

Delegated Report

Householder Planning Application

Planning Application No: 20250813

Location: 22 Mulberry Road Northfleet Gravesend Kent

Description: Erection of first floor rear/side extension with alterations to fenestration.

Applicant: Mrs Natasha Gosain

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Drawing No. NG/01 – Site Location Plan;
Drawing No. NG/02 – Block Plans – Existing and Proposed;
Drawing No. NG/03 – Floor Plans and Elevations;
Drawing No. NG/04 – Ground Floor Plan – Proposed;
Drawing No. NG/05 – First Floor Plan – Proposed;
Drawing No. NG/06 – Rear Elevation – Proposed;
Drawing No. NG/07 – Front Elevation – Proposed;
Drawing No. NG/08 – Side Elevation – Proposed; and
Drawing No. NG/09 – Roof Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19970340	Erection of single storey rear extension to form cloakroom and kitchen/breakfast room.	Permitted	10.07.1997
19880411	Erection of pair of attached garages between the two existing dwellings	Permitted	27.06.1988

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

Three surrounding properties were consulted, a site notice was displayed on 20.08.25 and one response was received, objecting to the proposal. The overall consultation period expired on 12.09.25.

The objection is summarised below:

- The second floor element boundary to boundary is contrary to the Supplementary Planning Document (SPD), householder extensions/alterations design guide.
- As per the SPD a two storey extension up to a boundary would have a detrimental impact in terms of overshadowing.
- The SPD also states that any two storey/first floor extension should not be greater than the width of the original dwelling. In this case the extension is beyond the original width of the dwelling extending to our boundary behind the existing garage which is adjoining our garage.
- Based on the above, the application should be refused as it is contrary to the requirements of the SPD.

Site Description

22 Mulberry Road is a two storey semi-detached property.

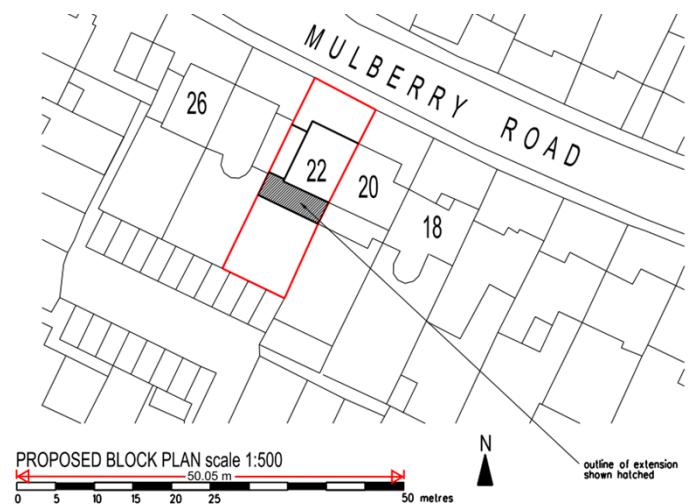
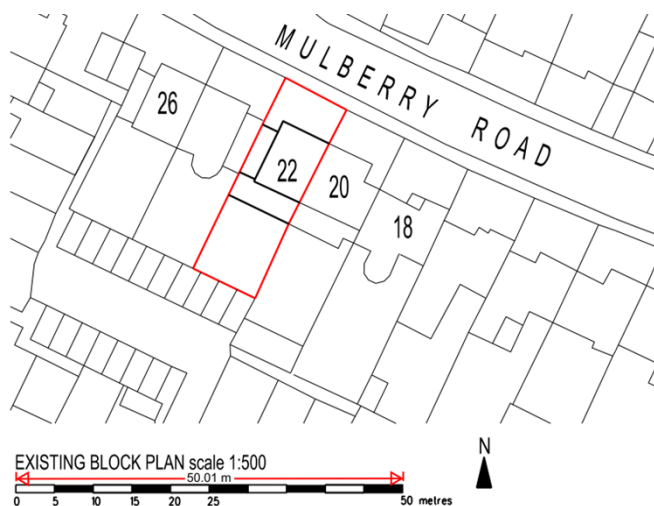
Right Move Images



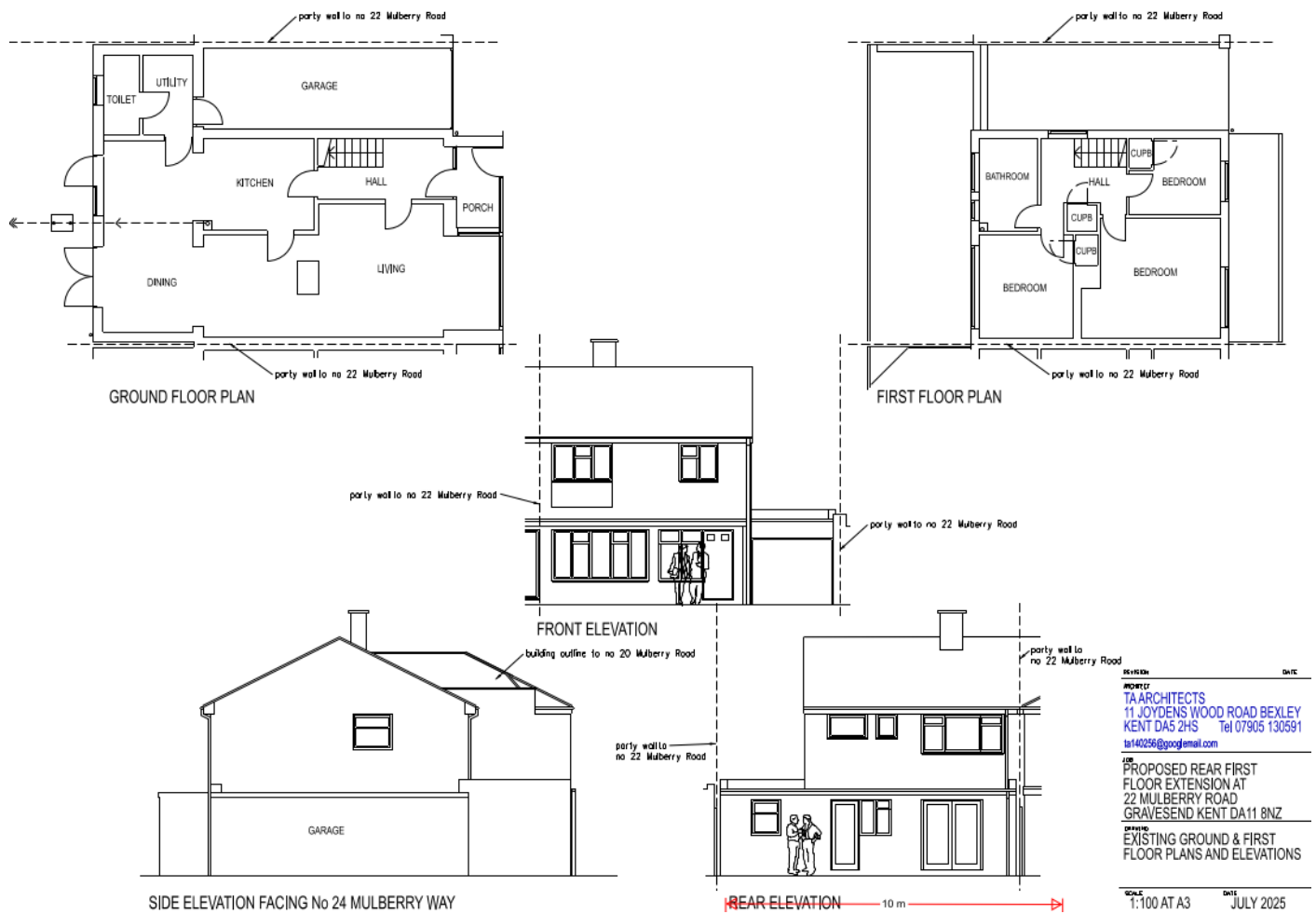
Proposed Development

This application proposes the erection of first floor rear/side extension with alterations to fenestration. The development would create space for internal layout changes to facilitate an additional bedroom at first floor level.

Case Officer measurements are indicated in black and red on the plans below:

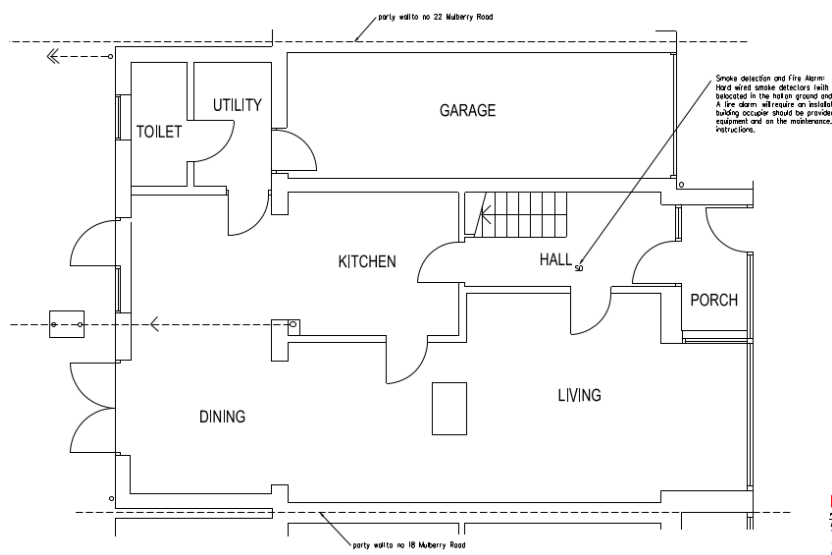


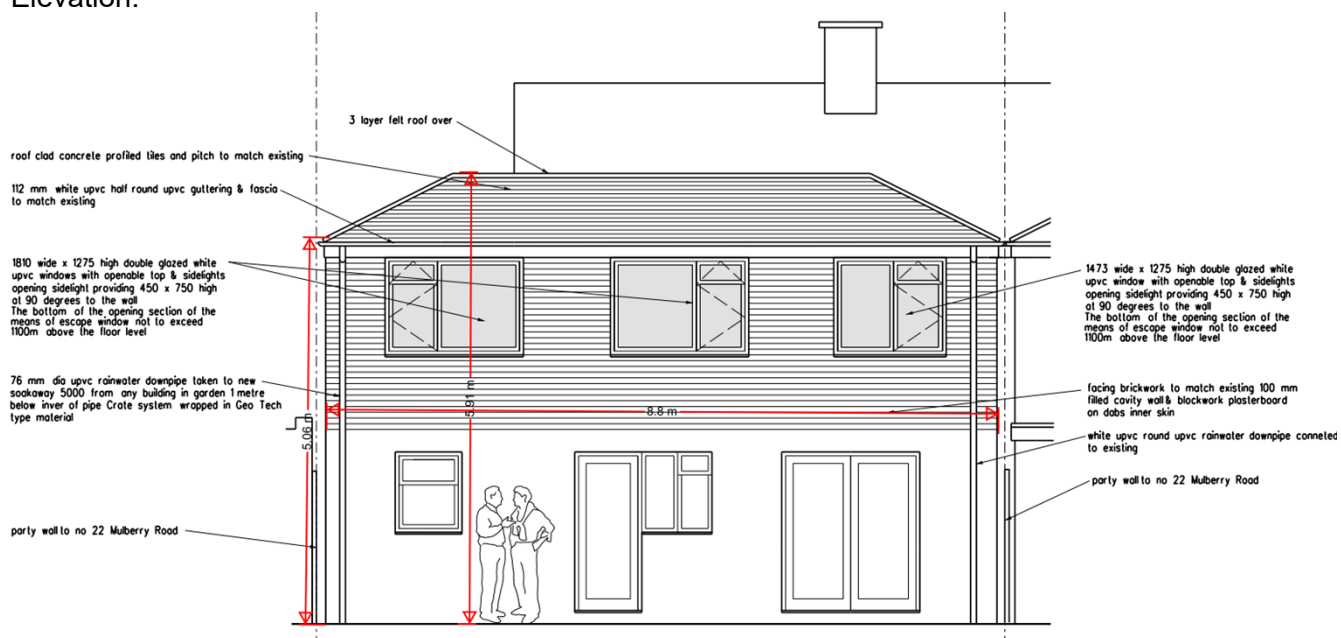
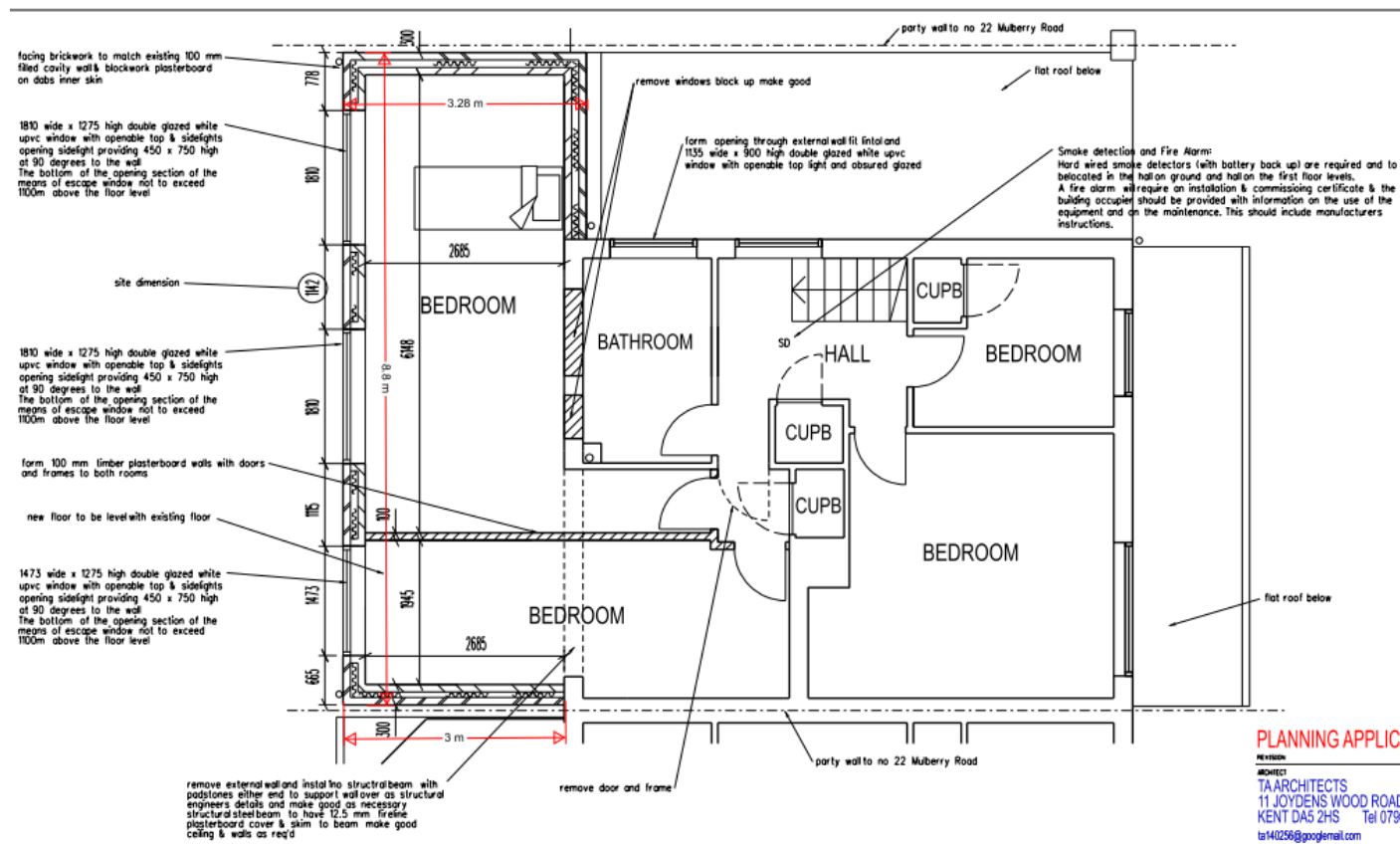
Existing:



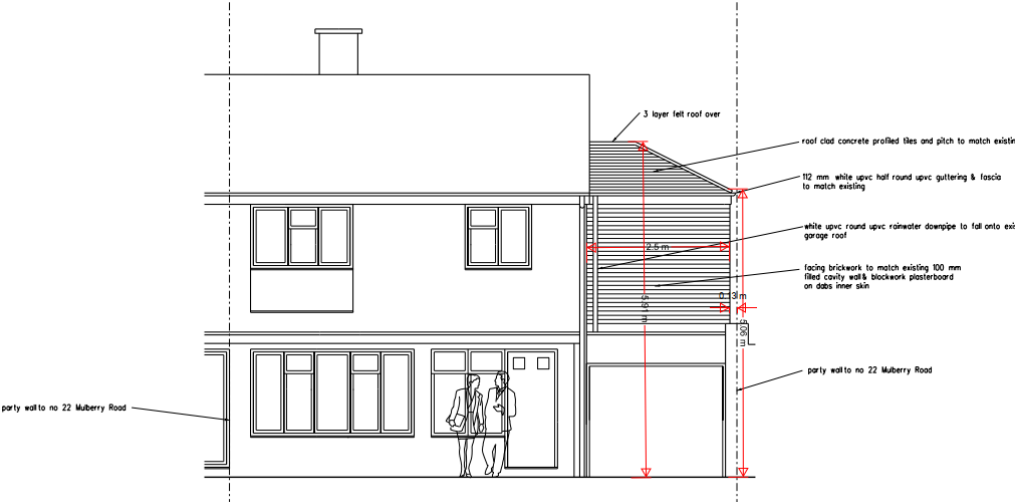
Proposed:

Ground Floor:

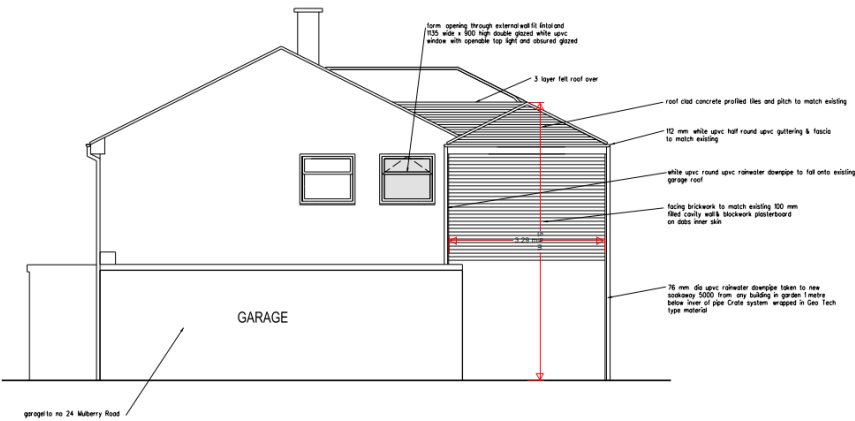




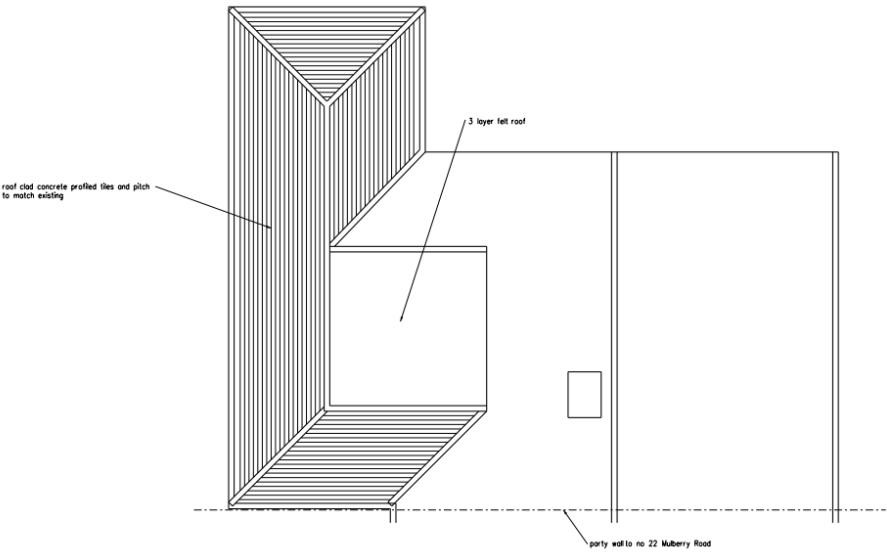
Front Elevation:



Side Elevation facing No.24:



Roof Plan:



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 Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

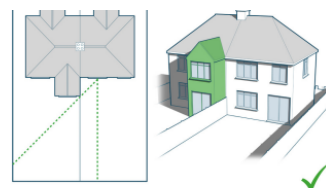
Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

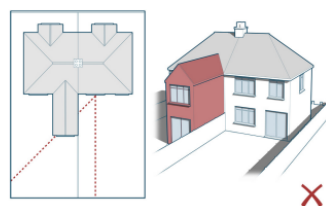
Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.



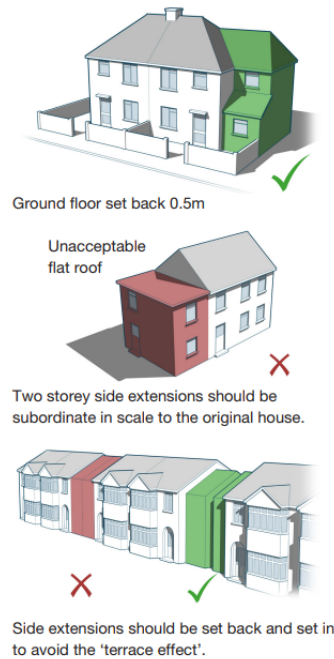
A two storey extension should comply with the 45 degree rule. (See Appendix 1).



Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.



- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

The proposed external materials would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. If permission were to be forthcoming, all external facing materials can be secured by condition to match the existing dwelling.

In terms of the character and appearance of the area, it is noted that the directly adjacent property, No. 20 Mulberry Road has an existing first floor rear extension. However, the extension at No.20 is different to the extension proposed within this application and was approved prior to the adoption of Gravesham's Design Guidance (Householder (2021) and Design for Gravesham (2024)). Therefore, although the principle of a first floor extension could be considered to be acceptable, this would depend on scale, design and siting and would need to accord with the aforementioned Design Guidance and Planning Policy.

In the case of this application, the extension is considered to be poor design resulting in an incongruous and dominant dwelling to the detriment of the character and appearance of the host dwelling and surrounding area. The proposed development would essentially expand the entire width of the site, from the shared boundary with No.20 to the shared boundary with No.24. In addition, it would include an awkward amalgamation of roof forms and a flat roof element which is unacceptable, particularly as this would be at first floor level. The extension would be highly visible from the street scene and would reduce the spaces in and around the dwelling.

Therefore, overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and surrounding area. As such, the proposal would be contrary to Policy 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. The proposed development would provide acceptable room area in

accordance with the guidance. In terms of garden size, sufficient depth would be retained, post development, although it is noted the garden area would fall below the requirements for a 4 bedroomed property. On balance, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As previously mentioned, one representation was received as a result of the consultation carried out for this proposal.

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

Given that there is an existing first floor extension at No. 20, the extension is not considered to detrimentally impact amenity. However, the amenity of No.24 shall now be considered.

No.22 sits on a higher land level than No. 24, as evidenced below:



As such, development up to the shared site boundary would have an even greater impact on No.24. The proposal is considered to be an unneighbourly and unacceptable overbearing development, likely to cause a sense of enclosure, detrimental to neighbouring amenity. In addition, the layout of the proposed extension is likely to result in a detrimental impact on outlook.

The proposal would fail to safeguard the amenity of neighbouring properties in terms of the overbearing development, likely to cause a sense of enclosure and loss of outlook, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

An additional bedroom is proposed, however it is considered that there is sufficient off-street parking provision. As such, there are no concerns in terms of highways and parking.

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 proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and surrounding area. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposal would fail to safeguard the amenity of neighbouring properties in terms of the overbearing development, likely to cause a sense of enclosure and loss of outlook, contrary to Policy CS19 (LPCS) (2014) and Section 12 (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:	25th September 2025	Dated:	26th September 2025