



Delegated Report

Householder Planning Application

Planning Application No: 20250909

Location: 45 Tennyson Walk Northfleet Gravesend Kent

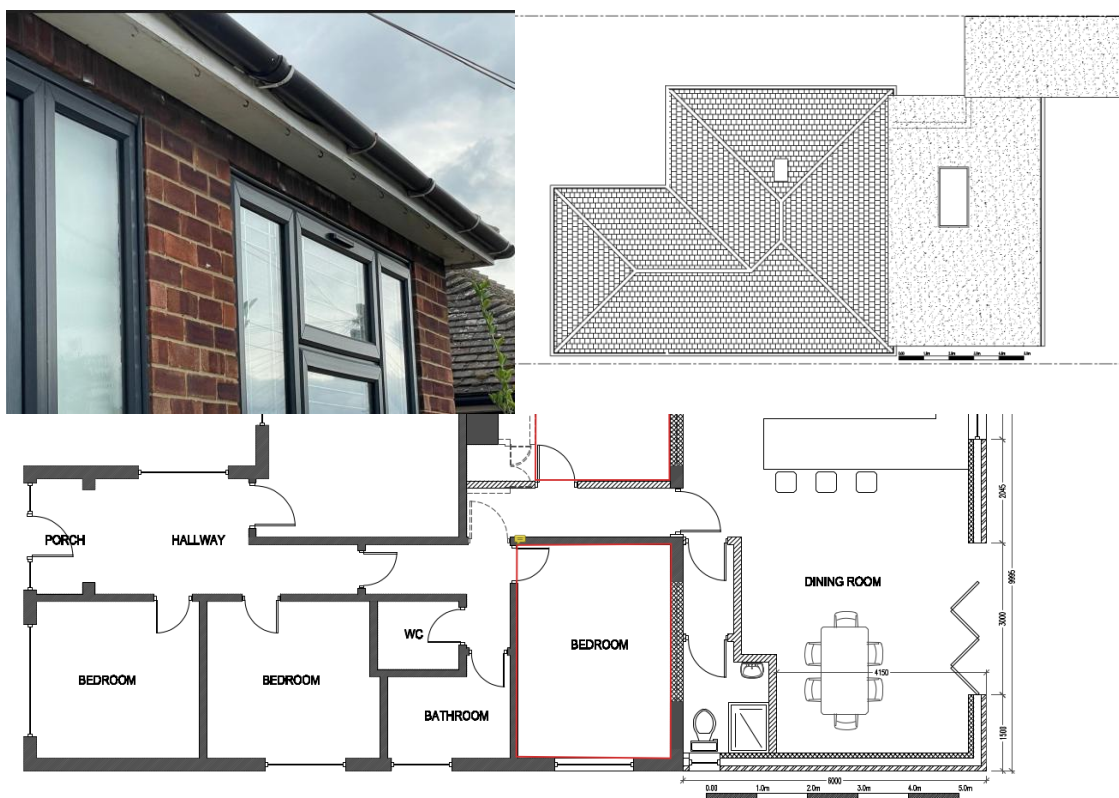
Description: Erection of a single storey rear extension with roof light.

Applicant: Mr Harjit Singh

Site Visit Date: 06.10.2025

Preliminary matters

There were some concerns raised regarding the consistency of the submitted plans. For clarification the submitted plans have been assessed as being accurate with the extension being set 700mm from the boundary. The proposed roof plan is shown with the roof overhang as shown in the images below.



Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2501-030 REV 01 (Existing and Proposed Block Plans)

- Drawing No: 2501-026 REV 01 (Proposed Ground Floor Plan)
- Drawing No: 2501-029 REV 00 (Proposed Elevations)
- Drawing No: 2501-028 REV 00 (Proposed Roof Plan)
- Drawing No: 2501-005 REV 00 (Existing Elevations)
- Drawing No: 2501-004 REV 004 (Existing Roof Plan)
- Drawing No: 2501-002 REV 00 (Existing Ground Floor Plan)

Relevant Planning History

No relevant planning history.

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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 06.10.2025 and 2 objections were received and one supporting comment was received.

The main points raised in the objections were:

- The extension will cause overlooking thus impact privacy
- Foundations may impact integrity of neighbouring garage
- Application site is on higher ground and will make a garage feel “hemmed in”
- Build process will cause noise and disruption
- If application is approved no access will be given from adjoining neighbour
- If extension if approved the new windows should be fitted with obscure glass
- Applicant should erect a fence to give privacy to a driveway, garden and neighbouring conservatory
- If application permitted neighbours should be aware of construction hours, noisy works hours and consideration of neighbouring properties.
- Reassurance is required regarding start and finish times
- Would like assurance that rubbish will be cleared
- Neighbours should be able to access their driveways at all times
- No work, materials or rubbish should encroach between two bungalows

Some of the points raised above are not material planning considerations and will not form part of the decision making process. Any concerns relating to foundations and boundaries are civil matters and independent legal advice should be sought. Should permission be forthcoming an informative relating to building regulations will be provided to the applicant.

In relation to hours of construction, rubbish disposal and noisy works, this is not something which falls under the planning remit. If permission is forthcoming then an informative regarding Works of Construction will be attached which will provide the applicant with details relating to the above. Should the applicant fail to comply then affected parties should report this to the Environmental Protection Team who may be able to take further action.

The Local Planning Authority does not have control over parking issues, if access to a property is blocked and a dropped kerb is in situ this could initially be reported to Kent Police who may be able to assist further.

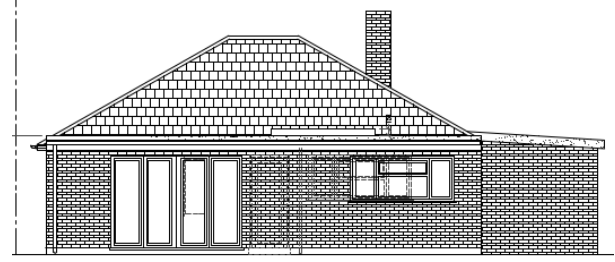
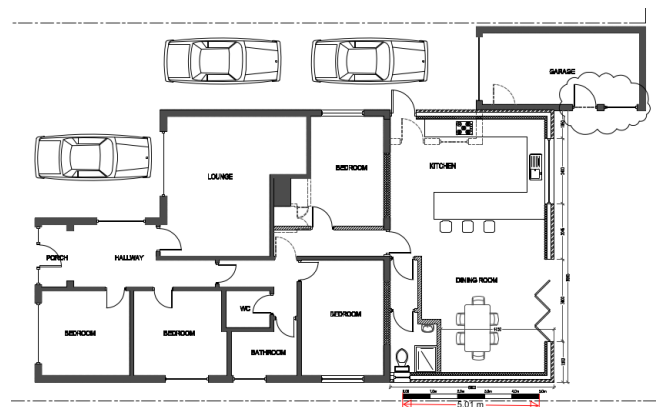
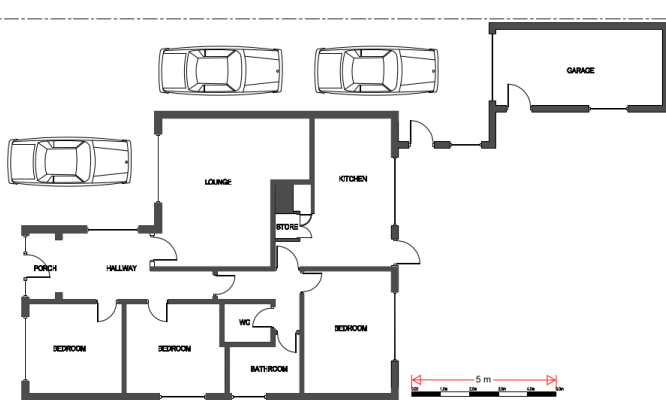
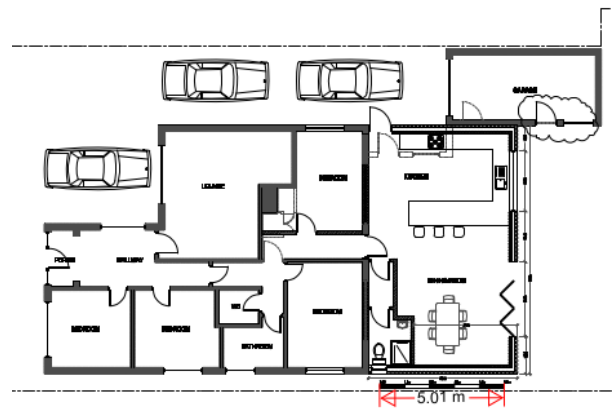
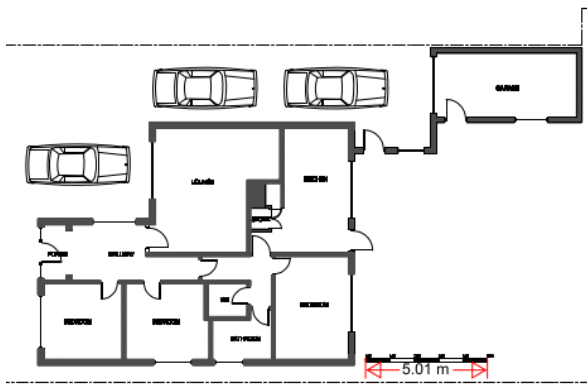
Analysis

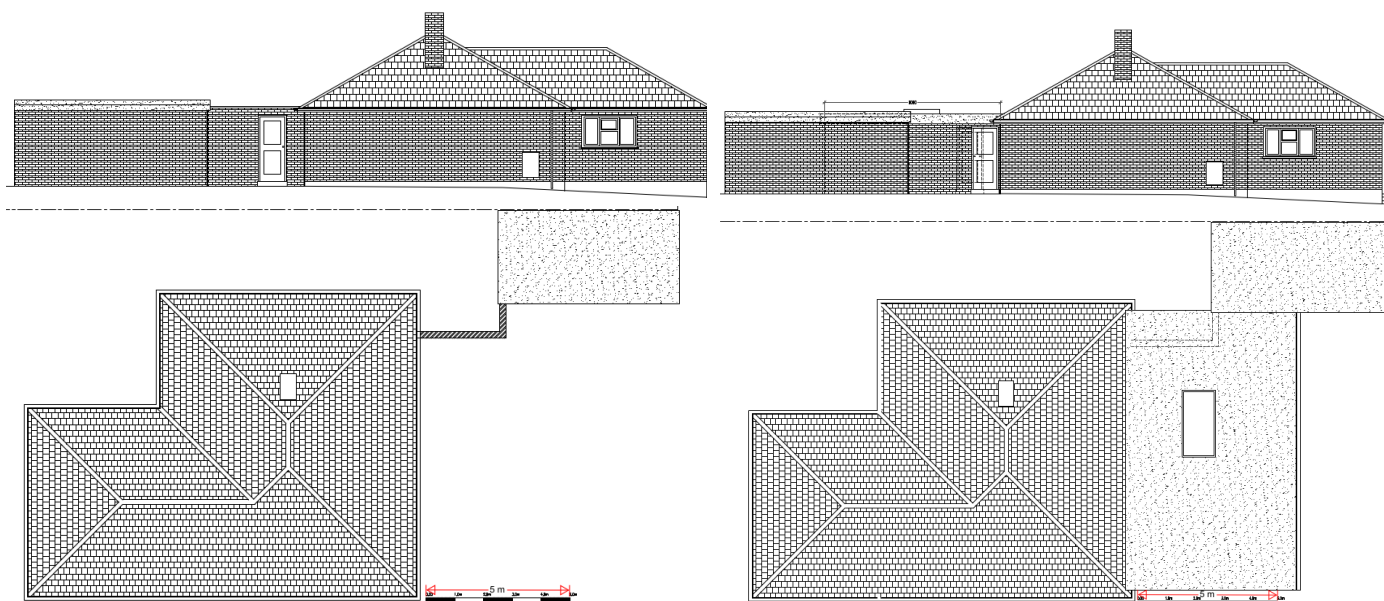
Proposal

The proposal seeks to erect a single storey rear extension with a flat roof.

Existing

Proposed

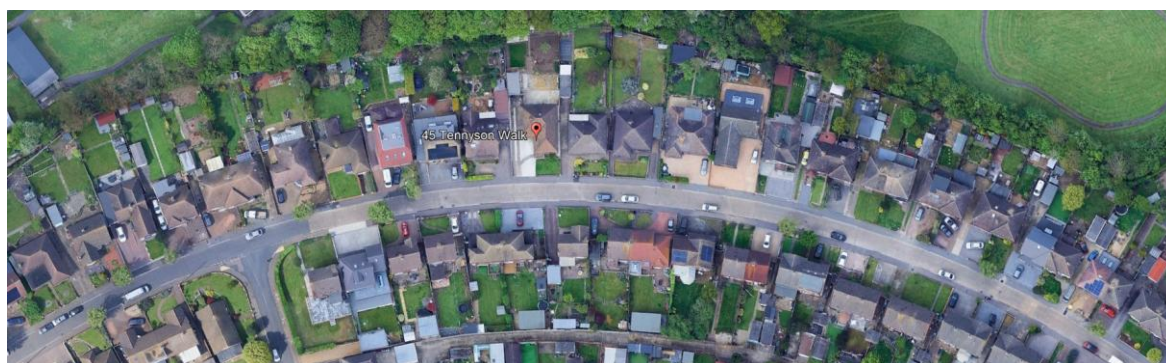




Character and Appearance

The application site is a detached bungalow situated within urban Gravesend. The property currently comprises three bedrooms and has a detached garage. This part of Tennyson Walk comprises mainly detached bungalows on the northern side of the highway with two storey houses to the south. The road also slopes down to the east and again down to the south which means land levels vary from house to house.

The proposed extension will be located to the rear of the dwelling and will not be visible from a public vantage point and is therefore not liable to harm the character and appearance of the road. A number of properties within the vicinity have extended to the rear of their houses, therefore the proposed is not considered to be an out of character addition to the area. The overall height of the extension will be approx. 2.7m which is not excessive and is appropriate for the dwelling to which it is attached.



The extension is designed with materials to match the main dwelling and will therefore compliment the main dwelling with regards to its finishing.

The scale of the extension is on the larger side, however it is far from excessive when considering the depth of the original house. It is important to note that under Permitted Development (PD), such extension could be erected to a depth of 8m. If the proposal were to be refused it is unlikely that it would be upheld at appeal in the event the applicant contested the Council's decision.

In terms of the extension impacting an existing garage, it is important to note that the garage is not a dwelling and not a habitable living space. The proposed extension is contained within its own residential curtilage so there are no concerns regarding the impact of the development on an adjoining occupier's garage or any concerns of encroachment.

On balance the proposed extension is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed extension will serve a kitchen and diner area and create a larger living space whilst increasing the bedrooms from three to four. The proposed bedrooms are compliant with the nationally described space standard and post development there will be sufficient amenity space for future occupiers.

In terms of the proposed bedroom window in the flank elevation, it does not need to be obscure glazed as the boundary treatment will provide adequate screening. It should be noted that the boundary treatment can be erected to a height of up to 2.0m without the benefit of planning permission which is sufficient to obscure any into neighbouring amenity.

The proposal safeguards future occupier amenity inline with the requirements of SPG2 Residential Layout Guidance 2020.

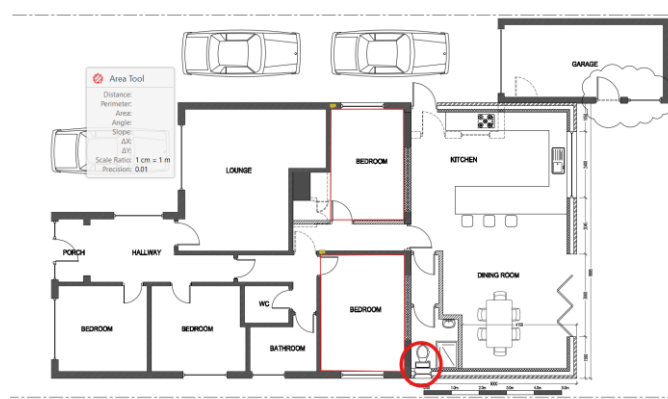
Neighbouring Amenity

The application site is located between No's 43 and 47 Tennyson Walk. No 43 is located to the west and is situated on higher ground. This property is set away from the application site and has a garage located in the common boundary shared with No. 45 which will obscure the view of the extension from this property. It is evident from the below image that this property will not be impact by the extension and the amenity of this site will be safeguarded.

The area highlighted in red is the garage belonging to 43 and the area highlighted blue is the approximate scale and siting of the proposed extension.



The neighbouring property located to the east is known as No.47 Tennyson Walk, this property is located on lower ground to the application site. The proposed extension in itself does not pose a privacy risk to the applicant as the only fenestration proposed in the flank elevation will serve a w/c which will be conditioned to be obscure glazed and top hung. A further condition will be imposed which will prohibit any alterations to fenestrations without the grant of further planning permission.



It is noted that the proposal shows that an existing bedroom window in the rear elevation of the original dwelling will be relocated into the flank elevation. This window will face towards No.47, it is important to note that under permitted development alterations to fenestrations do not require planning permission unless in specific circumstances. In this instance the main dwelling house is not subject to any conditions which remove this right so a window could be added into the flank without planning permission. As this window will serve a bedroom, it would not be appropriate to impose any conditions which obscure the glass, obscure glazing is imposed on w/c's where a curtain or blind would not offer sufficient screening.

It appears that there is some boundary treatment in place at present which will offer an element of screening and this can be extended and built up to a height of 2m which would provide additional screening. Private driveways are not an area which forms an amenity space therefore the erection of a fence to offer screening to a driveway is not appropriate.

In terms of loss of light or outlook, it is evident from the below aerial image that a minimal area of No.47's driveway would be exposed to the proposed extension. The majority of the extension will be obscured by the existing garage which is in place, therefore the proposal will not cause any loss of light or outlook to the occupants of No.47.



The proposed extension adequately safeguards neighbouring amenity; conditions will be imposed to further safeguard amenity. The proposal complies with SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will result in a +1 net increase of bedrooms to the main dwelling. As such the

proposed must demonstrate that there are two available parking spaces. The property benefits from a frontage which has adequate off road parking for a minimum of two vehicles which complies with the requirements of KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	04.11.2025	Dated:	12th November 2025