



Delegated Report

Householder Planning Application

Planning Application No: 20260004

Location: 31 Gainsborough Drive Northfleet Gravesend Kent

Description: Erection and part retention of part single storey, part two storey front ,side and rear extensions along with an additional single storey rear extension.

Applicant: Mr C Sandhu

Site Visit Date: 12.06.2026

Submitted Documents/Plans

Application Form;
Supplementary Information – Block Plan (previously proposed) (received on 02.01.26);
Supplementary Information – Drawing No. DA11NHPP3 - Approved First Floor Plan and Roof Plan;
Supplementary Information – Drawing No. DA11NHPP8 – Ground Floor Plan (Approved/Proposed);
Block Plan – Proposed (received on 02.01.26);
OS Plan (received on 02.01.26);
Block Plan – Existing (received on 02.01.26);
Drawing No. DA11NHPP1 – Floor Plans – Existing;
Drawing No. DA11NHPP2 – Roof Plan – Existing;
Drawing No. DA11NHPP4 – Roof and First Floor Plans – Proposed;
Drawing No. DA11NHPP5 – Elevations – Proposed;
Drawing No. DA11NHPP6 – Side Elevations – Proposed;
Drawing No. DA11NHPP7 – Elevations – Existing;
Drawing No. DA11NHPP8 – Ground Floor Plan – Proposed;

Plan Note

The plans submitted also contain plans and indications of what has previously been approved/granted. For ease of reference, and clarity, the above indexed titles of the plans have been edited to separate the proposed development from the previously approved development.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240923	Erection and part retention of a two storey side and ground floor rear extension.	Permitted	08.04.2025
20240685	Application for a Proposed Lawful Development Certificate in respect of a single storey rear extension with roof lanterns.	Certificate Granted	05.09.2024
20240492	Application for a Lawful Development Certificate for the proposed erection of a dormer extension in the rear roof slope with 2 skylights on the front roof slope and conversion of the loft space into habitable rooms.	Certificate Granted	17.07.2024

20240240	Erection of a two storey side and part two storey part single storey rear extension, front extension and the incorporation of a canopy roof.	Application Refused	08.05.2024
20200281	Retention of an outbuilding in the rear garden.	Permitted	04.05.2020

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

Local Ward Councillors

No comments received.

Neighbouring properties

19 surrounding properties were consulted, a site notice was displayed on 12.02.26 and no representations were received. The overall consultation period expired on 13.03.26.



Officer's Analysis

Preliminary Matters

The proposed plans for this application are essentially a resubmission of the proposal submitted for application 20240240. Although there have been changes to the National Planning Policy Framework (2024) (as amended) since the refusal of application 20240240, it is considered that these changes would not impact or alter the assessment of this householder application. In addition, there have been no changes to Local Planning Policy and Guidance, apart from the Gravesham Design Guide (2024) which has since been adopted.

It is noted that the plans refer to the previously approved application (20240685- Application for a Proposed Lawful Development Certificate in respect of a single storey rear extension with roof lanterns) and (20240923- Erection and part retention of a two storey side and ground floor rear extension) however it should be noted that these proposals could not be both be constructed, as the construction of application 20240923 at any point in time would nullify application 20240685 and the proposal would not be permitted development. As such, the contents of the previous delegated officers report for application 20240240 remains relevant for this proposal.

Site Description

31 Gainsborough Drive is a two-storey semi-detached property located northwest of the highway. The site is immediately adjacent to a shared access road located between 31 Gainsborough Drive and Pickwick House. It was noted on a previous site visit that construction works had begun, without planning permission having first been obtained.

Google Image showing how the site previously appeared





Previous Site Visit Photo showing construction has begun



Recent Site Photo



This application proposes the erection and part retention of part single storey, part two storey front/side/rear extensions along with an additional single storey rear extension element.

Proposed Development

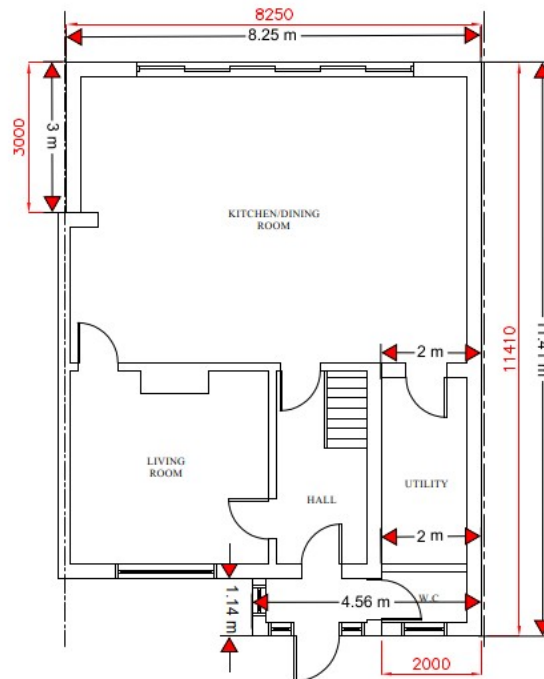
The proposed development would create space for additional room area and internal layout alterations along with; a new WC and Utility at ground floor level and an additional bedroom at first floor level.

Case officer measurements are indicated in black and red on the plans.

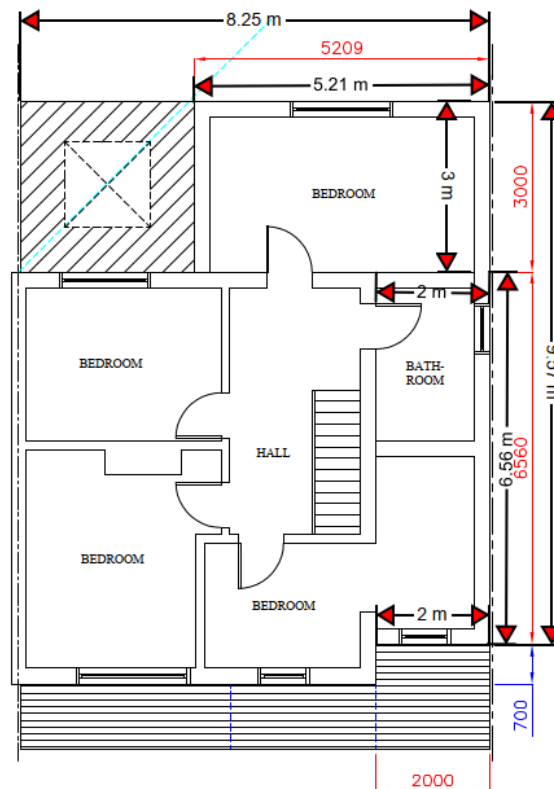
In the first instance, the plans for application 20240420 are included below, for reference:

20240420 Plans

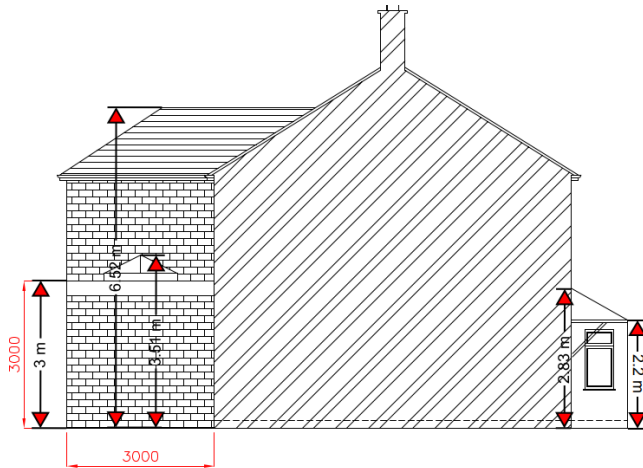
20240420 Ground Floor Plan Measurements



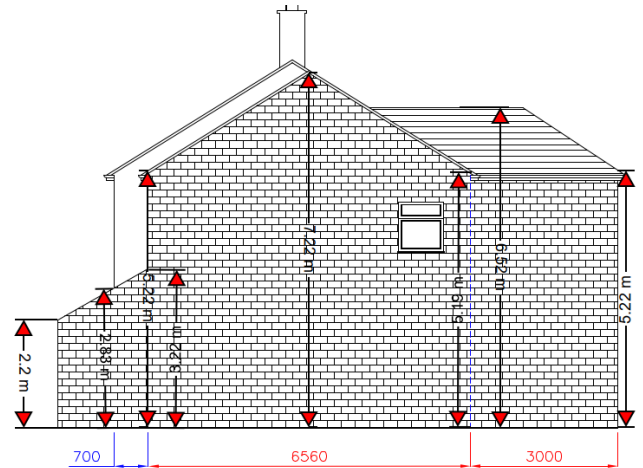
20240420 First Floor Plan Measurements



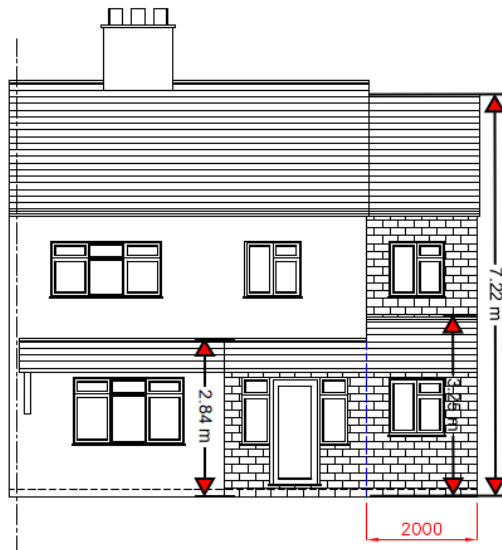
20240420 Elevation Plans



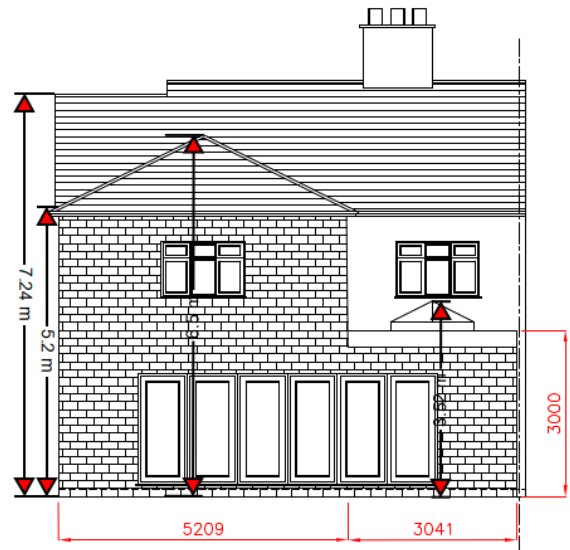
PROPOSED SIDE ELEVATION - A



PROPOSED SIDE ELEVATION - B

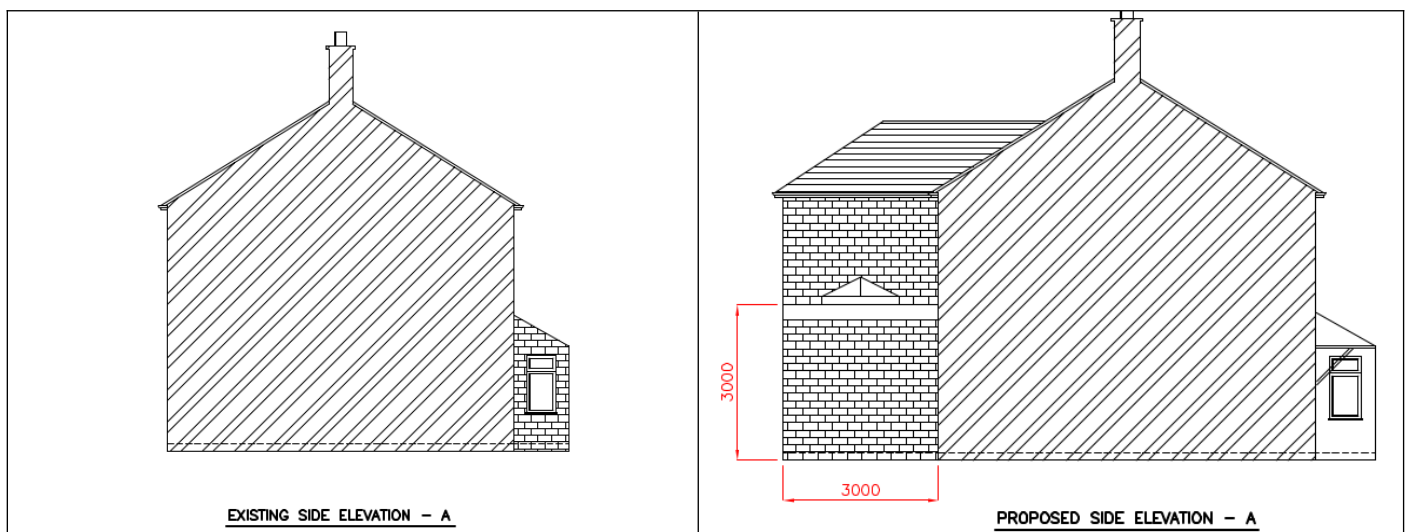


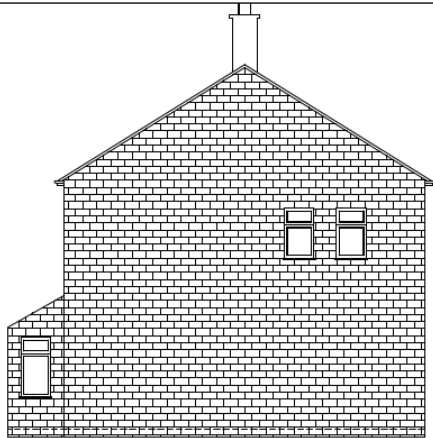
PROPOSED FRONT ELEVATION



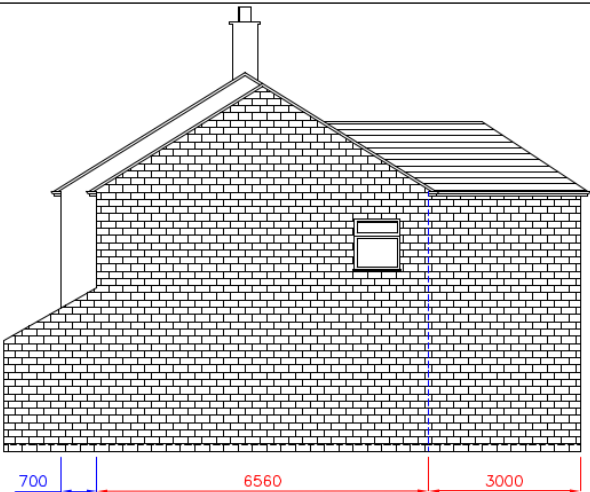
PROPOSED REAR ELEVATION

20240420 Existing and Proposed Elevations and Block Plans





EXISTING SIDE ELEVATION - B



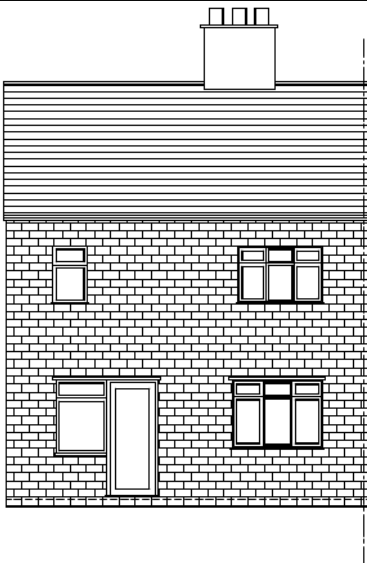
PROPOSED SIDE ELEVATION - B



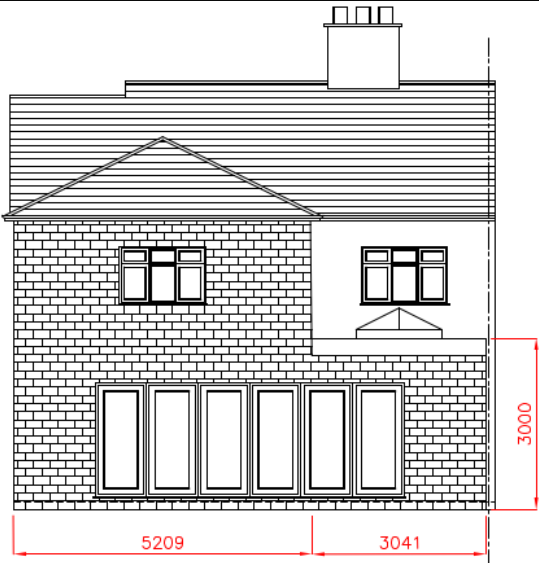
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



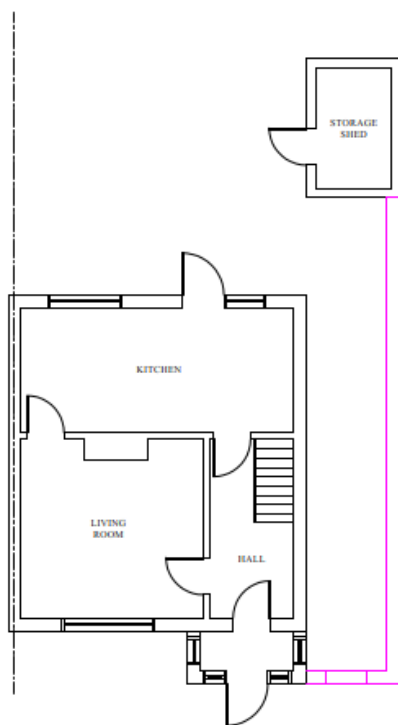
PROPOSED REAR ELEVATION

Existing Block Plan

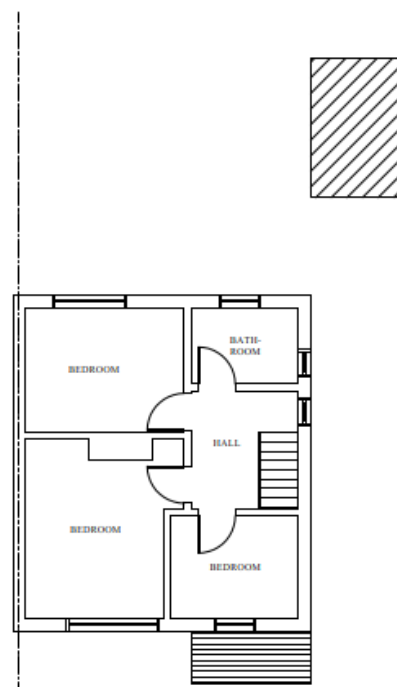
Proposed Block Plan



Existing and Proposed Plans for this current application (20260004)



EXISTING GROUND FLOOR PLAN



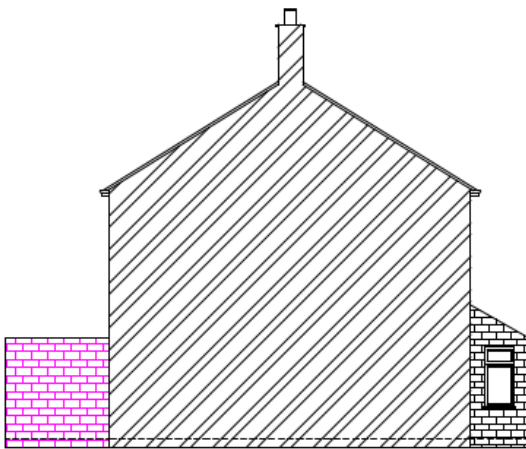
EXISTING FIRST FLOOR PLAN



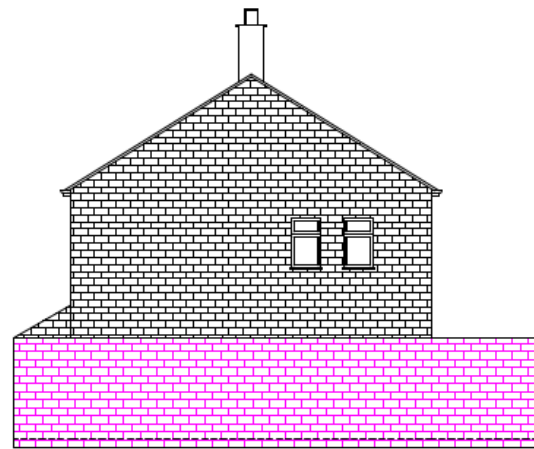
EXISTING FRONT ELEVATION



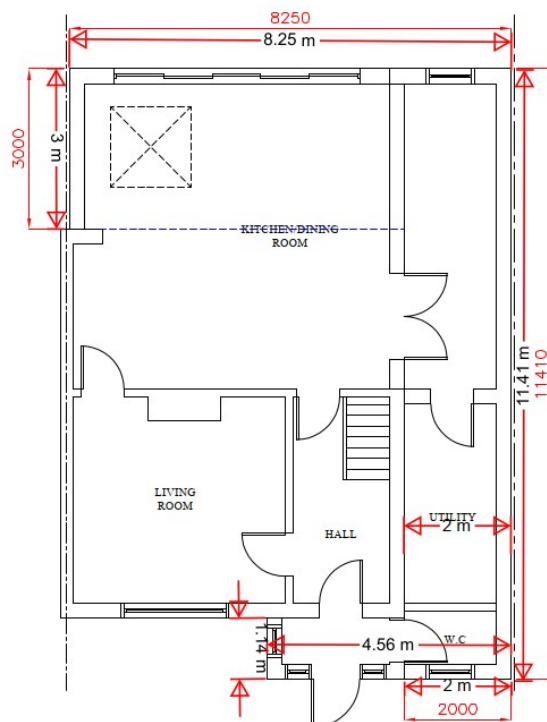
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION - A

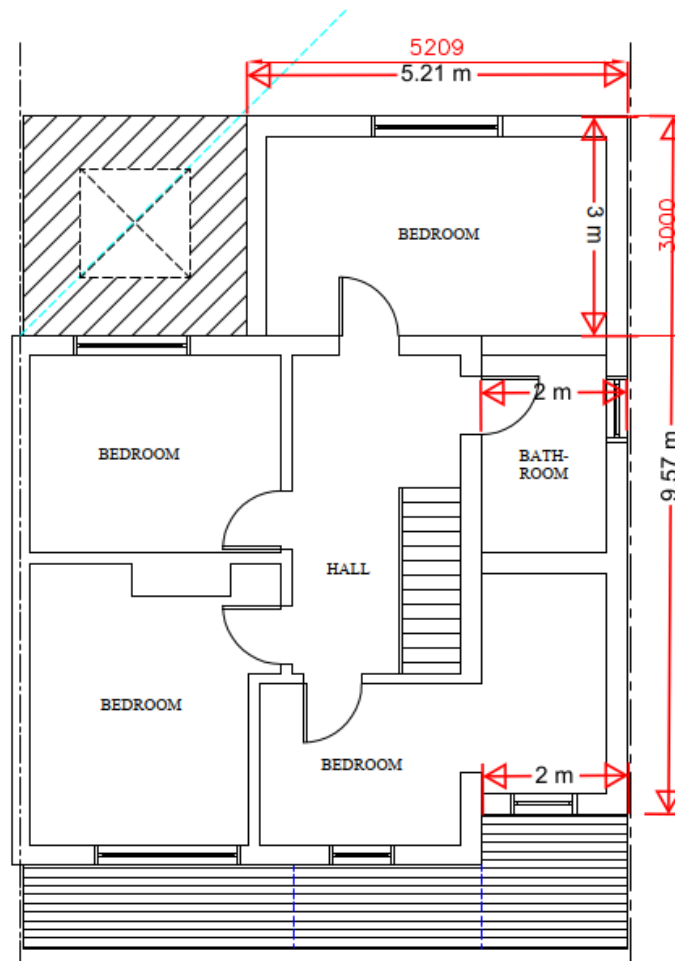


EXISTING SIDE ELEVATION - B

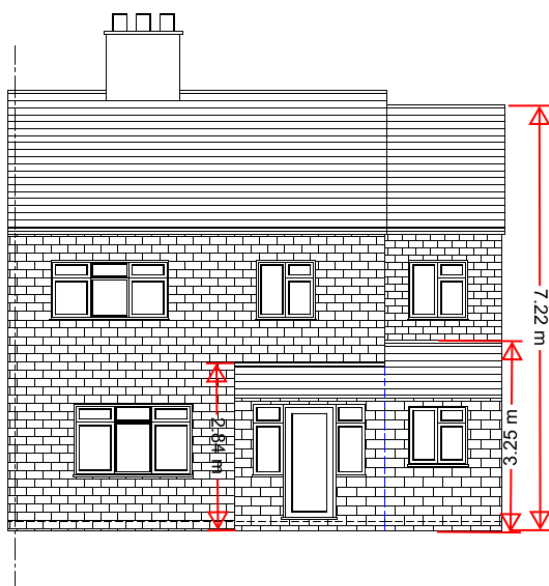


PLANNING NOTE:

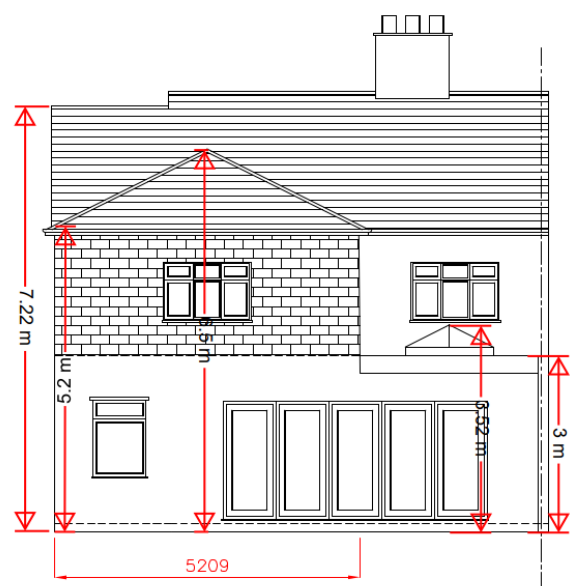
**PROPOSED GROUND FLOOR
PLAN PREVIOUSLY APPROVED
IN SEPARATE APPLICATIONS
Ref. No: 20240685 & Ref. No:
20240923**



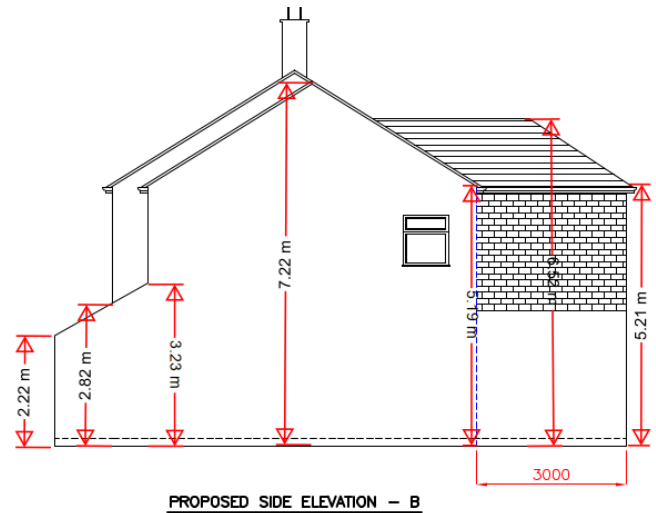
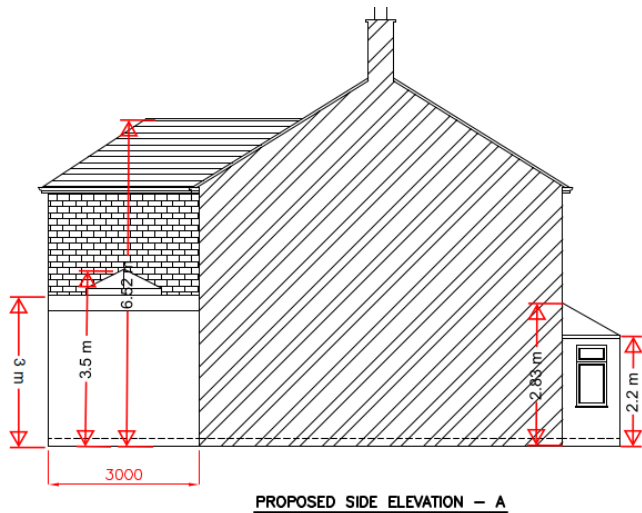
PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



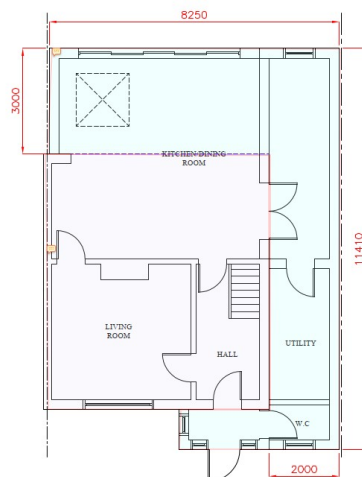
Design Character and Appearance

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.

Although some concerns remained, previously approved application 20240923 was, on balance, approved due to the reduced scale of the development since refusal of application 20240240. As previously mentioned, this current proposal is essentially a return to the design of previously refused 20240240. As aforementioned above, the previous delegated report therefore remains relevant.

The ground floor plans show that the development would effectively double the footprint of the existing property. Please note the existing porch has been included in the proposed calculation (Blue – Proposed 44.35sqm, Lilac – Existing 45.64sqm)





The proposed external materials would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development, however, the proposal also needs to meet other design principles in terms of scale, design and character.

The plans demonstrate some set back/set down elements in an attempt to show subservience. However, this is considered insufficient to offset the bulky, cumulative additions as a whole, which are considered to represent disproportionate and incongruous development that is deemed detrimental to the character of the existing dwelling and wider street scene, and would result in overdevelopment of the site. In addition, the dwelling is located within a prominent position within the street scene. Overall, the development is considered to be overly dominant and would have an adverse impact on the surrounding street scene and host dwelling. Therefore, the proposal is considered to be contrary to Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room sizes, the proposal is considered to provide sufficient space for future occupiers. However, the garden area, at approximately 81.86sqm, falls under the 100sqm requirement set out by the RLG (2020). Therefore, the proposed development would fail to safeguard the amenity of future occupiers, contrary to 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 shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The development would not be considered to detrimentally impact neighbouring amenity. The two-storey element is set sufficiently away from neighbouring properties and the block plans show an existing extension at No.29 Gainsborough Drive. In terms of privacy, the window proposed in the flank elevation would serve a bathroom and therefore could be conditioned to be obscure glazed and fixed shut, as necessary.

Google Image showing rear of dwellings



Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The proposal would result in an additional bedroom, however there appears to be sufficient space for vehicular parking, post development.

Any Other Material Planning Considerations

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.

Archaeology

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

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The design, bulk and scale of the proposal would result in an incongruous and disproportionate dwelling that would not be considered to conserve and enhance the character of the local built environment or integrate well within the local area. In addition, the proposal fails to provide sufficient garden area post development, which would be detrimental to the amenity of future occupiers. As such, the proposed development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	18th March 2026	Dated:	30th March 2026