

Delegated Report

Householder Planning Application

Planning Application No: 20250312

Location: 12 Peach Croft Northfleet Gravesend Kent

Description: Demolition of conservatory and erection of a single storey rear extension with 2 roof lights. Erection of a single storey front extension and part two storey and part first floor side extension with roof lights.

Applicant: Mr S Nagra

Site Visit Date: 10.04.25 (plus previous site visit)

Preliminary Matters

During the course of the assessment of the application, it was noted that the submission was an improvement on the previous application. However, some changes were required for the scheme to be considered policy compliant, including a reduction in width to the rear extension, an increase in subservience to the side extension, and internal layout changes to protect neighbouring amenity. The agent was contacted accordingly, and revised plans were received by 11.06.25, and were accepted by the Local Planning Authority. In this instance, it was considered that the reduced scheme did not require re-consultation to be carried out. In addition, the rooflights in the single storey rear extension have been reduced from three to two, as such a minor description change was agreed with the agent.

Submitted Documents/Plans

Application Form;
Site Location Plan – Existing;
Drawing No. A104 Rev. B - REVISED Block Plan – Proposed;
Block Plan – Existing;
Drawing No. A101 – Elevations Floor Plans Roof Plan and Section – Existing; and
Drawing No. A102 Rev C – REVISED Elevations Floor Plans Roof Plan and Section AA – Proposed.

Superseded Documents/Plans

~~Block Plan – Proposed; and
Drawing No. A102 – Elevations Floor Plans Roof Plan and Section AA – Proposed~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240304	Erection of a single storey front infill extension, erection of a part single storey, part two storey rear extension, and an increase in roof ridge height, incorporating the construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space to form an additional bedroom with ensuite.	Refused	30.05.24

19920608	Conversion of garage to lounge & erection of single storey side extension to form a garage.	Permitted	23.11.1992
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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 10.04.25 and no representations were received. The overall consultation period expired on 02.05.25.

Preliminary Matters

This application follows application reference number 20240304 for the erection of a single storey front infill extension, erection of a part single storey, part two storey rear extension, and an increase in roof ridge

height, incorporating the construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space to form an additional bedroom with ensuite. The application was refused on the following grounds:

1. The proposed extensions for this application, cumulatively, are considered poor design, that would result in a bulky, disproportionate and incongruous dwelling that would not be considered to conserve and enhance the character of the local built environment or integrate well within the local area. As such, the proposed development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

2. The proposal fails to provide sufficient privacy distance and would result in a substandard garden size post development, to the detriment of the amenity of future occupiers. As such, the proposal fails to safeguard neighbouring amenity, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

3. The inadequate privacy distance between the development and neighbouring properties would detrimentally impact neighbouring privacy. As such, the proposal fails to safeguard neighbouring amenity contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

It therefore stands to be considered whether this current application overcomes the previous grounds of refusal, along with any new considerations raised by this altered scheme.

Site Description

12 Peach Croft is a two-storey semi-detached dwelling located on the southern part of the cul-de-sac. The garage and hardstanding area is accessed by a shared access way.

Previous Site Photos (No.12 is shown on the right hand side)



Photo of access (alternative view)



This application proposes the demolition of conservatory and erection of a single storey rear extension with 2 roof lights, along with the erection of a single storey front extension, and part two storey/part first floor side extension with roof lights.

Proposed Development

The development would create space for internal layout alterations, incorporating an open plan lounge/kitchen area, a snug and games room at ground floor level. At first floor level, there would be an office and a new bedroom/en-suite created. There would be no increase in bedrooms, and the garage would be lost as part of the proposal.

Case Officer measurements are indicated in red and black on the plans:



Existing West Elevation



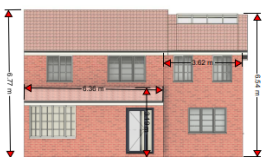
Existing East Elevation



Existing South Elevation



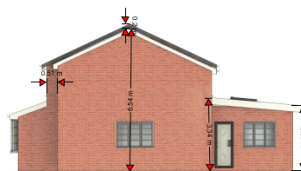
Existing North Elevation



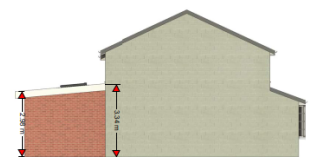
Proposed West Elevation



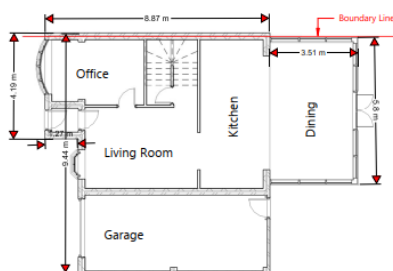
Proposed East Elevation



Proposed South Elevation



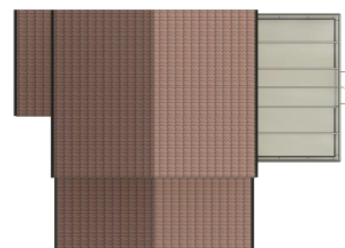
Proposed North Elevation



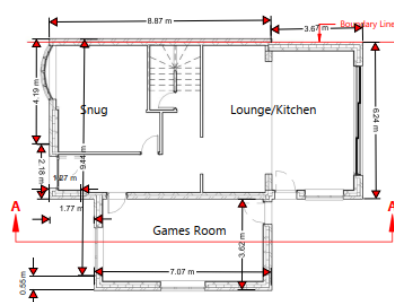
Existing Groundfloor Layouts



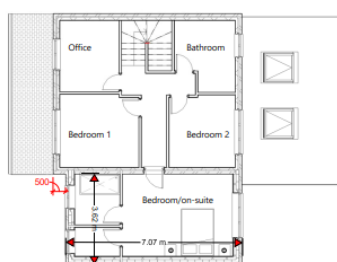
Existing Firstfloor Layout



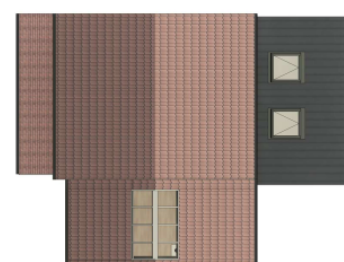
Existing Roof Plan



Proposed Groundfloor Layouts



Proposed Firstfloor Layout



Proposed Roof Plan

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the borough:

<https://www.gravesham.gov.uk/downloads/file/249/householder-extensions-alterations-design-guide-sdp-including-schedule-of-representations>

The sections of particular relevance are indicated below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

Rear Extensions

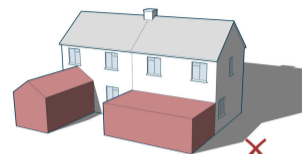
Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

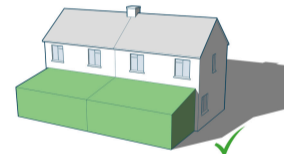
- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.



Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



Appropriate scale and roof design ensures both extensions work together.

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- Light/Outlook: The 45 / 25 degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development



Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

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Householder Extensions/Alterations Design Guide SPD

- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



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

The proposed external materials would be in keeping with the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development.

With consideration of the immediate locality, it is noted No. 14 Peach Croft has been extended. Looking at the planning history of the site, it appears these permissions were granted prior to the adoption of the current Local Plan Core Strategy (2014), the supplementary planning guidance; Gravesham's Design SPD (2021) and the updated Section 12 of the National Planning Policy Framework (2024). The context is therefore considered to be different and as such this is not a material consideration for the works proposed at 12 Peach Croft.

Google Images of 14 Peach Croft



Proposed Extensions

Extensions need to be demonstrably subservient to the host dwelling to ensure works are sympathetic and do not overwhelm the original dwellinghouse. The proposed side extension is large in width and is set down from the roof by a minimal amount. However, the amended plans show that the extension would be sufficiently set in from the front elevation. In addition, the roof form would complement the existing. On balance, the revised plans for the side extension are considered to be acceptable in design terms, and the increased setback is considered to reduce the visual impact of the proposal, from the street scene sufficiently.

The proposed single storey rear extension would largely follow the scale of the existing conservatory and would be constructed with a pitched roof. As such, there are no concerns with the design or scale of the rear extension.

Porch and front extension

The porch and front extension would result in the loss of one of the bay windows, but would essentially be an infill extension. It is considered that fenestration design changes/inclusion of an additional window could have improved the appearance of the proposed extension, rather than the proposed inclusion of a large section of blank wall. However, on balance, this is not considered to be sufficient ground to refuse the application.

Taking all of the above into account, on balance, grounds of refusal 1 are considered to be overcome, and the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and 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. In terms of room sizes, the proposal is considered to provide sufficient space for future occupiers. In addition, 3 bedrooms are proposed as part of this application, and the garden space requirements are as follows:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The block plan indicates there would be sufficient garden space post development and there are no privacy concerns that would impact future occupiers. As such, grounds of refusal 2 have been overcome, and the development would safeguard neighbouring amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received in relation to the consultation carries out for this application.

Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

In situ, the proposal is not considered to cause a sense of enclosure, loss of outlook or loss of light. The element to be assessed, in this regard, would be the single storey rear extension, as this would be constructed directly adjacent to No. 11 Peach Croft. The two storey/first floor extension and proposed front extension/porch, in situ, would not impact neighbouring amenity in this regard. The proposed single storey rear element is not considered to cause concern. It would replace an existing conservatory and would be modest in height and depth. In addition, it is noted that a similar extension could potentially be constructed under permitted development rights.

The original plans submitted with this application raised concerns in terms of privacy, due to the new bedroom at first floor level in the side extension, which would have overlooked the private garden area of No.14 Peach Croft, and would not have met the privacy distance as set out in the RLG (2020). However, the revised plans have addressed these concerns by swapping the arrangement of the proposed new bedroom and en-suite around. The en-suite window can be conditioned to be obscure glazed, the bedroom to the rear in situ, is no different to the existing situation, and therefore, this concern is considered to be overcome. With regards to the rest of the proposal, there are no new flank windows proposed apart from the window which would serve the games room and the window and door in the single storey rear extension. These windows are at ground floor level and would not impact neighbouring amenity. Furthermore, the front window at ground floor level to serve the games room is not considered to raise concerns, given that there is an existing boundary treatment between No.12 and No. 14 Peach Croft.

Therefore, previous grounds of refusal 3 have been overcome and the proposal is considered to safeguard neighbouring amenity, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The proposal would result in the loss of the garage, however there appears to be sufficient space for vehicular parking, post development.

Any Other Material Planning Considerations

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.

Archaeology

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

Conclusion

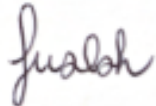
The application has been fully considered and is in accordance with local and national planning policy.

On balance, the proposed development is considered to be acceptable in terms of design, character and appearance, and would not detrimentally impact the appearance of the dwelling or street scene. In addition, the proposal is considered to safeguard the amenity of future occupiers and neighbouring properties. Furthermore, there are no concerns in terms of highways or parking. As such, the development complies with policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

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:	12th June 2025	Dated:	25 June 2025