



Delegated Report

Householder Planning Application

Planning Application No: 20260002

Location: 89 Coopers Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension. Alterations to front bay window and relocation of front door.

Applicant: Grandeur Living

Site Visit Date: Desktop Assessment

Plan Note

The block plan and side elevational plans originally submitted did not show the projection of the proposed bay window. The Agent was contacted and new plans were submitted on the 13/04/2026 to include the proposed window.

Submitted Documents/Plans

Application Form Dated 11/12/2025;

Drawing Number 207LL-REGS-02 Rev C (REVISED Block Plan – Proposed);
Drawing Number 207LL-REGS-10 Rev C (REVISED Side Elevation – Proposed);
Drawing Number 207LL-REGS-09 Rev C (REVISED Front and Rear Elevations – Proposed);
Drawing Number 207LL-REGS-07 (REVISED Ground Floor Plan – Proposed);
Drawing Number 207LL-REGS-04 Rev C (REVISED Roof Plan – Proposed);
Drawing Number 207LL-REGS-06 Rev C (REVISED Side (2) Elevation – Existing);
Drawing Number 207LL-REGS-06 Rev C (REVISED Side (1) Elevation – Existing);
Drawing Number 207LL-REGS-05 Rev C (REVISED Front and Rear Elevations – Existing);
Drawing Number 207LL-REGS-04 Rev C (REVISED Roof Plan – Existing);
Drawing Number 207LL-REGS-03 Rev C (REVISED Floor Plans – Existing); and
Drawing Number 207LL-REGS-01 Rev C (REVISED Site Location Plan and Block Plan – Existing).

~~Drawing Number 207LL-REGS-02 Rev C (SUPERSEDED Block Plan – Proposed);~~
~~Drawing Number 207LL-REGS-10 Rev C (SUPERSEDED Side Elevation – Proposed);~~
~~Drawing Number 207LL-REGS-09 Rev C (SUPERSEDED Front and Rear Elevations – Proposed);~~
~~Drawing Number 207LL-REGS-07 (SUPERSEDED Ground Floor Plan – Proposed);~~
~~Drawing Number 207LL-REGS-04 Rev C (SUPERSEDED Roof Plan – Proposed);~~
~~Drawing Number 207LL-REGS-06 Rev C (SUPERSEDED Side (2) Elevation – Existing);~~
~~Drawing Number 207LL-REGS-06 Rev C (SUPERSEDED Side (1) Elevation – Existing);~~
~~Drawing Number 207LL-REGS-05 Rev C (SUPERSEDED Front and Rear Elevations – Existing);~~
~~Drawing Number 207LL-REGS-04 Rev C (SUPERSEDED Roof Plan – Existing);~~
~~Drawing Number 207LL-REGS-03 Rev C (SUPERSEDED Floor Plans – Existing); and~~
~~Drawing Number 207LL-REGS-01 Rev C (SUPERSEDED Site Location Plan and Block Plan – Existing).~~

Relevant Planning History

Reference	Description	Decision	Decision
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			Date
20250400	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.90 metres and eaves height of 2.90 metres.	Granted	27.05.2025

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

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 03/03/2026. No comments were received and the consultation period ended on 27th March 2026

Officer's Analysis

Design, Character and Appearance



89 Coopers Road is a two-storey end of terrace property located on the south side of the highway. The application proposes the erection of single storey rear extension, with alterations to the front bay window and the relocation of the front door.



The single storey rear extension would have a flat roof at a height of 2.9m. The extension proposes an overall width of 2.16m and would serve as an infill to the existing rear outrigger. The extension would project from the rear elevation by 3m. The extension would create space for a dining area with a window to the rear elevation. The extension would be constructed with a brick finish to match the existing.

The application also seeks to relocate the front entrance door as well as alterations to the front bay window. The proposed bay window would have a width of 2.4m and would project from the front elevation by 0.7m.

As shown below, the proposed alterations would be in keeping with the existing entrance doors and bay windows to the neighbouring properties within the terrace and as such would not be detrimental to the street scene:

Proposed Front Elevation	Existing Street Scene

As such, the development hereby proposed is not excessive in size or bulk, 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 application site would retain a rear garden space of 152.52m² and a depth of 20.63m in accordance with Gravesham's Recommended Layout Guideline's.

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 to look to introduce any windows to the flank elevations. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light. No neighbour representations have been received.

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).

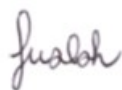
Conclusion

The proposal 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:	14th April 2026	Dated:	14 April 2026