



Delegated Report

Householder Planning Application

Planning Application No: 20250718

Location: 14 Mallow Close Northfleet Gravesend Kent

Description: Erection of single storey rear extension and minor front extension to create a porch and W.C.

Applicant: Mr Baldev Nanra

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 16/07/2025;
Supplementary Information - Design and Access Statement;
Drawing Number 001 (OS and Block Plan, Floor Plans and Elevations – Existing); and
Drawing Number 002 (Block Plan, Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20231203	Erection of a single storey front and side extension.	Refused	23.01.2024
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	Approval of Details	16.10.1985
19810642	Outline application for residential development.	Permitted	01.12.1982

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)
- 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

Neighbouring properties

Six surrounding properties were consulted and the following concerns were received:

- Concerns with an increase in on-street parking.

This will be assessed within the 'Highways and Parking' section of the following report.

Concerns were also raised with impact and damage to boundary treatments. However, this is not considered to be a material planning consideration and as such will not be included within the following report.

Responses were also received in support of the application and the positive impact on current occupants.

The consultation period ended on 13th August 2025.

Preliminary Matters

Application 20231203 was refused for the following reasons:

By virtue of the scale of the proposed development, the front and side extension is considered to be excessive in its bulk and massing which would unbalance the appearance of the property and would be detrimental to the existing dwellinghouse and the wider street scene and 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).

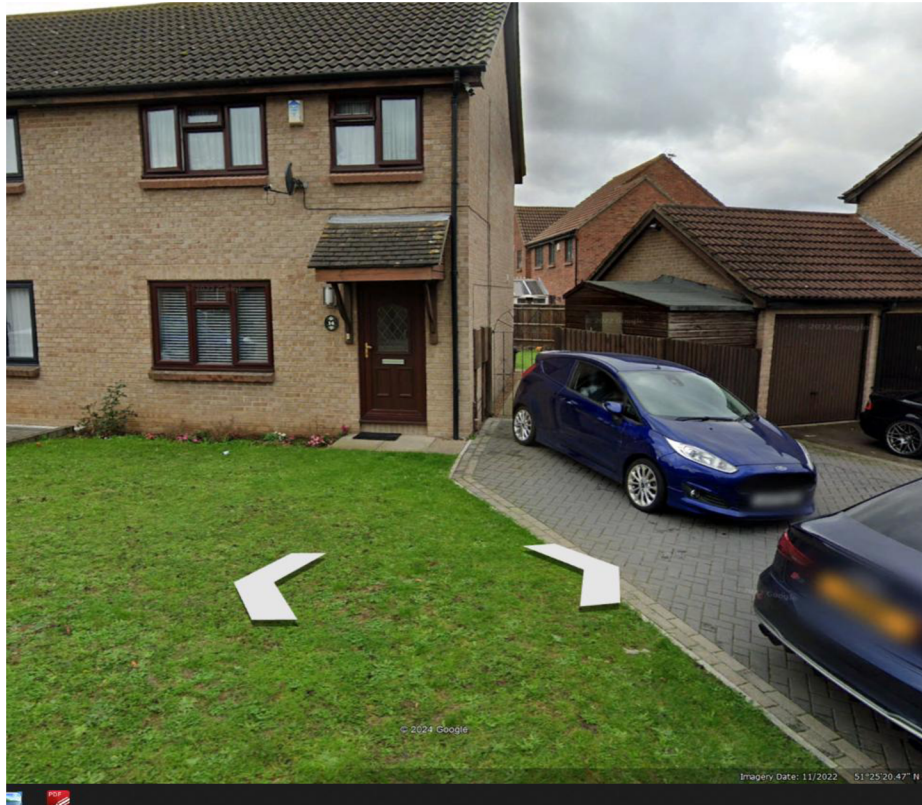
By virtue of the proximity to habitable window, the proposed extension would result in a detrimental loss of light and outlook to neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The current application looks to overcome these reasons.

Officer's Analysis

Design, Character and Appearance

14 Mallow Close is a two storey semi-detached dwellinghouse located on the Western side of the highway. The property consists of soft landscaping and block paved off-road parking to the frontage with a garage for additional parking.



The application proposes the erection of a porch extension to the front and a single storey extension to the rear.

The single storey extension will have a flat roof at a height of 2.8m. The extension proposes an overall width of 5.29m and would project from the rear elevation by 5m.

The extension will create space for a fourth bedroom with en-suite. To the rear elevation there will be a window serving the bedroom and a window serving the en-suite which will be conditioned to be obscure glazed to Pilkington Level 3 or above. The extension will be constructed with a brick finish and tiled roof to match the existing.

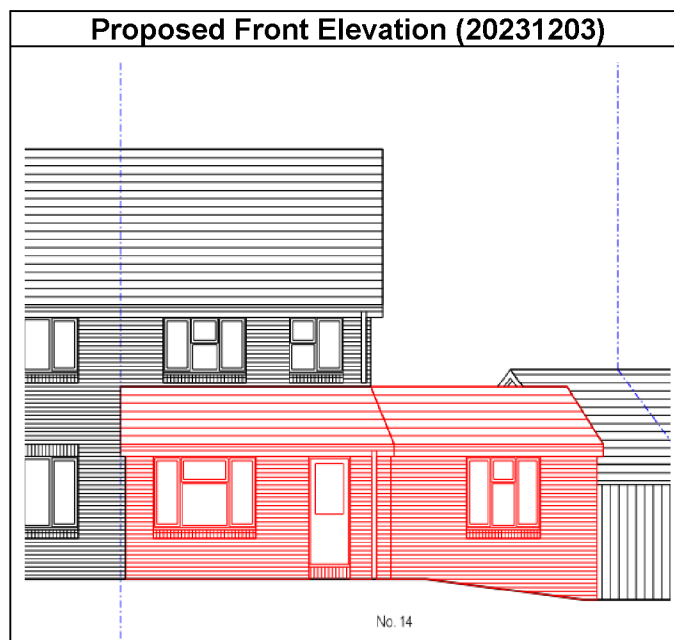
As such, the rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and therefore no concerns are raised in terms of design.

The proposed extension to the front elevation will have a false pitched roof at a maximum height of 3.2m and an eaves height of 2.56m, it will measure 2.5m in width and project from the front elevation by 1.76m.

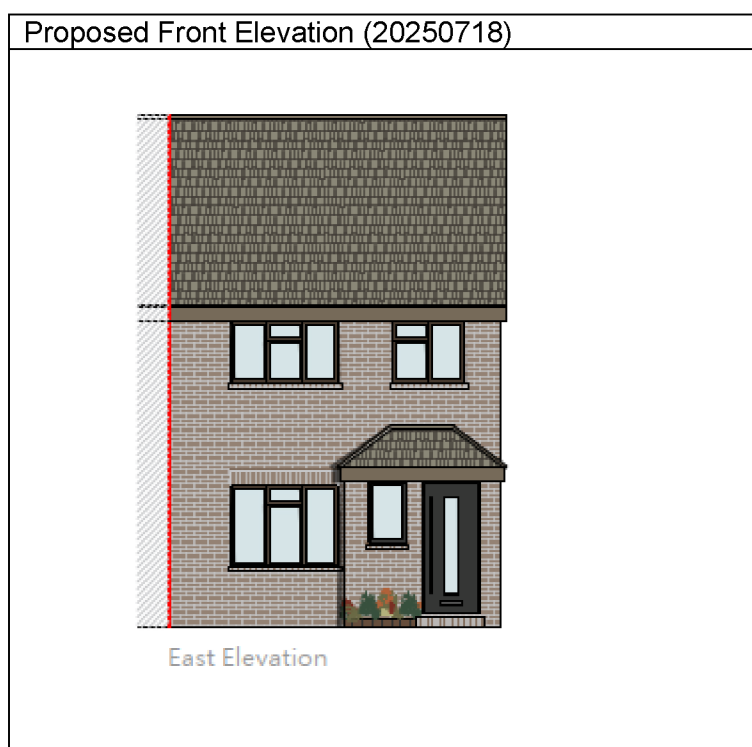
The extension will create space for a porch area and downstairs WC. There will be an entrance door to the front elevation and a window serving the WC which will be conditioned to be obscure glazed to Pilkington

Level 3 or above. The extension will be constructed with a brick finish and tiled roof to match the existing.

The previous application was refused in terms of design as the proposed front and side extension was considered to be excessive in its bulk and massing which would unbalance the appearance of the property and would be detrimental to the existing dwellinghouse and the wider street scene, as shown below:



The current application has removed the large side extension and has reduced the front extension to a porch:



Whilst there is a larger extension to the rear of the property, this is not considered excessive and cannot be viewed from a public vantage point.

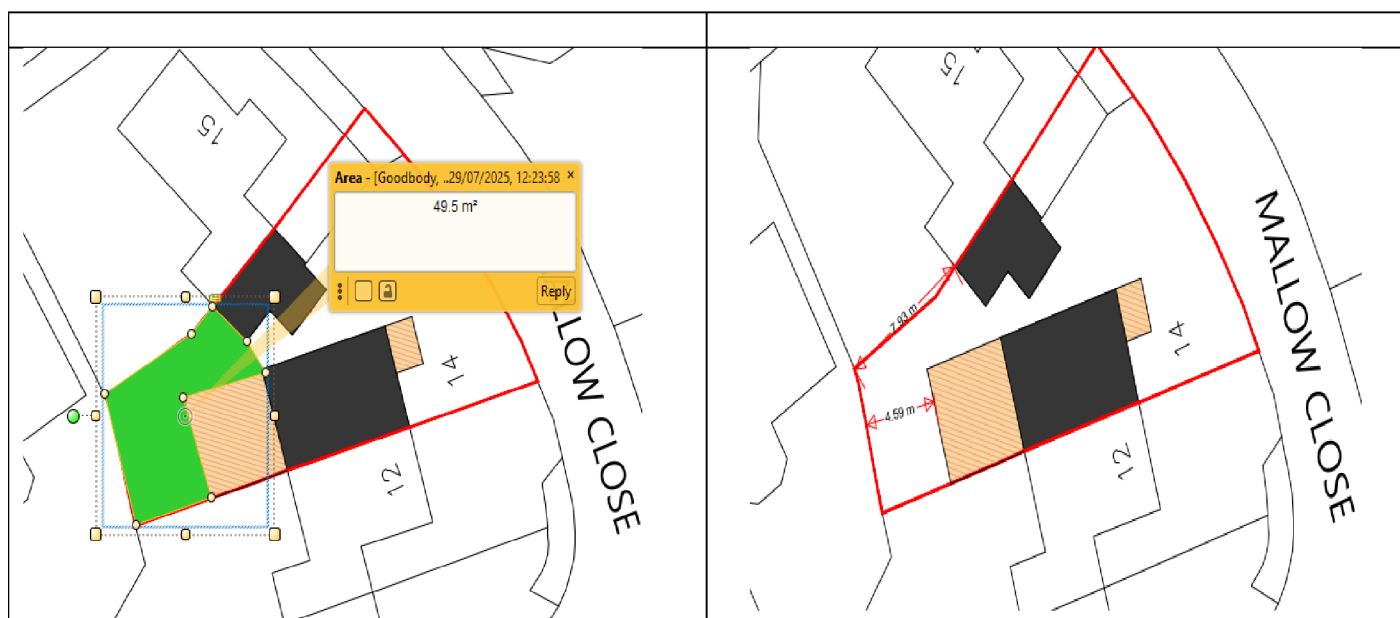
As such the current proposal is considered to have overcome the previous reasons for refusal.

Overall, the current application is considered to have overcome the previous reasons for refusal. The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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 looks to increase the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden has an approx. area of 49.5m² and a depth ranging from 4.59m to 7.93m as shown below:

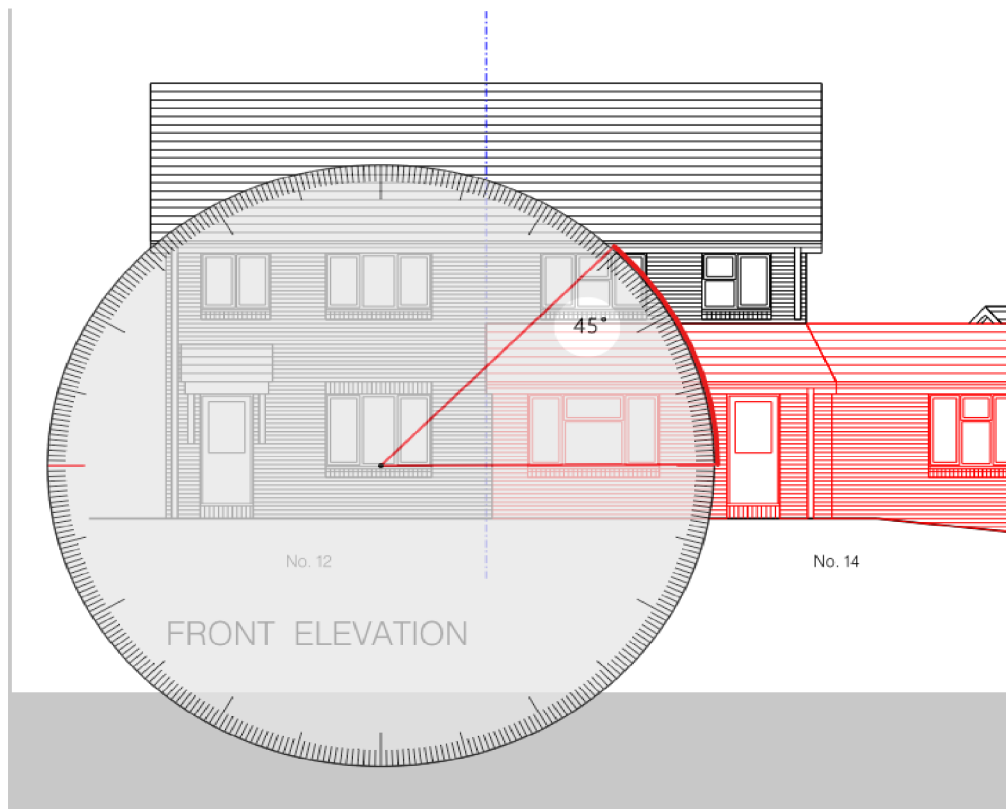


Whilst the remaining area and depth of the useable area is under the recommended guidelines, 14 Mallow Close benefits full permitted development rights, of which the rear extension would be permissible as a Prior Approval application. As such, it would be unreasonable to refuse the application on these grounds alone.

Therefore, the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The previous application was refused as, by way of the proximity to the habitable lounge window of no.12 Mallow Close, the extension would have been detrimental to neighbouring outlook and would have resulted in a loss of light:



The current application for a front porch extension is now set away from the adjoining property and as such has overcome the previous reasons for refusal.

The proposed rear extension does not introduce any windows to the flank elevations and is considered to be modest in height, as such, the development will not have any detrimental impact on neighbouring property in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties 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).

Parking and Highways

Neighbours raised concerns with the potential impact the development would have on the parking within the immediate area.

Whilst the application looks to increase the number of bedrooms at the property from three to four, the application site retains the existing garage and sufficient off road parking for at least three vehicles, as shown in the Google Earth image below:



Therefore, the application is considered to retain sufficient off road parking for a four bedroom property and as such no concerns are raised.

Conclusion

The proposal 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

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	8th September 2025	Dated:	8 th September 2025