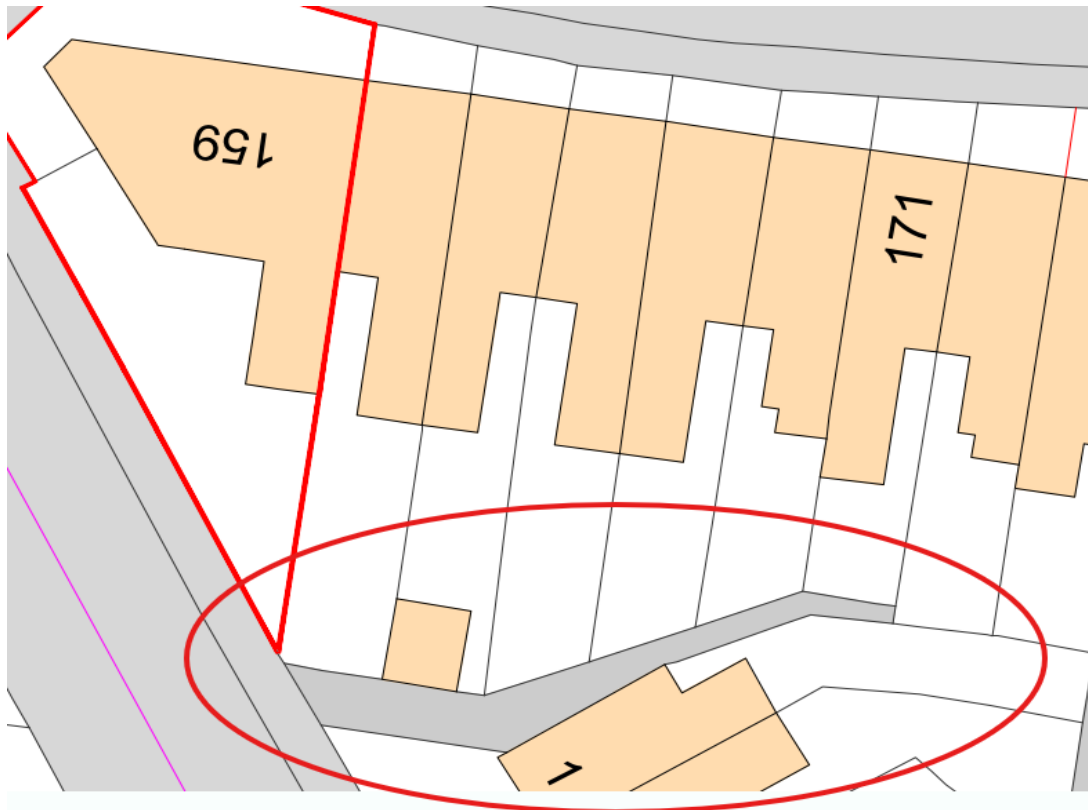
Post Development, the application site would retain a useable amenity area of 61.72m², in accordance with existing guidelines. The rear garden is of a triangular shape and as such would retain a depth ranging from 11.13m to 3.15m. Whilst the private garden space would be below the recommended guidelines at some points, overall the amenity area is considered to be acceptable and as such it would be unreasonable to refuse the application on these grounds.

Overall, the proposal would be in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

Concerns were raised with impact on access to neighbouring properties.

The proposal is not considered to impact neighbouring properties in terms of access. The development is within the boundary of the application site and does not propose any changes to the public pedestrian access to the rear, as shown grey on the plan below:



Furthermore, the proposal is considered to be modest in height and therefore does not raise concerns on the impact of neighbouring property in terms of outlook, overshadowing or loss of light.

The application does not introduce any habitable windows to the flank elevation and as such is not considered to have a detrimental impact on neighbouring privacy.

Therefore, the proposal 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).

Parking and Highways

The originally submitted plans indicated two parking spaces at either side of the property, one parallel with Dover Road, and the other parallel with Vale Road. Unfortunately neither of these spaces have the benefit of planning approval and are not served by vehicle crossovers. For transparency, these parking spaces were removed from the plans. The proposed development will not affect the parking requirement for the property.

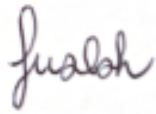
Conclusion

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 reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	23rd June 2025	Dated:	24 June 2025