

Delegated Report

Householder Planning Application

Planning Application No: 20250154

Location: 12 Chaucer Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension with roof lights.

Applicant: Carly Donovan

Site Visit Date: N/A – Photos provided as part of the application

Submitted Documents/Plans

Application Form;
Drawing No. 02 – Plans and Elevations – Existing and Proposed; and
Drawing No. 091- WIP – Site Location Plan, 3D Images, Block Plans – Existing and Proposed.

Relevant Planning History

No relevant history.

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

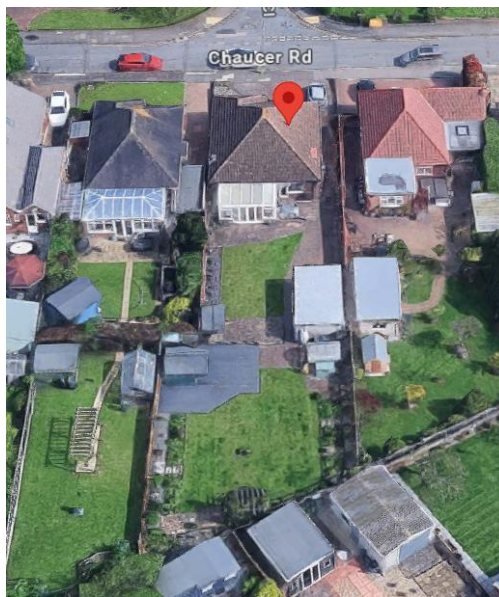
Neighbouring properties

Four surrounding properties were consulted, no responses were received, and the consultation period expired on 19.03.25.

Site Description

12 Chaucer Road is a detached bungalow located to the north west of the highway.

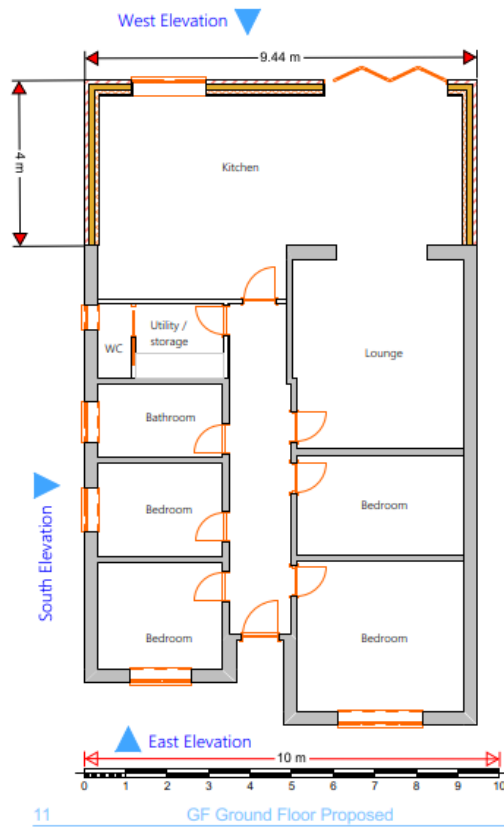
Google Image



This application proposes the erection of single storey rear extension with roof lights.

Proposed Development

The extension would create space for an enlarged kitchen area, a WC and utility/storage area. Case Officer measurements are indicated on the plans:



Existing

Proposed



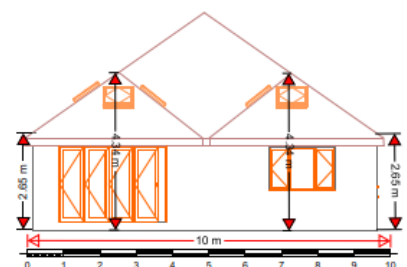
1 East Elevation Existing 1:100

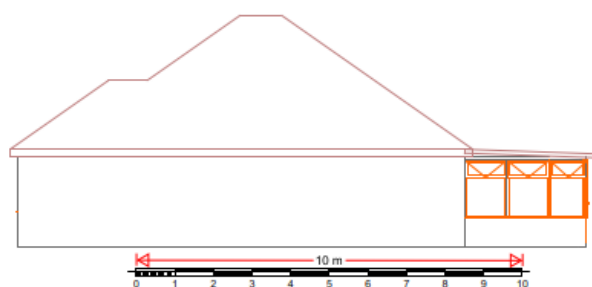


7 East Elevation Proposed 1

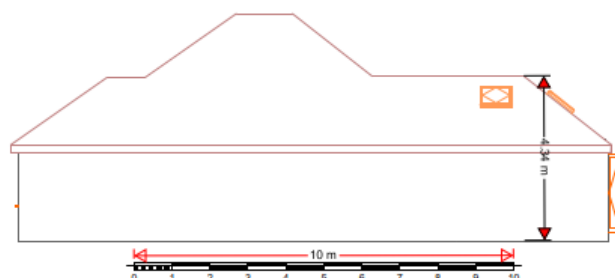


2 West Elevation Existing 1:100

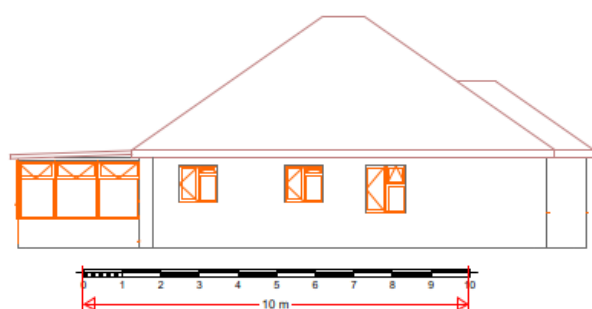




3 North Elevation Existing 1:100



9 North Elevation Proposed 1:100



1 South Elevation Existing 1:100



10 South Elevation Proposed 1:100

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 of the extension would match the existing, which is desirable. In addition, the extension is single storey, and has been designed to be a fairly subservient addition to the dwelling. Although it would have a 4.00m depth and span the width of the rear elevation, the extension is considered to be a sympathetic and subservient addition, that has been designed to complement the roof form of the main dwelling. Furthermore, the proposal would not be seen from the street scene, or impact the character and appearance of the area.

Therefore, 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) in terms of design, character and appearance.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance.

Therefore, the proposed development would 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. No fenestration is proposed in the flank elevations of the extension, and the new window proposed to serve the WC can be conditioned to be obscure glazed, as necessary. As indicated by the photo included with the application, there are high boundary treatments along the shared boundaries:



In addition, the extension would be single storey, and there would be a gap between the development and the shared boundaries.

Overall, the proposal 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 relation to 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

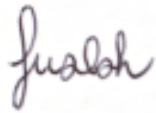
The proposed extension would be constructed using acceptable external materials, which can be secured by condition. In addition, the proposal is considered to be a sympathetic addition to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

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

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:	8th April 2025	Dated:	10 April 2025