

Delegated Report

Householder Planning Application

Planning Application No: 20250522

Location: 7 Cremorne Road Northfleet Gravesend Kent

Description: Erection of two storey side extension.

Applicant: Mrs Natt

Site Visit Date: 05 June 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 001 Rev. B Site location plan and existing and proposed block plans;
Drawing no. 002 Rev. A Existing layouts;
Drawing no. 003 Rev. A Existing elevations;
Drawing no. 004 Rev. B Proposed layouts;
Drawing no. 005 Rev. B Proposed elevations;
Drawing no. 006 Rev. B Existing and proposed street scenes; and
Email from the agent received 17 July 2025.

Superseded Documents/Plans

Drawing no. 001 Rev. A Site location plan and existing and proposed block plans;
Drawing no. 004 Rev. A Proposed layouts;
Drawing no. 005 Rev. A Proposed elevations; and
Drawing no. 006 Rev. A Existing and proposed street scenes.

Procedural Issues

Following a request from the case officer, the applicant submitted amended plans that reduced the width of the proposed extension and corrected an inconsistency regarding the windows in the proposed side elevation. In addition, the proposed use of the ground floor was clarified (a guest room).

Relevant Planning History

Reference	Description	Decision	Decision Date
20010855	Erection of single storey rear extension to form kitchen and w.c.	Permitted	24.01.2002

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- 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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

There is no objection to the application but as the site falls within the buffer zone of a historic landfill site, the following is recommended:

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Neighbouring properties

The application was publicised by a site notice and to eight neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the

character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed development would result in a large two storey side extension, with a width that is greater than half that of the original building and which breaches the existing building line in Vauxhall Avenue (i.e. it would protrude beyond the front elevations of the properties at nos. 1 to 7 Vauxhall Close and the side elevation of the application site). Due to its location on a prominent corner plot, the extension would be highly visible in the surrounding street scene.

The positive features of the proposal are that the gable end roof design and external facing materials would match with those existing and that the extension would be set back by 0.9 metres at the front, 1.4 metres at the rear and set down from ridge line by 0.4 metres and as such, it would appear subservient to the existing building. Furthermore, the extension would provide some symmetry to the terrace because no. 1 Cremorne Road has been extended in a similar way (under planning permission reference 19800389).

It is noted that there are a number of large, two storey side extensions in the vicinity of the application site and that some of these breach existing building lines and are wider than half of the width of the existing dwelling. For example, no. 1 Beaumont Drive (which is located in a similar corner location) has been significantly extended with a part two storey and part single storey side extension and single storey rear extension (under planning permission references 19960890, 19970372 and 19980030) and developments at nos. 137 and 139 Beaumont Drive breach building lines, with a large part two storey and part single storey side extension at no. 137 and a new dwelling at the end of an existing terrace at no. 139.

Taking into account the above issues, it is considered that the proposed development would be acceptable in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and would be broadly in line with the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for single bedrooms in the NDSS. Although the first floor bedroom is shown as a double, it would not meet the minimum NDSS standard floor area for such use. However, because there would be a separate dressing room, this discrepancy would not be detrimental to the residential amenity of future occupiers. It is noted that bedroom three does not currently meet the minimum size for a single bedroom in the NDSS and it is shown unaltered in terms of size but as a home office use in the proposed layout. In light of the retained size, this room would still be considered as a usable bedroom.

The proposal would result in a reduction in the size of the rear garden at the application site (which, as a proposed five bedroom property, should be a minimum of 100 square metres in area and 10 metres in depth) but sufficient rear garden area (some 155 square metres) would be retained and there would be no

change to the garden depth.

The proposal would result in the loss of existing ground and first floor windows for the hallway (a non-habitable area) and a reduction in the size of the only window to the dining room (a habitable room) and the resulting loss of natural light, would be detrimental to the living conditions of future occupiers. However, the adverse light impact would not be so significant as to warrant a refusal of planning permission.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

On balance, the proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The proposed rear windows would face the side elevation of no. 1 Vauxhall Close, where a first floor window (likely to be a hallway) is located. A privacy distance of some 19.5 metres and the non-habitable nature of the affected window would ensure that no adverse overlooking impacts would occur. Due to the orientation of the properties, the proposed rear windows would not overlook the rear garden of no. 1 Vauxhall Close.

The proposed side windows, as en-suites would be obscure glazed and have a privacy distance of some 21 metres to the properties opposite them (no. 1 Beaumont Drive and no. 21 Vauxhall Close). The proposed front windows would provide oblique views towards nos. 3-9 Beaumont Drive and would directly face the side elevation of no. 2 Beaumont Drive. But privacy distances in excess of 26 metres would ensure that no adverse overlooking impacts would affect the occupiers of these properties.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevation of the proposed development.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, 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).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards. According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom dwelling should have three vehicle parking spaces. However, it is noted that the Highway Authority have more recent guidance (as yet unadopted) that requires a minimum of two spaces to be

provided for a four bedroom property in a suburban area.

The application property has three bedrooms and frontage parking for two/three vehicles. The proposed development would result in the building increasing from three to five bedrooms, with no alterations to the existing car parking or access layout.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

It is noted that the existing front canopy at the application site would have needed planning permission but there is no record of any being granted. However, this development has become lawful through the passage of time.

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. 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 Northfleet Power Station, Campbell Road Pit and Lennox Road historic landfill sites and the GBC Environmental Protection Team have set out the wording for a watching brief condition. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

The applicant has confirmed that the proposed ground floor bedroom would be used as a guest room for an elderly relative, who would share the existing kitchen and meals with the household. Due to the provision of an ensuite and living area in addition to the guest room, the proposed ground floor use would effectively be a residential annexe and as such, this should be subject to a condition which precludes any separate residential use.

Suggested conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevation

No separate use of ground floor guest room

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:	Richard Hart
Signed:		Signed:	
Dated:	07 August 2025	Dated:	7 th August 2025