

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20260023

**Location:** 1 Hall Road Northfleet Gravesend Kent

**Description:** Demolition of existing single storey side and rear extensions. Erection of a two storey rear extension and single storey side extension with roof light.

**Applicant:** Mr G. Durling

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form  
25168/001 – Location and Block Plans  
25168/01 – Existing Plans and Elevations  
25168/01 – Proposed Plans and Elevations  
Photos

### Relevant Planning History

| Reference | Description                                                   | Decision  | Decision Date |
|-----------|---------------------------------------------------------------|-----------|---------------|
| 19760573  | Erection of a single storey extension at rear to form kitchen | Permitted | 17.08.1976    |

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- 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.

##### *KCC Heritage*

In this instance I suggest that no archaeological measures are required.

##### *Southern Gas*

No comments received.

#### Neighbouring properties

A site notice was placed on 26<sup>th</sup> January 2026 and 2no. surrounding properties were consulted. 0 comments were received from members of the public. The final date to submit comments ended on 27<sup>th</sup> February 2026.

### **Officer's Analysis**

#### Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking.

#### Design, Character and Appearance

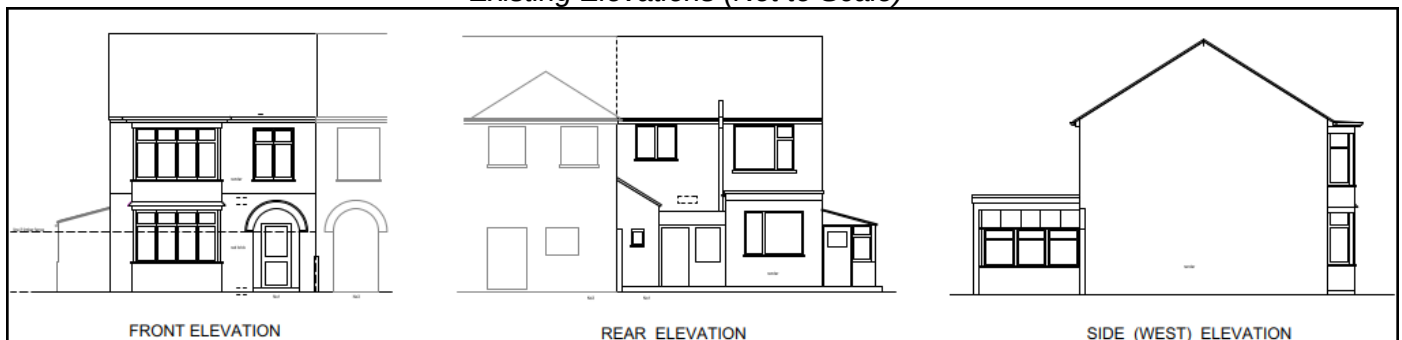
This application relates to a two-storey semi-detached dwellinghouse. It fronts Hall Road but is located on a corner joining Springhead Road. Its elevations use brick and pebbledash render, with concrete rooftiles, and white upvc windows. Its front boundary contains a low brick wall, with close boarded fencing to the side boundary abutting Springhead Road, with a rear garden access from the street. There is also a flat roof garage included in the site area, at the rear of the garden accessed from Springhead Road.

The application includes recent photographs taken of the site as below:



This scheme would demolish the existing single storey side and rear projections, and erect a two-storey rear extension and a single storey side projection.

### *Existing Elevations (Not to Scale)*



### *Proposed Elevations (Not to Scale)*



The single storey side extension would be visible from Springhead Road given the corner plot location. However, it would replace an existing flat roof structure of limited architectural merit and would be subservient in scale, with a modest projection and appropriate roof form. The two-storey rear extension would increase built form at the rear; however, it would be set within the established rear building line and would mirror the depth and height of the adjoining neighbour's rear projection. As such, it would not appear incongruous within the streetscene or rear context. The materials proposed, including brickwork to match the existing and white render at first floor level, would reflect the established palette of the host dwelling and surrounding properties.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

#### Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

| Room Type             | Proposed Internal Floor Area (m <sup>2</sup> ) | Minimum Space Standard (m <sup>2</sup> ) |
|-----------------------|------------------------------------------------|------------------------------------------|
| Double bedroom        | 12.7                                           | 11.2                                     |
| Ensuite (Bath and WC) | 4.1                                            | 3.6                                      |
| Kitchen               | 16.75                                          | 7.2                                      |

| Garden Measurement | Proposed Garden Space | Minimum Space Standard |
|--------------------|-----------------------|------------------------|
| Area               | 103m <sup>2</sup>     | 100m <sup>2</sup>      |
| Depth              | 7.75m                 | 10m                    |

The proposed increase from a 3-bedroom property to a 4-bedroom property raises the space requirement for external amenity area. Whilst the garden depth does not achieve the 10m guideline typically associated with four-bedroom dwellings, the overall area exceeds the 100sqm minimum and benefits from an irregular corner plot arrangement which provides usable side and rear amenity space. The configuration would provide functional and usable outdoor space and would not result in substandard living conditions. The additional rooms would also meet the minimum internal space standards as per the Residential Layout Guidelines (2015).

### Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

3 Hall Road is located to the east of the site and is attached. It is the neighbour most likely to be impacted by the development. The stepped nature of the rear elevation results in the lower part of the proposed extension being located to the shared boundary with lesser depth, whilst the height and depth increase as it 'steps' away from the shared boundary. This limits both; visual bulk but actual bulk which can impact the amenity of neighbouring properties. No side windows are proposed, and the overall height and depth would not be significantly greater than this neighbour's projection. As such, the proposed development would not significantly impact this neighbour in terms of overshadowing, overbearing bulk or overlooking.

165 Springhead Road is located to the rear. It is oriented so its side elevations face the rear elevation of the subject dwellinghouse. The proposed two-storey rear extension would be 10.8 metres from this neighbour's side elevation. There is a side opening on this neighbour's property, but it faces into the rear garden of 3 Hall Road not the subject property and so there would be no direct overlooking. However, in any case, the rear first-floor ensuite window would be secure by condition to be obscure glazed and fixed shut below 1.7 metres from internal floor level to prevent overlooking. Given the distance, oblique angle between the openings and reasonable height and scale of the proposed extensions, they would be unlikely to impact this neighbour.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

### Parking and Highways

The proposal would increase the dwelling from three to four bedrooms, which under the KCC Parking Standards (2006) would usually require three off-street parking spaces. The site currently benefits from a driveway and garage providing two spaces.

Given the constrained corner plot position at the entrance to a roundabout, the creation of additional vehicular access is unlikely to be feasible or safe. The shortfall is limited to one space and relates to a modest intensification of use within an established residential property. In this context, and having regard to the site's urban location, it is not considered that the proposal would result in severe highway impacts. The parking standards are maximum parking standards and given the restrictions on new accesses available to this property, and the increase by only one bedroom, it would be unreasonable to prevent development on this site, for not meeting the maximum parking standard, in this instance. Given the available garden space and garage there is spacing on the property for one cycle.

Whilst the proposal would result in a shortfall of one parking space when assessed against the adopted standards, the constraints of the corner plot position limits opportunities for additional access provision. The increase in bedroom number is modest and, considering the urban location of the site, the proposal would not be expected to result in significant highway impacts. On balance, the parking provision is considered acceptable in this instance, when considered against; paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

## Conclusion

The proposed development would represent a proportionate enlargement of the dwelling that would respect the character and appearance of the subject property and surrounding area. The proposal would safeguard neighbouring amenity, provide adequate internal and external space for future occupiers and would not result in significant highway harm. The development therefore accords with the relevant policies of the Development Plan and the National Planning Policy Framework (2024).

## Recommendation

The recommendation is to approve the development.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                            |
|----------------------|-----------------------------------------------------------------------------------|---------------------|----------------------------|
| <b>Case Officer:</b> | Mrs Lisa Fisher                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b>        |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <b>R Hart</b>              |
| <b>Dated:</b>        | 2 <sup>nd</sup> March 2026                                                        | <b>Dated:</b>       | 2 <sup>nd</sup> March 2026 |