

Delegated Report

Householder Planning Application

Planning Application No: 20250535

Location: 50 Henley Deane Northfleet Gravesend Kent

Description: Erection of a first-floor side extension.

Applicant: Mr Gurtej Singh Pannu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 26/05/2025;
Supplementary Information – Design and Access Statement;
Site Location Plan;
Drawing Number A101 (Block Plan – Existing and Proposed);
Drawing Number A102 (Ground Floor Plan – Existing and Proposed);
Drawing Number A103 (First Floor Plan – Existing and Proposed);
Drawing Number A104 (Roof Plan – Existing and Proposed);
Drawing Number A205 (Front and Rear Elevations – Existing and Proposed); and
Drawing Number A206 (Side Elevations – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20241137	Erection of a single storey side extension with 4 rooflights.	Refused	03.02.2025
20240731	Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration.	Refused	01.10.2024
20240732	Application for a Proposed Lawful Development Certificate in respect of loft conversion with rear dormer and roof lights to front roof slope.	Certificate Granted	30.09.2024
20020390	Erection of a detached garage at the side	Permitted	07.08.2002
20110395	Continued use of attached garage as a granny room and the detached garage at the side as a gym/store.	Permitted	27.06.2011
19870362	Erection of single storey rear extension to form enlarged lounge diner	Permitted	04.09.1987
19850414	Details pursuant to outline planning permission ref 19810642 for the erection of 115 two storey dwellings with associated garaging and parking and laying out of estate roads	ADET	16.10.1985

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)

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

Ward Councillors – No comments received

Neighbouring properties

8 surrounding properties were consulted and a site notice was displayed on 9th June 2025. No responses were received and the consultation period ended on 4th July 2025.

Preliminary Matters

Application 20240731 for 'Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration' was refused for the following reasons:

Overall, the erection of single storey side extension, first floor side extension and flat roof to the outbuilding is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Subsequent application 20241137 for 'Erection of a single storey side extension with 4 rooflights' was also refused for the reasons as set out below:

The proposal is not consider to have overcome the previous reason for refusal. The erection of a single storey side extension, is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

The current application looks to overcome the previous grounds for refusal.

Officer's Analysis

Design, Character and Appearance

50 Henley Deane is a semi-detached dwellinghouse located on the South side of the highway. The property has previously been extended to the rear and the original garage attached to the flank elevation converted to habitable room. A detached garage was constructed to the front of the property under application 20020390.



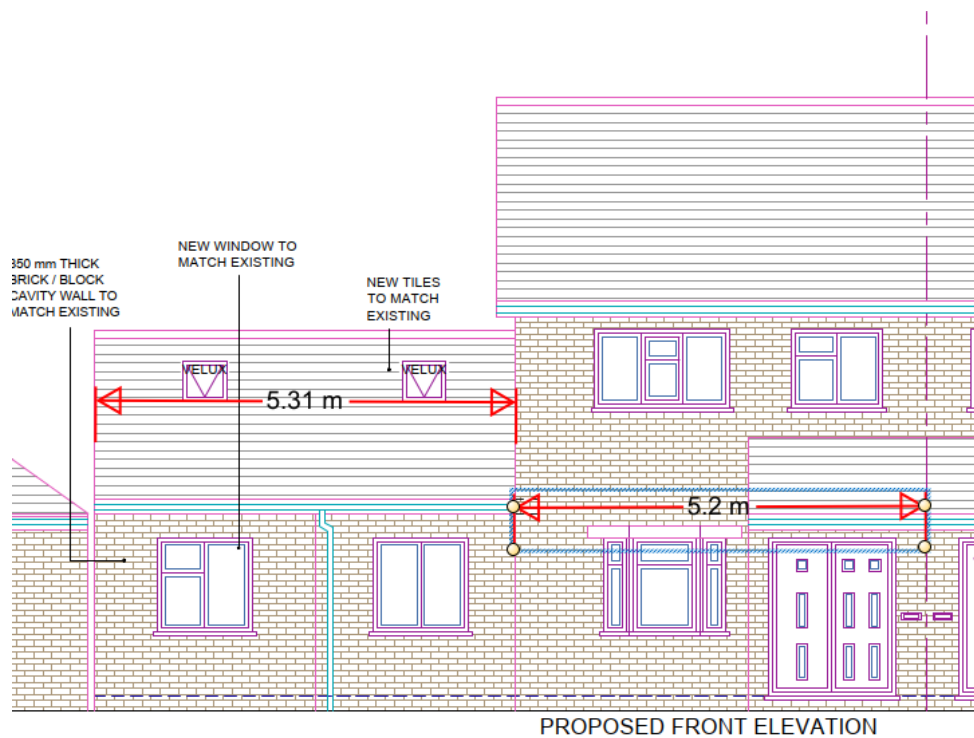
The application proposes the erection of a first floor side extension above the existing single storey side extension.

The extension would have a pitched roof at a maximum height of 7.28m and an eaves height of 5m. It will project from the flank elevation by 2.5m, be set down from the host roof by 0.5m and measure 5.3m in length.

The extension will create space for a larger master bedroom and additional bathroom. There will be a window to the rear elevation serving the bedroom and a window to the front elevation serving the bathroom, which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

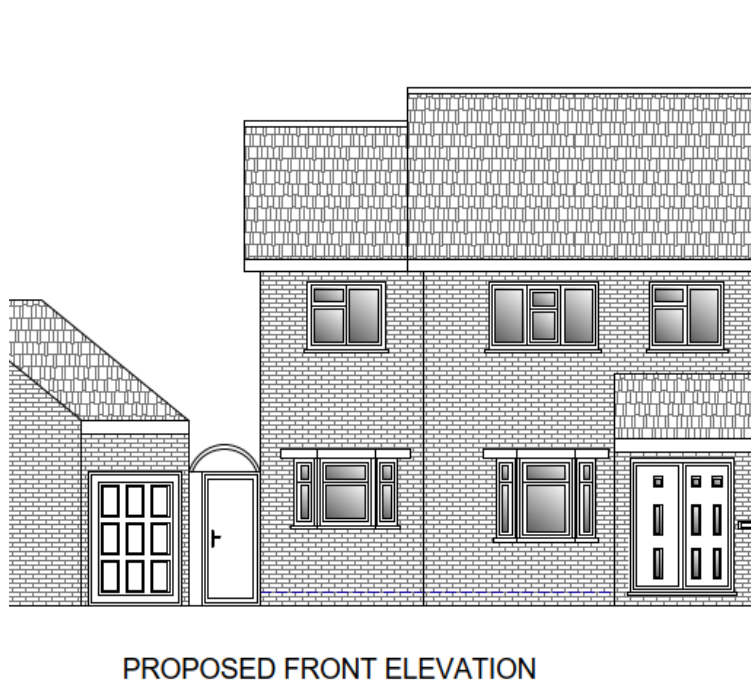
The previous application was refused as the side extension was proposed at ground floor level and submitted plans showed it would continue the form and roof line of the existing garage and as such take on the appearance of one large side extension, which would have a width greater than that of the host

dwelling.



It was also considered that the proposal would exacerbate an already heavily developed site which would be considered to be excessive in overall scale, bulk and massing and to be an incongruous and dominant addition to the existing dwelling.

The current application proposes a first floor extension, which is subservient to the host dwelling and does not increase the footprint of the existing site which has previously been developed numerous times:



As such it is the proposal has overcome the previous reasons for refusal and is not considered to be

excessive in overall scale, bulk and massing.

Therefore, the development is not excessive in size or bulk, is subservient to the host dwelling, will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application does not propose to increase the number of bedrooms at the property or include any works to the rear amenity area.

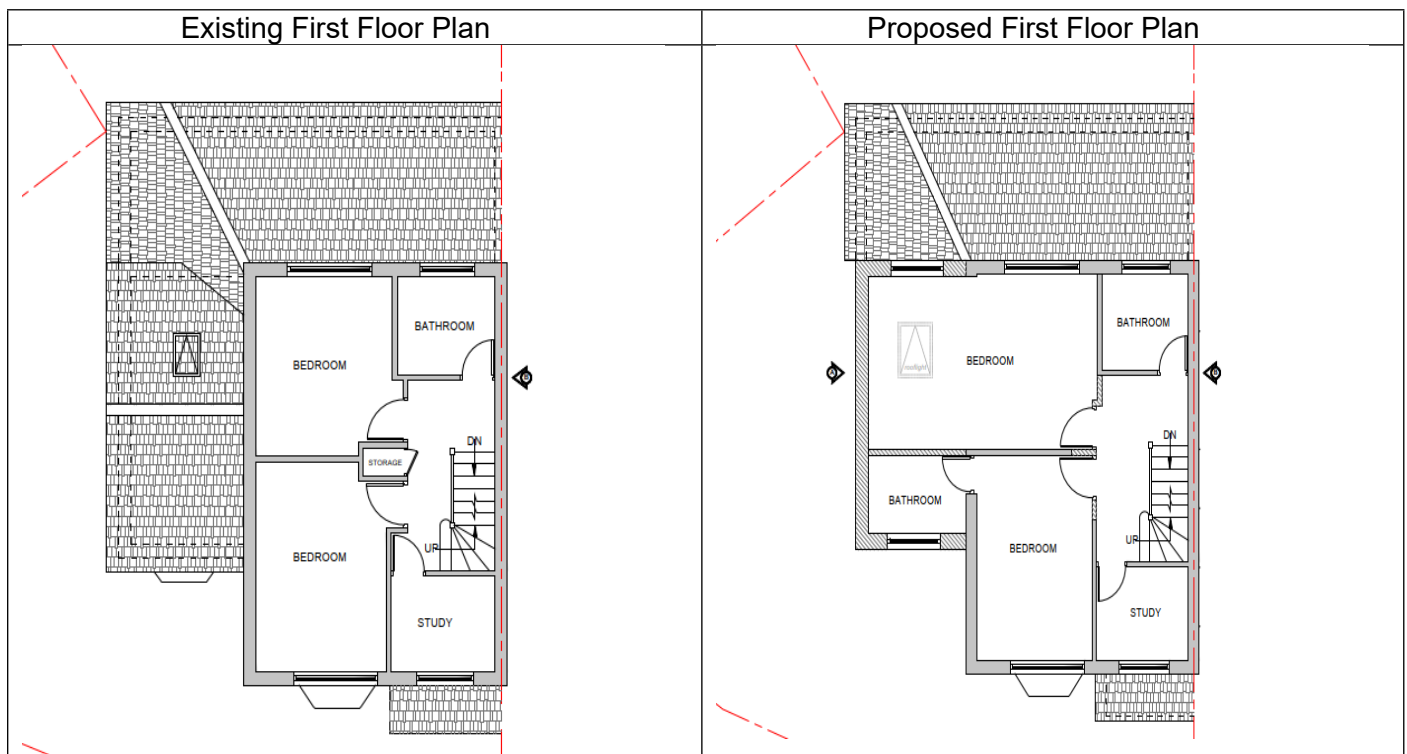
Furthermore, all proposed rooms sizes are in accordance with those set out in Gravesham's Residential Guidelines.

Therefore, it is considered that the proposed first floor side extension would safeguard the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application looks to introduce a habitable window to the rear elevation at first floor level which could potentially impact the privacy of neighbouring properties to the rear. However, there is an existing habitable window to the rear elevation, serving the same bedroom. As such the proposed habitable room at first floor level is not considered to have anymore of an impact on neighbouring privacy than that of the existing window:





Furthermore, due to their orientation, the proposed side extension is situated away from neighbouring properties and as such does not have a detrimental impact in terms of overbearing, overshadowing or loss of light.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The proposal does not impact the current parking at the application site and does not look to increase the number of bedrooms at the property.

As such, there are no parking and highways concerns related to the application.

Conclusion

By way of a modest proposal which is subservient to the host dwelling, the proposal is considered to have overcome the previous reasons for refusal. The first floor side extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	16th July 2025	Dated:	16th July 2025