

Delegated Report

Householder Planning Application

Planning Application No: 20250684

Location: 33 Bucks Cross Road Northfleet Gravesend Kent

Description: Erection of a part single storey side extension with roof light.

Applicant: Mr. Jagdip Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 04/07/2025;
Drawing number 01 (Site Location Plan and Block Plan – Existing);
Drawing number 02 (Floor Plans – Existing);
Drawing number 03 (Elevations – Existing);
Drawing number 04 (REVISED Floor Plans – Proposed); and
Drawing number 05 (REVISED Elevations and Block Plan – Proposed).

~~Drawing number 04 (SUPERSEDED Floor Plans – Proposed); and
Drawing number 05 (SUPERSEDED Elevations and Block Plan – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210581	Application for a Lawful Development Certificate in respect of the proposed installation of a rear dormer, rooflights to the front elevation, hip to gable enlargement and conversion of the roof space to form habitable rooms.	Certificate Granted	07.07.2021
20200934	Construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	Refused	10.11.2020

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

Ward Councillors – No comments received

Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed on 14th July 2025. No responses were received and the consultation period ended on 8th August 2025.

Officer's Analysis

Design, Character and Appearance

33 Bucks Cross Road is a two storey semi-detached dwelling house located on the eastern side of the highway. The property has been block paved to the frontage for off road parking and there is a conservatory to the rear.



The application proposes the erection of a part single storey side extension with roof light.

The proposal would have a pitch roof at a maximum height of 3.25m and an eaves height of 2.2m. It would have a depth of 6.27m, would project from the flank elevation by 2.4m and would be set back from the principal elevation by 0.3m.

The extension would create space for a study with WC to the front and an extended kitchen / dining area to the rear. There would be a window to the front elevation serving the study which would be aligned with the existing windows of the dwelling.

The extension would be constructed with a rendered finish and white Upvc windows to match the existing.

As such, 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

Gravesham's RLG states that the garden space for a property with three bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m squared.

Post development, the garden has a useable area of 43.27sqm and a remaining depth ranging from 9.52m to 4.56m. As such the remaining amenity space measures slightly below the recommended guidelines.



However, the proposal would be constructed to the flank of the dwellinghouse and would not encroach on the area to the rear which is considered to be the primary amenity space.

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 application does not introduce any windows to the flank elevation and as such does not raise any concerns with neighbouring privacy.

Furthermore, the proposal is of a modest height and is set away from neighbouring properties. As such, the application does not raise any concerns in terms of neighbouring properties in terms of sense of enclosure, outlook or loss of light.

No neighbour representations have been received.

Overall, 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).

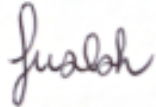
Conclusion

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

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	N Goodbody	Signed:	
Dated:	26th August 2025	Dated:	26 August 2025