

Delegated Report

Householder Planning Application

Planning Application No: 20250931

Location: 16 Cygnet Gardens Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with roof lantern.

Applicant: Marie Holder

Site Visit Date: Street View Site Visit 01.10.25

Submitted Documents/Plans

Application Form;
Drawing No. L(20)200 P03 – Elevations Proposed;
Drawing No L(20)100 P03 – Ground Floor Plans – Existing and Proposed;
Drawing No. L(20)010 P03 – Block Plans – Existing and Proposed;
Drawing No. L(10)200 P03 – Elevations – Existing; and
Drawing No. L(10)001 P03 – Site Location Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250748	Application for a Proposed Lawful Development Certificate; Erection of single storey rear extension with roof lantern.	Certificate Refused	10.09.2025

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

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 01.10.25 and no representations were received. The overall consultation period expired on 24.10.25.

Site Description

16 Cygnet Gardens is a two storey semi-detached property.

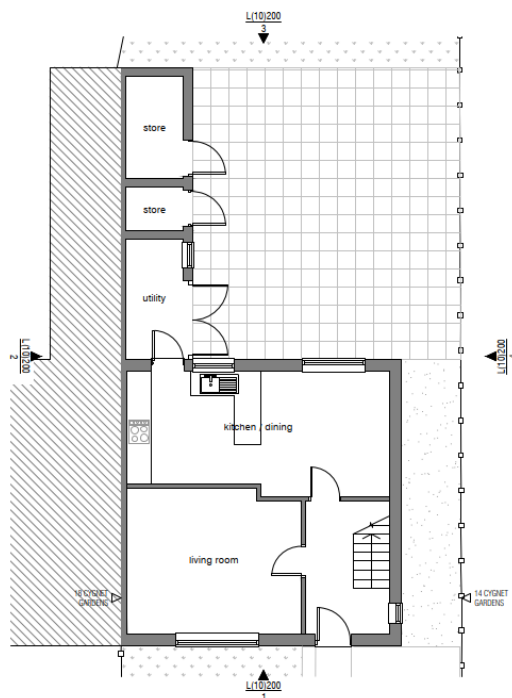




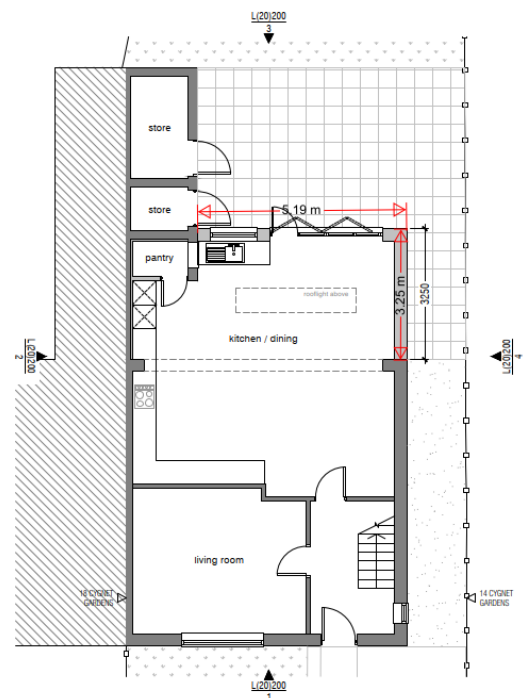
This application proposes the erection of a single storey rear extension.

Proposed Development

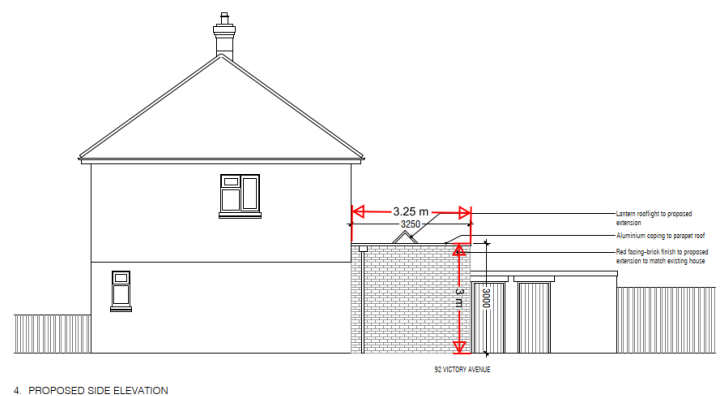
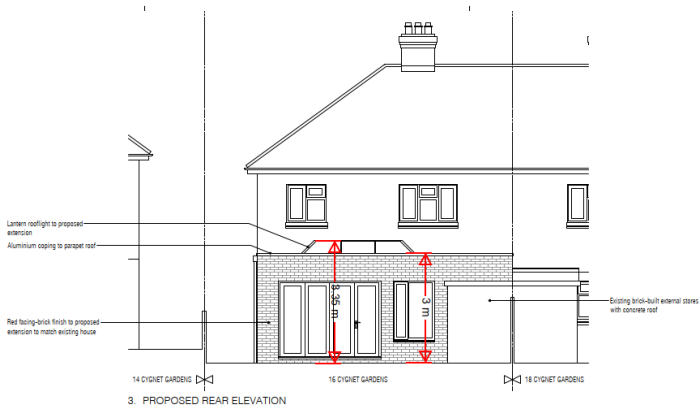
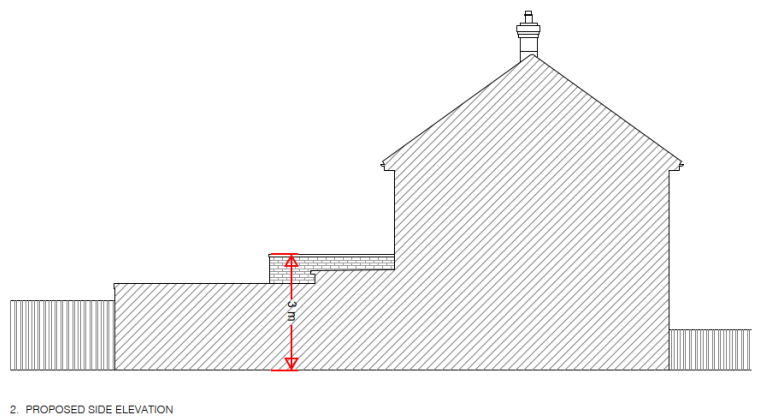
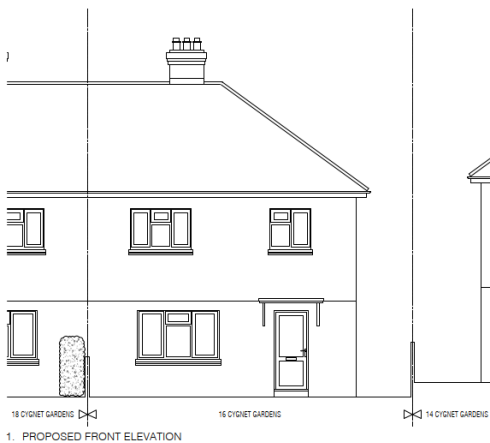
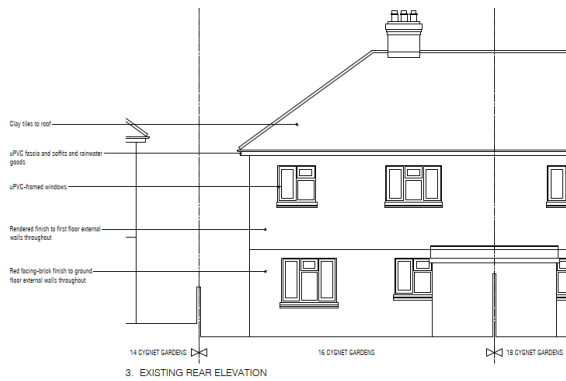
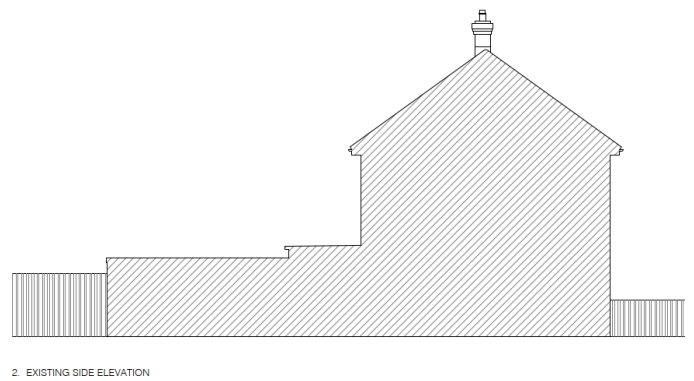
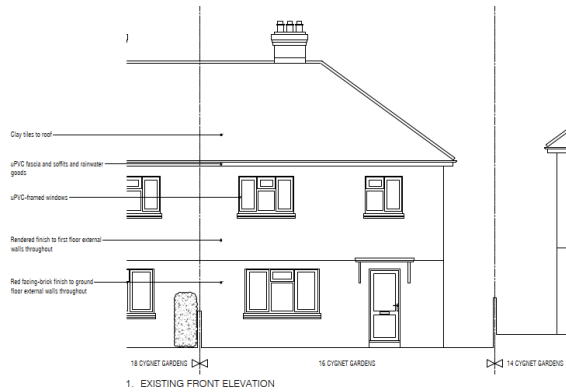
The development would create space for an enlarged kitchen dining area, with pantry. The existing utility room would be subsumed into the extension, with the stores to remain. The plans for the proposal are set out below, with case officer measurements in black and red:



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Officer's Analysis

Design, Character and Appearance

The proposed extension would not readily be viewed from the street scene and as such is not considered to impact the character and appearance of the street scene. In addition, the design and scale of the proposal is considered to be a sympathetic and subservient addition to the existing dwelling house. The extension would be constructed using acceptable external materials to compliment the dwelling, including red brick walls to match the existing. In addition, the extension would not be excessive in scale. As such, the proposed development is considered to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. It is considered that the proposal provides more than sufficient space. Furthermore, the resultant garden area and depth accords with the guidance.

As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook. In situ, the single storey extension, with no fenestration in the flank elevations does not raise concerns in terms of neighbouring amenity. Therefore the proposal is considered to safeguard the amenity of neighbouring properties, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024). No neighbour representations have been received.

Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

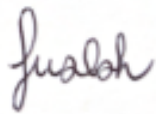
The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is considered to be acceptable in terms of design character and appearance, and amenity.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	5th November 2025	Dated:	06 November 2025