



Delegated Report

Householder Planning Application

Planning Application No: 20251129

Location: 4 Harden Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with a flat roof, masonry wall construction.

Applicant: Mr Ivan Chavdarov

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 23/10/2025;

OS Plan - Existing;

OS Plan – Proposed;

Block Plan – Proposed;

Drawing Number 1 (Elevations – Existing and Ground Floor Plan – Existing); and

Drawing Number 2 (Ground Floor Plan and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240612	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.60 metres and eaves height of 3.00 metres.	Refused	08.08.2024
20211200	Formation of vehicular access and hardstanding.	Permitted	06.01.2022

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

3 surrounding properties were consulted and no comments were received. The consultation period ended on 10/02/2026.

Preliminary Matters

A larger homes Prior Approval application (20240612 for 'a single storey rear extension with a depth of 6.00 metres, maximum height of 3.60 metres and eaves height of 3.00 metres.') was refused for the following reasons:

'The information provided, shows the proposed development fails under Class A. .3 (a) as the proposed exterior finish does not match that of the existing dwellinghouse'

Rather than amend the materials, a householder planning application has now been submitted.

Officer's Analysis

Design, Character and Appearance

4 Harden Road is a semi-detached property located on the north side of the highway. The application site is part soft landscaped and part hardstanding to the frontage.



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

The extension will have a shallow pitch roof at a maximum height of 3.6m and an eaves height of 2.96m. The extension proposes an overall width of 6.7m and would project from the rear elevation by 6m. The extension would create space for a larger kitchen area. To the rear elevation there would be bi-fold doors leading to the rear garden. The proposal would create space for internal reconfiguration with a window serving a WC to the existing flank elevation which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The proposal would be constructed with a rendered finish. While this does not match the brick construction of the host dwelling, the extension is located to the rear of the property and as such cannot be seen from a public vantage point. Therefore, the extension is not considered to have an impact on the street scene and is considered to be acceptable.

The proposed depth of the extension is quite large at 6m, given that the dwelling itself is only 7.1m deep. However, whilst the prior approval was refused, this was only based on materials and not depth. As such there is a valid fall back position which is relevant here.

As such, the development hereby proposed whilst deep, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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

Post development the site would retain an area of 128.35msq and a depth of circa 27.3m, in accordance with recommended guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is 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

The proposed single storey rear extension is modest in height and does not look to introduce any habitable windows to the flank elevations. The depth of the extension is acknowledged, but no objections have been received and had the materials matched, the extension would be permitted development. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

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).

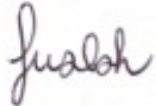
Conclusion

The proposal 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:	3 rd March 2026	Dated:	05 March 2026