



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250804

**Location:** 4 Marconi Road Northfleet Gravesend Kent

**Description:** Erection of a single storey rear extension and erection of a new front porch.

**Applicant:** Mrs Meet Singh

**Site Visit Date:** Street View site visit 21.10.25

### Preliminary Matters

During the course of the assessment of the application, it was noted that changes to the existing porch were proposed, however, this was not specified within the description. Additionally, it was noted the rear extension appeared to encroach on the neighbouring property and there were some inconsistencies with the plans. As such, the agent was contacted in order to agree to the description change and give the opportunity to amend the plans. Amended plans were received, reconsultation was carried out and an extension of time was agreed.

### Submitted Documents/Plans

Application Form;  
Drawing No. S01 Rev. P1 – Block Plan – Existing with OS Plan;  
Drawing No. S02 Rev. P1 – Block Plan – Proposed;  
Drawing No. S03 Rev. P2 – Floor Plans and Elevations – Existing; and  
Drawing No. S04 Rev. P3 – Floor Plans and Elevations – Proposed.

### Superseded Documents/Plans

*Drawing No. S03 – Floor Plans and Elevations – Existing; and  
Drawing No. S04 – Floor Plans and Elevations – Proposed.*

### Relevant Planning History

| Reference | Description                                                                                      | Decision  | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------|-----------|---------------|
| 20000848  | Erection of a two storey bay window to the front elevation.                                      | Permitted | 23.01.2001    |
| 19890131  | Erection of two storey rear extension to form enlarged kitchen/diner with enlarged bedroom over. | Permitted | 20.04.1989    |

### 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

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**

#### Consultees

##### Local Ward Councillors

No comments received.

##### Neighbouring properties

Three surrounding properties were consulted and no responses were received. The overall reconsultation period expired on 14.11.25.

### **Site Description**

4 Marconi Road is a two-storey semi-detached property.

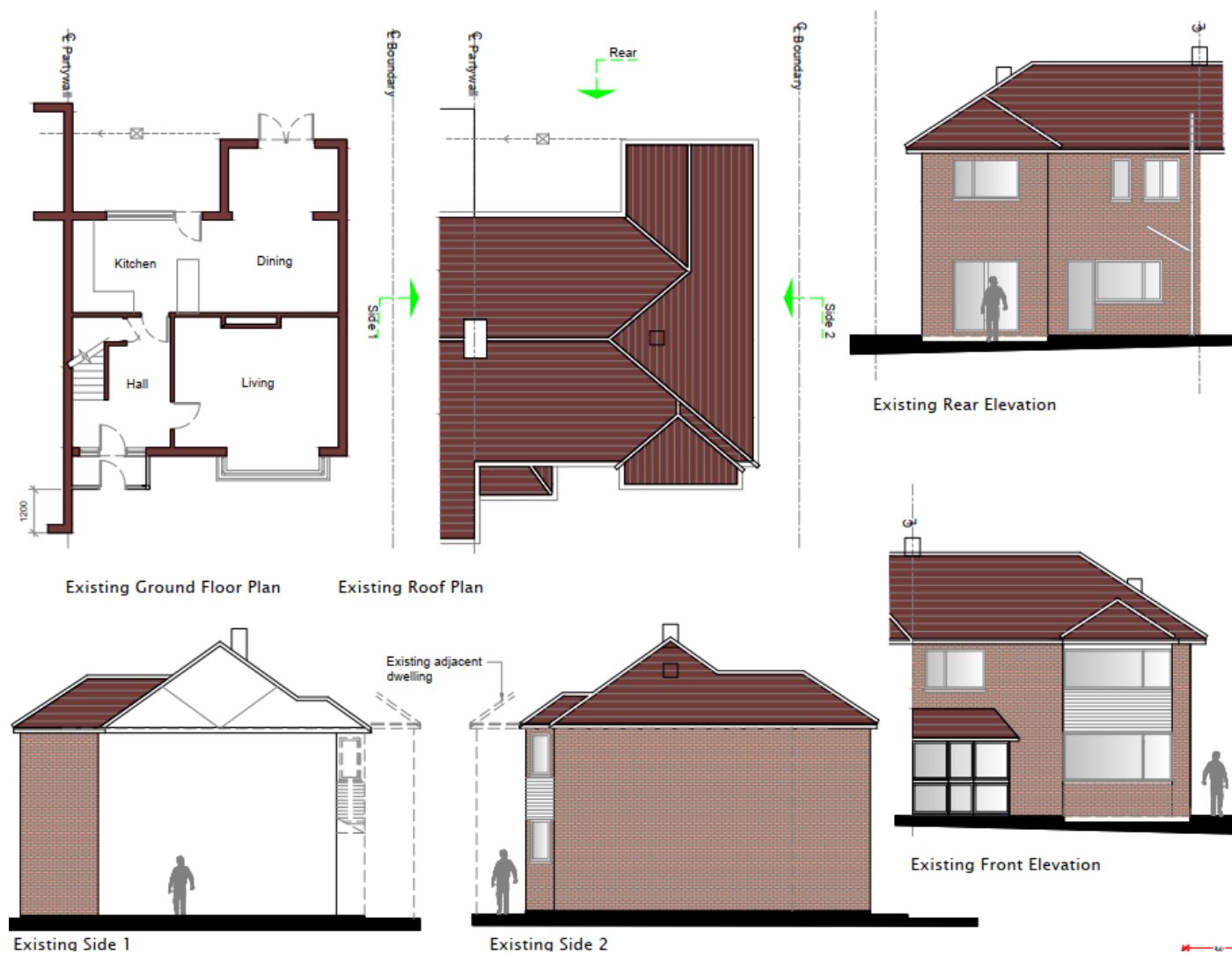


This application proposes the erection of a single storey rear extension and the erection of a new front porch.

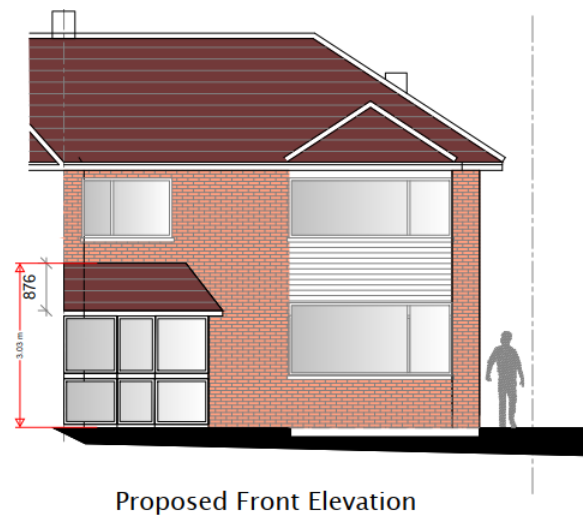
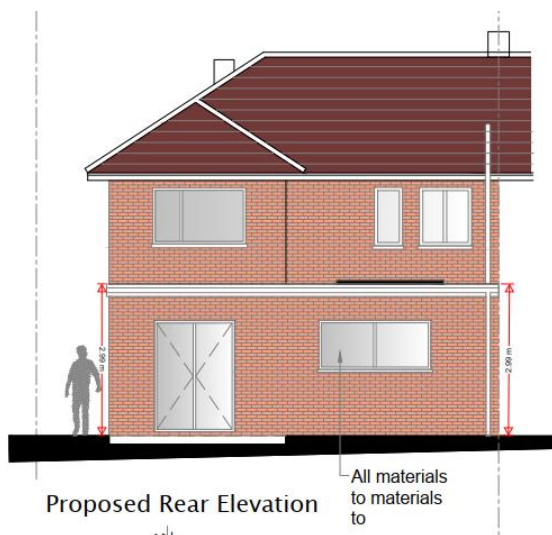
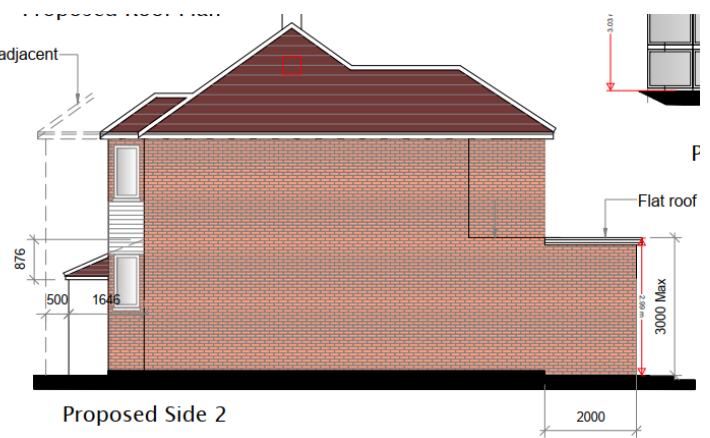
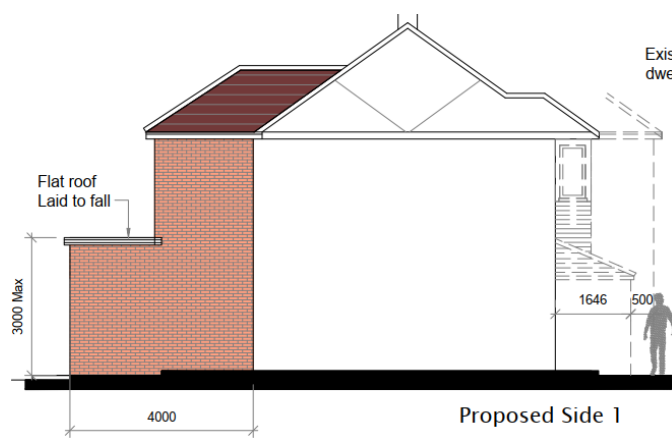
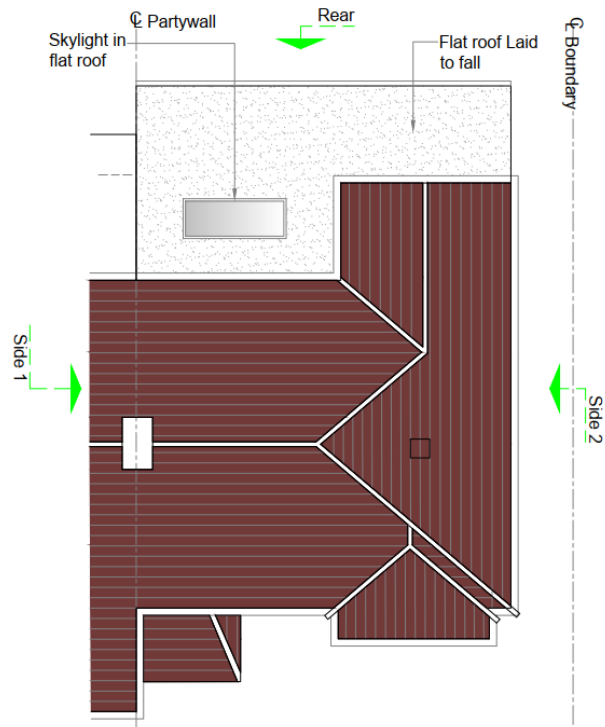
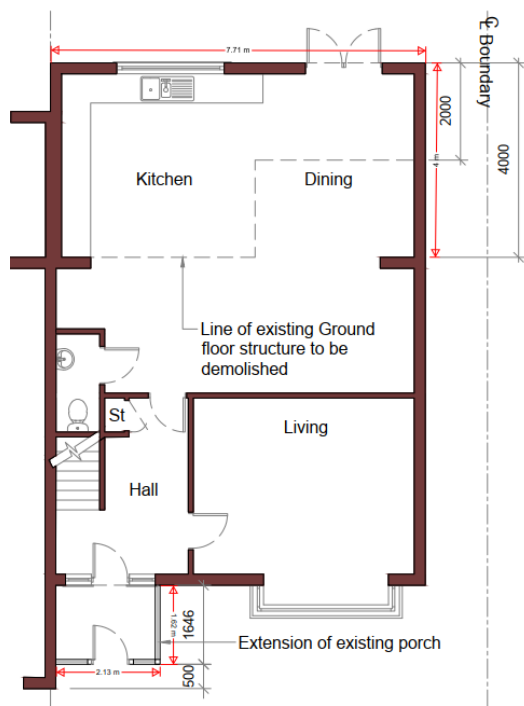
## Proposed Development

The single storey extension would wrap around the existing two storey rear extension. The new porch would result in a slight increase in scale when compared with the existing. Case officer measurements are indicated on the plans in black and red:

## Existing



## Proposed



## **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 proposed external materials would complement the existing dwelling, which is desirable. If planning permission were to be forthcoming, a condition could be added to the decision notice in order to ensure the external materials would match those used in the existing dwelling.

#### *Porch*

The porch is not excessive in scale and would have a pitched roof. It would be set back from the front elevation of the neighbouring adjoining property and is considered to be a subservient addition to the dwelling. It is not considered to harm the character or appearance of the dwelling or street scene.

#### *Single Storey Rear Extension*

The proposed single storey rear extension would extend a maximum depth of 4.00m from the rear elevation of the dwelling and would wrap around the existing two storey extension. Whilst extensions to extensions are generally not acceptable, in this instance, the siting, and overall scale of the extension is considered to be acceptable. In addition, the extension would not be largely visible from the public vantage point.

Overall, the proposed development is considered to accord 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. The proposed development would provide acceptable room area in accordance with the guidance. In terms of garden size, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

### Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

### Google Aerial Image of property



In situ, the proposed single storey extension and porch would not detrimentally impact neighbouring amenity. As such the development is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Parking and Highways

There are no concerns in terms of highways and parking, that arise as a result of this proposal.

#### Any Other Material Planning Considerations

##### Archaeology

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

##### 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.

#### **Conclusion**

The application has been fully considered and accords with local and national planning policy.

On balance, the proposed development is acceptable in terms of design, character and appearance. There

is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords 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)

|                      |                                |                     |                                      |
|----------------------|--------------------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin                | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       | L Hankin                       | <b>Signed:</b>      | <i><b>R Hart</b></i>                 |
| <b>Dated:</b>        | 18 <sup>th</sup> November 2025 | <b>Dated:</b>       | <b>21<sup>st</sup> November 2025</b> |