

Delegated Report

Householder Planning Application

Planning Application No: 20260200

Location: 42 Dover Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension.

Applicant: Mr John Street

Site Visit Date: 08 April 2026

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 101 Existing Layout and elevations;
Drawing no. 102 Proposed Layout and elevations;
Drawing no. 103 Site location plan; and
Drawing no. 104 Existing and proposed block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250495	Erection of a boundary wall.	Permitted	08.07.2025
20170078	Retention of the front wall and gates.	Permitted	26.05.2017
20151041	Formation of access to classified road. Appeal AP 2015/00023/REF	Refused Dismissed	03.12.2015 15.02.2016
20150232	Formation of vehicular access onto a classified road. Appeal AP 2015/00017/REF	Refused Withdrawn	12.05.2015 08.10.2015
20040804	Retention of the vehicular access onto a classified road. Appeal AP 2004/00046/REF	Refused Dismissed	19.10.2004 10.06.2005
19950191	Demolition of existing single storey and 1st floor side and rear addition, erection of two storey rear extension to form utility room, kitchen with bedroom and bathroom over and erection of entrance porch and w.c. at the side.	Permitted	23.08.1995
19920508	Change of use of ground floor premises to silk screen printing.	Permitted	18.11.1992
19910397	Continued use of 1st. floor as a self contained flat and retention of external stair case & continued use of part of ground floor as enlarged shop.	Refused	20.09.1991

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

The property falls within the buffer zone of several historic landfill sites and as such 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 to five neighbouring properties by letter. No representations have been received. The overall consultation period expired on 18.03.2026.

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 single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The proposed extension would vary in depth, with a maximum depth of eight metres and would infill an area between an existing part single storey and part two storey rear extension at the application site. Despite the proposal adding a significant floor area to the building, the single storey design and flat roof would ensure that the bulk of the resulting building is not excessive. In addition, the proposed facing materials and general design approach would match with the existing building and the proposal would not be widely visible in the surrounding area.

Overall, the proposed development would be appropriate 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 broadly in line with the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would not adversely impact upon the private amenity space or the internal layout of the application property.

It is noted that the proposal would result in the loss of various windows and a door in the rear elevation of the application property (to a kitchen, living room and dining room) thereby reducing the levels of natural light available in these rooms. However, due to these room uses either being non-habitable (kitchen) or having alternative new windows, there would be no significant detriment to the living conditions of future occupiers.

Overall, the proposal would not be detrimental to the residential amenity of future occupiers 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.

No neighbour representations are received.

In terms of assessing overshadowing impacts, the Householder Extensions/Alterations Design Guide (2021) states that the 45° rule will be used. This means that if the centre of any perpendicular neighbouring window is crossed by a 45° line drawn from the extension (both in plan and elevation form), then daylight and sunlight could be adversely affected.

The closest residential properties to the application site are nos. 40 and 44 Dover Road (located to the north west and south east respectively), which adjoin the side boundaries. Nos. 31 to 35 Robina Avenue are located to the north east, across a rear accessway.

Due to the design of the proposed development (in particular, it having a maximum height of 2.7 metres, with a flat roof) and to the layout and orientation of the surrounding properties (most notably, as no. 44 Dover Road is located to the north and because the 45° elevational test is met), there would be no significant adverse overshadowing or overbearing impacts to the occupiers of the adjoining dwellings.

Due to the design of the proposal (no windows in the side elevation), the long length of the rear garden and

to the screening provided by existing boundary treatments, there would be no adverse overlooking impacts to the occupiers of any of the surrounding dwellings.

In order to prevent any future loss of privacy to the occupants of no. 44 Dover Road, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevation of the proposed development that faces it.

As such, 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).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 1. 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 Dykes Pit, Springhead Road and Northfleet Power Station historic landfill sites. Therefore, provided that the contamination watching brief condition recommended by the GBC Environmental Protection Team (Regulatory Services) is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further openings in flank elevation

Contamination watching brief

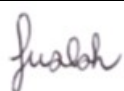
Conclusion

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:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14th April 2026	Dated:	14 April 2026