

Delegated Report

Householder Planning Application

Planning Application No: 20250125

Location: 1 Millfield Drive Northfleet Gravesend Kent

Description: Erection of a single storey front extension and conversion of integral garage into a habitable room.

Applicant: Mr G Sandhu

Site Visit Date: 08.04.2025

Submitted Documents/Plans

- Application Form
- Drawing No: S01 Rev P1 (Existing Block Plan)
- Drawing No: S02 Rev P1 (Proposed Block Plan)
- Drawing No: S03 Rev P1 (Existing Plan and Elevations)
- Drawing No: S04 Rev P1 (Proposed Plan and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19890424	Details pursuant to GR/88/1015 for erection of 76 two storey dwellings with integral garages, the laying out and formation of estate roads and construction of vehicular access onto Coldharbour Road	Approval of Details	13.10.1989

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

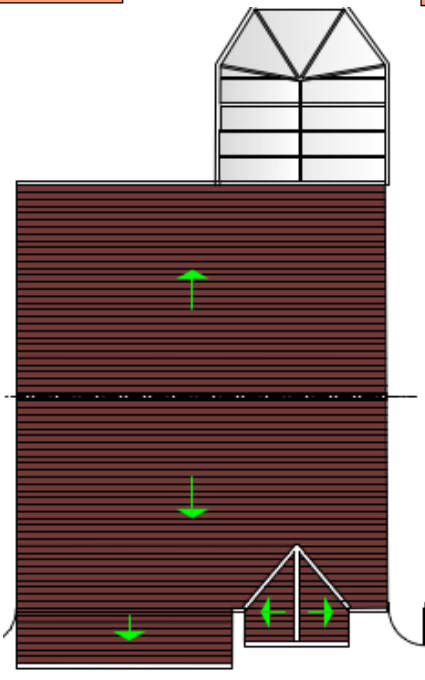
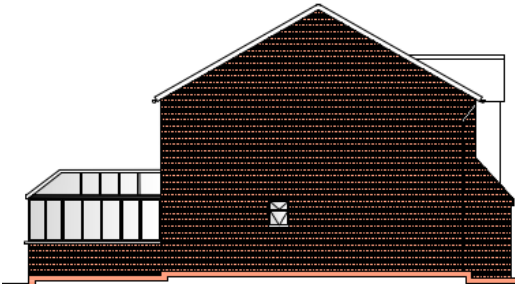
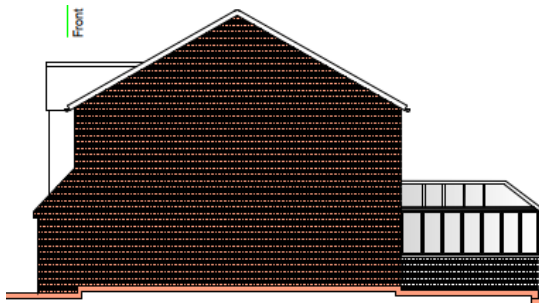
The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 19.03.2025 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey front extension and conversion of the existing garage into a habitable room.

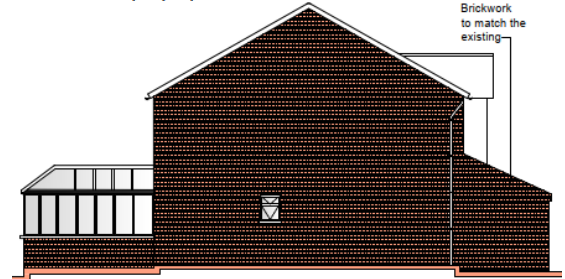
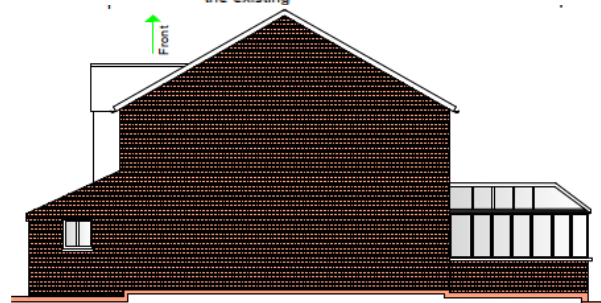
Existing



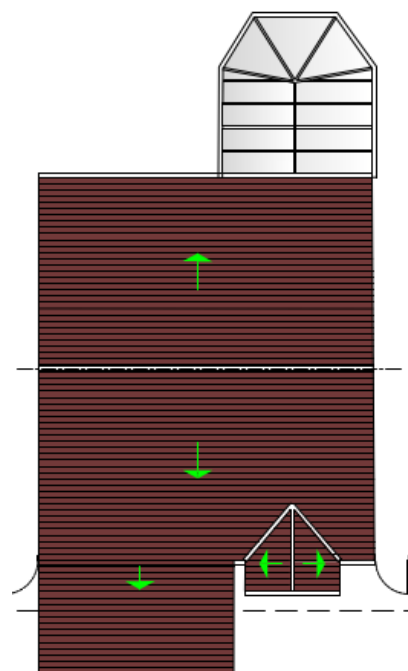
Proposed

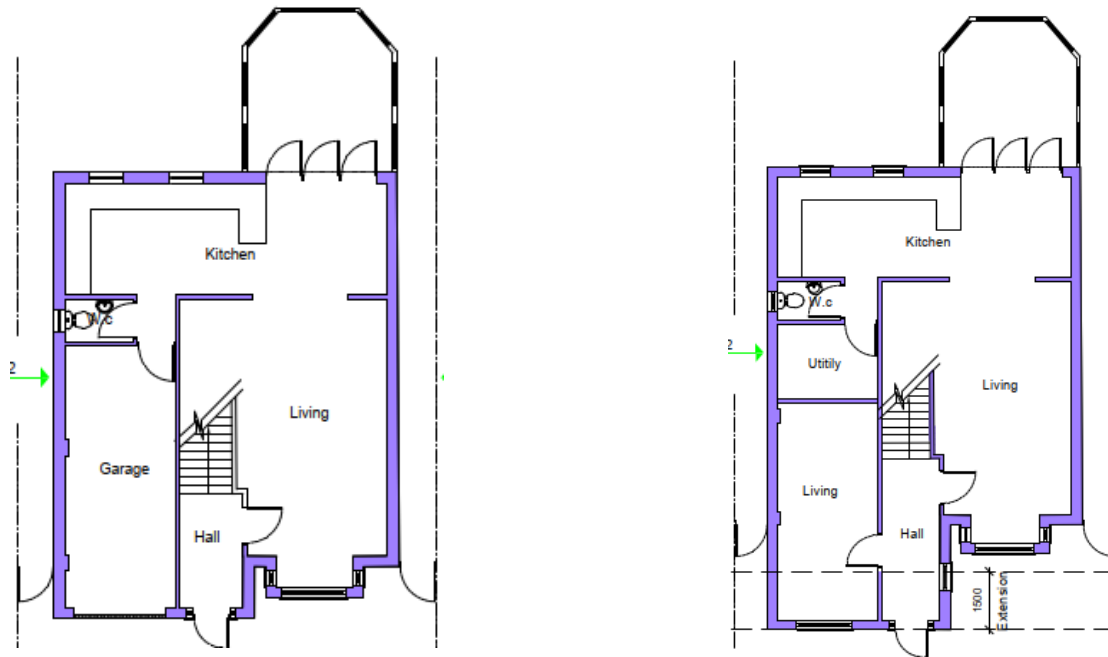


Brickwork to match the existing
Window to match the existing



Brickwork to match the existing





Background

Under planning permission reference GR/88/1015 the below condition was imposed.

The details submitted in pursuance of condition (1) shall show adequate land to the satisfaction of the District Planning Authority reserved for the parking or garaging of cars in accordance with the adopted K.C.C. standards and upon approval of the layout the reserved parking and garaging spaces shall be used only for the parking of private motor cars or for uses ordinarily incidental to the enjoyment of the domestic dwellings and no development whether or not permitted by the Town and Country Planning General Development Order 1988 shall be carried out in such a manner or in such a position as to preclude vehicular access into the parking or garaging spaces.

Character and Appearance

1 Millfield Drive is a two storey detached house with an integral garage, the site is located at the entrance of the cul de sac and comprises an area of hardstanding on the frontage to accommodate off road parking.

The proposal seeks to extend the house forward by 1.5m to enable the creation of a utility rooms and a secondary living space in place of the existing garage. Firstly it is important to note that there is not a uniform building line in Millfield Drive, partially due to the meandering nature of the cul de sac.



It is also important to note that there are similar extensions within Millfield Drive and so the proposed development is not an out of character addition.



Gravesham Borough Council's adopted design guidance states:



Large extensions which break the building line and do not respect the scale of the house will be rejected.

As demonstrated above, the proposed extension will not break any of the existing building line as it lacks uniformity, furthermore in terms of scale the proposed is not considered to be excessive in terms of scale and is an appropriate addition to the dwelling.

The proposed use of materials will match the existing so to maintain a coherent design and therefore the proposal is deemed to comply with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

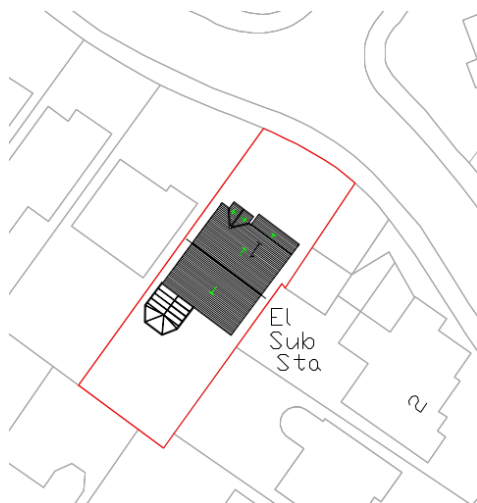
Amenity of Future Occupiers

The proposed development will increase internal living space and will not detriment the dwelling from private amenity space and therefore the proposal adequately safeguards the amenity of future and existing occupiers in line with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The application site is situated between a dwelling and an electricity substation. In terms of amenity the only impacted property would be No.3 Millfield Drive.

The extension is sufficiently set away from the share boundary with No.3 and due to the orientation of the dwellings there is no concern that the proposed development will result in a loss of light, outlook or privacy to the neighbouring property.



The proposal therefore safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidelines 2020.

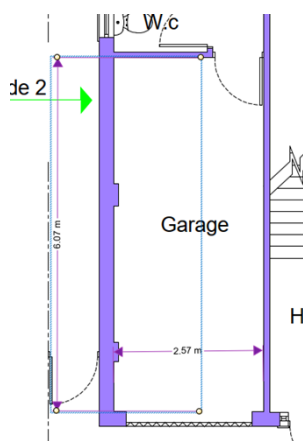
Parking and Highways

Paragraph 10.7 of the Council's adopted design guidance states:

- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.

Furthermore the KCC Parking Standards 2006 state:

A parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m.



The existing garage measures 2.5m wide by 6.0m deep and so the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

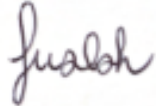
The resultant property frontage, would be able to accommodate off road parking despite the loss in depth and garage and so on balance the proposed development is deemed compliant with the requirements of KCC Parking Standards 2006 and SPD4 Householder Alterations and Extensions Guidance 2021.



Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	11.06.2025	Dated:	13 June 2025