

Delegated Report

Householder Planning Application

Planning Application No: 20250783

Location: 2 Rowmarsh Close Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mrs Kelly Caller

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Drawing No. KC/11 – OS Plan;
Drawing No. KC/12 – Block Plan – Existing and Proposed;
Drawing No. KC/13 – Elevations and Floor Plan – Existing;
Drawing No. KC/14 – Ground Floor Plan – Proposed;
Drawing No. KC/15 – First Floor Plan – Proposed;
Drawing No. KC/16 – Rear Elevation – Proposed;
Drawing No. KC/17 – Side Elevation – Proposed;
Drawing No. KC/18 – Side Elevation – Proposed; and
Drawing No. KC/19 – Section A-A – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250633	Prior approval application for a single storey rear extension with a depth of 4.35 metres, maximum height of 3.50 metres and eaves height of 2.85 metres.	Application Refused	29.07.2025

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

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

Seven surrounding properties were consulted and no responses were received. The overall consultation period expired on 28.08.25.

Site Description

2 Rowmarsh Close is a two storey detached property.

Google Image

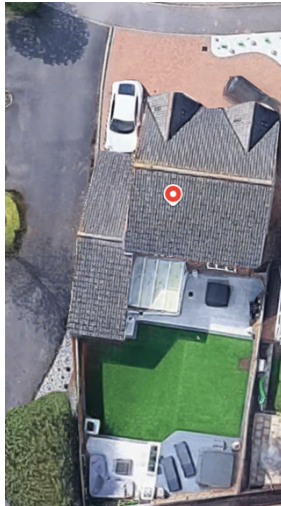


This application proposes the erection of a single storey rear extension.

Proposed Development

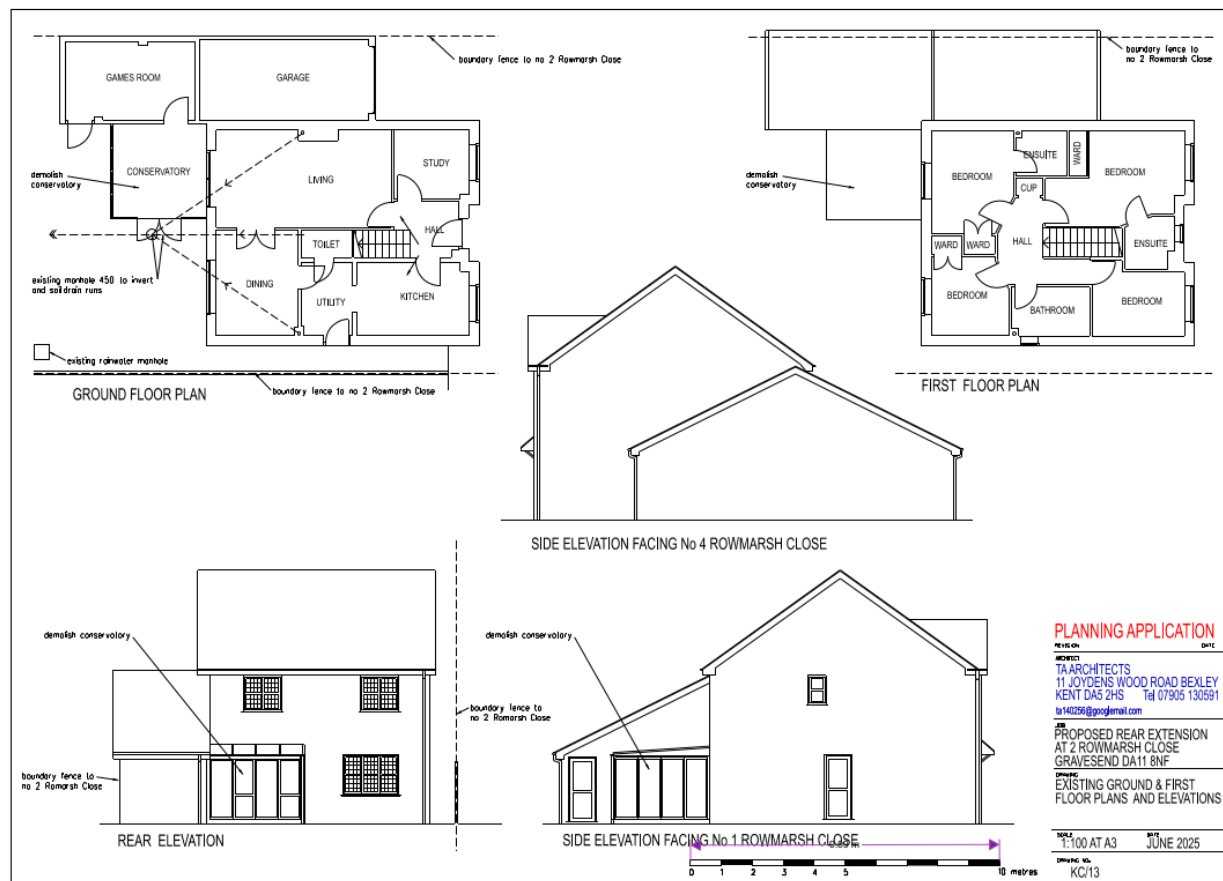
The proposed development would include demolition of the existing conservatory and the erection of a single storey rear extension that would abut the existing single storey side/rear projection:

Google Images



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

Existing:



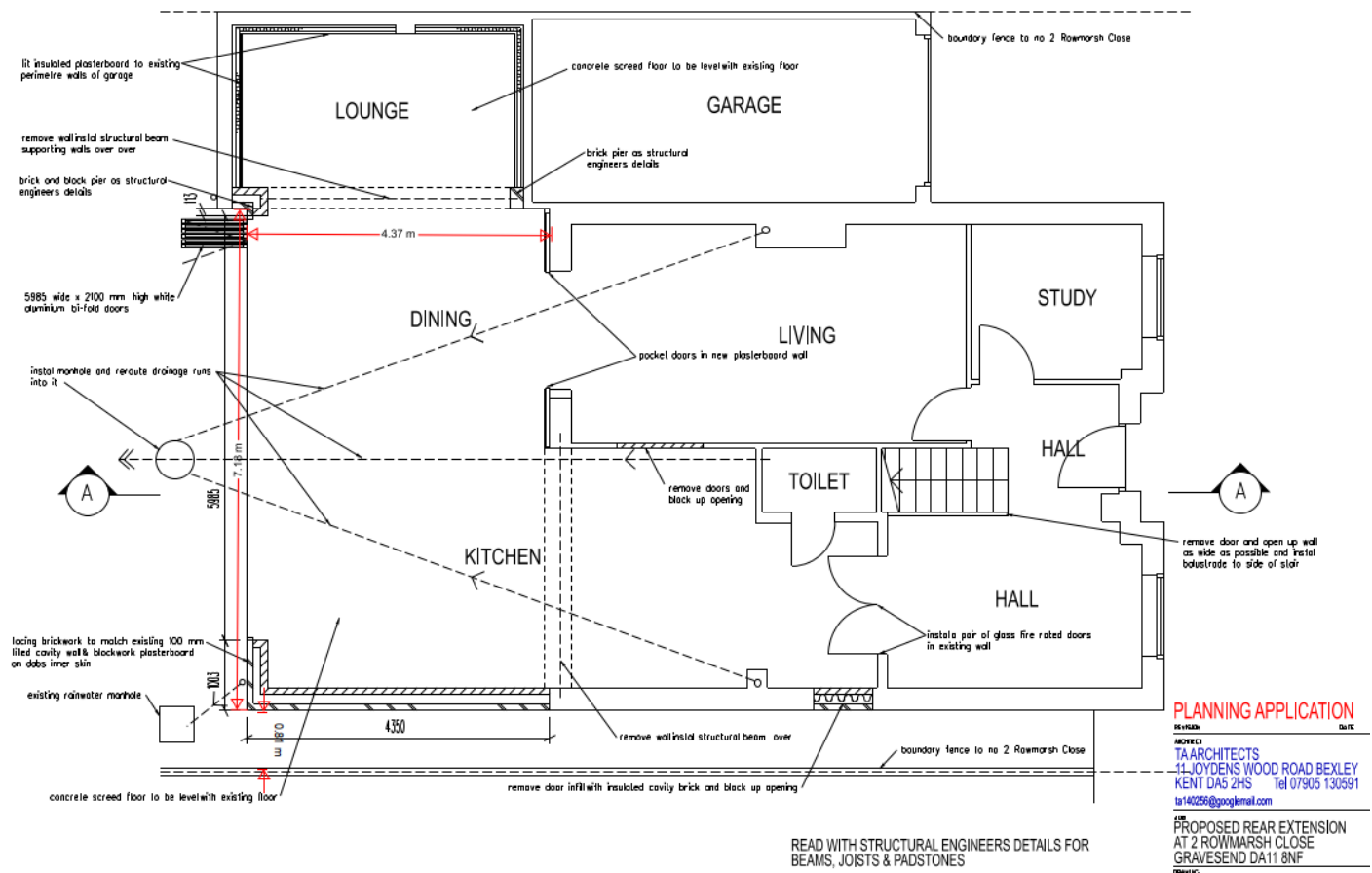
PLANNING APPLICATION

PROJECT
TA ARCHITECTS
11 JOYDEN'S WOOD ROAD BEXLEY
KENT DA5 2HS Tel 07905 130591
ta140259@googlemail.com

PROPOSED REAR EXTENSION
AT 2 ROWMARSH CLOSE
GRAVESEND DA11 8NP
DRAWING: EXISTING GROUND & FIRST
FLOOR PLANS AND ELEVATIONS

SCALE
1:100 AT A3
DATE
JUNE 2025
DRAWING NO.
KC/13

Proposed:



150 min no 5 lead soaker flashings between new and existing wall & new roof and provide a continuous cavity tray dpc above the flashing

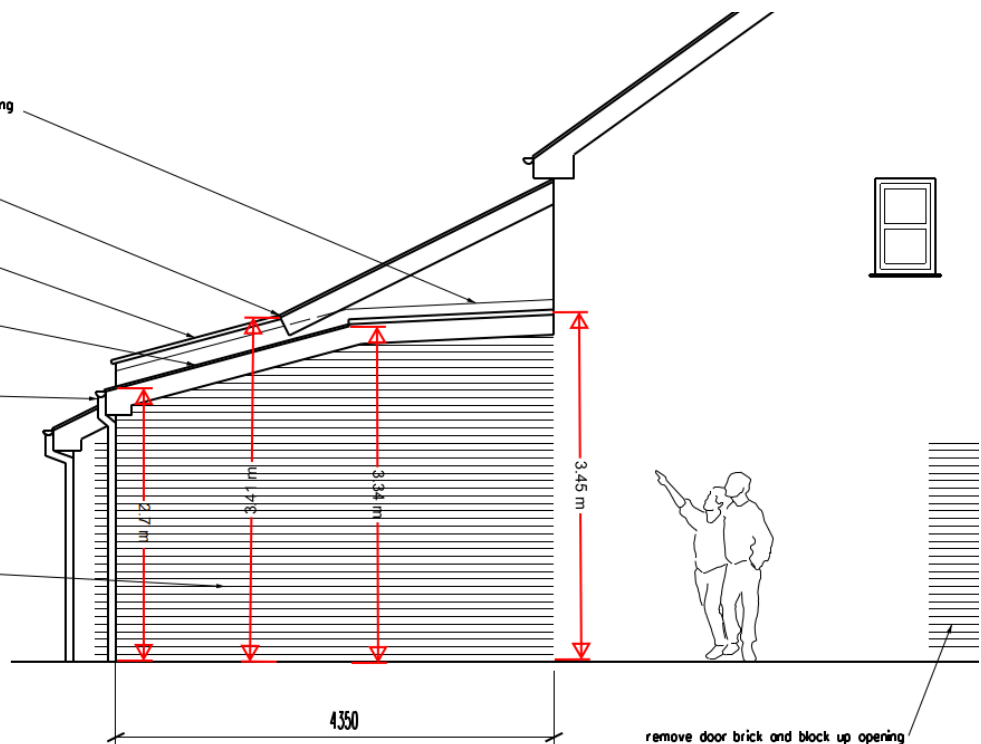
no 5 lead soaker flashings taken under roof tiles and over coping

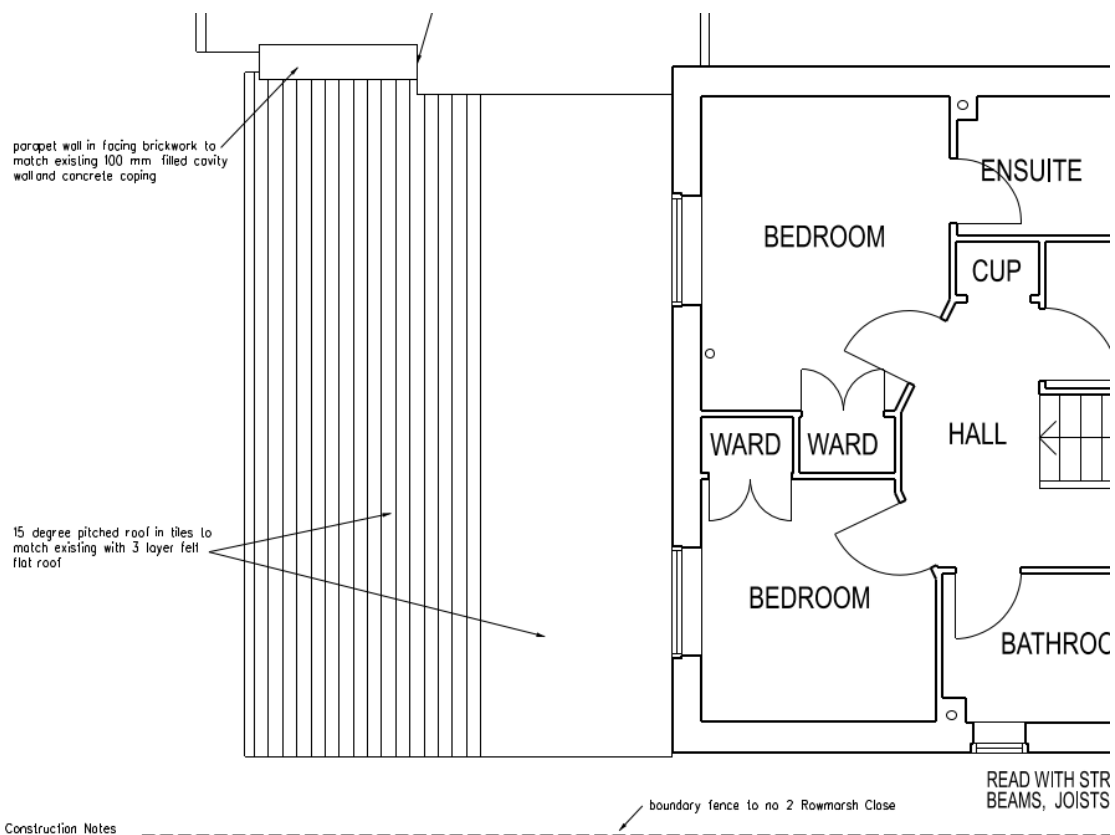
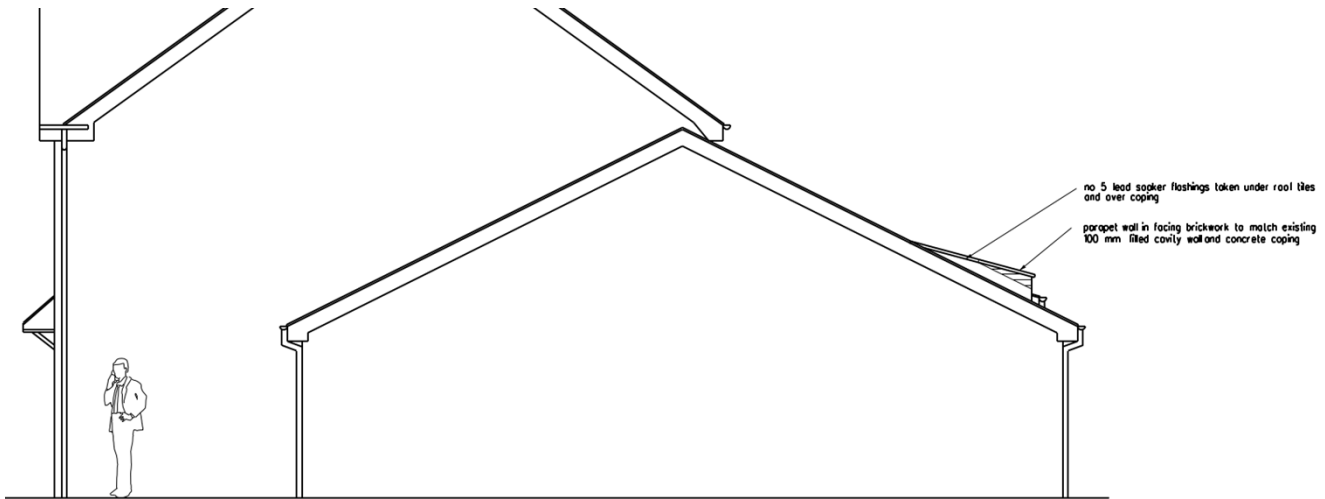
parapet wall in facing brickwork to match existing 100 mm filled cavity wall and concrete coping

15 degree pitched roof in tiles to match existing with 3 layer felt flat roof

114mm black upvc half round upvc guttering white upvc ventilated soffit with insect guard & fascio

facing brickwork to match existing 100 mm filled cavity wall & blockwork plasterboard on dabs inner skin





Construction Notes

150 min no 5 lead soaker flashings between new and existing walls & new roof and provide a continuous cavity tray dpc above the flashing

no 5 lead soaker flashings taken under roof tiles and over coping

parapet wall in facing brickwork to match existing 100 mm filled cavity wall and concrete coping

no 5 lead soaker flashings

5985 wide x 2100 mm high white aluminium bi-fold doors with traffic door

boundary fence to no 2 Rowmarsh Close

15 degree pitched roof in tiles to match existing with 3 layer felt flat roof

114mm black upvc half round upvc gutting white upvc ventilated soffit with insect guard & lasco 76 mm round upvc rainwater downpipe taken to existing separate rainwater system

facing brickwork to match existing 100 mm filled cavity wall & blackwork plasterboard on dabs inner skin

boundary fence to no 2 Rowmarsh Close

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.

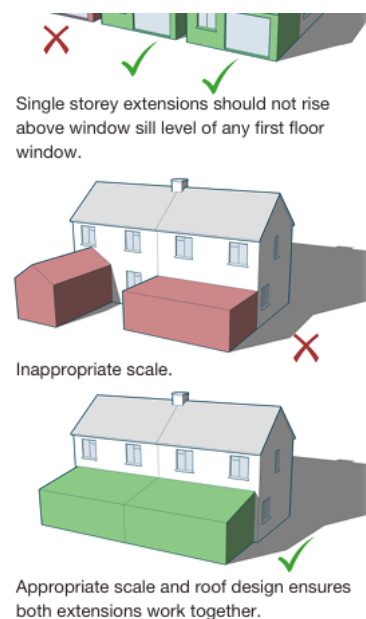
The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Rear Extensions

Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to 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: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- 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.



The proposed brickwork would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. In addition, the doors would be similar to the existing and the roof would be constructed using concrete tiles and felt. If permission were to be forthcoming, all external facing materials can be secured by condition.

The proposed rear extension would essentially be a single storey infill extension and would result in a fairly substantial single storey element to the rear of the property. In addition, the amalgamation of roof forms/ parapet wall is considered to be unusual. Notwithstanding this, the development would not be highly visible from the public vantage point, and is not so significant to warrant a refusal in terms of design. In addition, it is noted the development shall be set away from the shared boundary with No.1 Rowmarsh Close, which is considered positive. Therefore, on balance, the proposal is considered to accord with 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. It is considered that the proposal provides more than sufficient space for future occupiers. In addition, sufficient garden area would be retained post development. As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, no neighbour representations were 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. In situ, the proposal is not considered to detrimentally impact neighbouring amenity. As such, the amenity of neighbouring properties is safeguarded in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

No additional bedrooms are proposed and there would be no alteration to the existing parking situation. 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 3 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 accords with local and national planning policy.

The proposal is acceptable in terms of design, character and appearance and would not harm the amenity of future occupiers or neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	23rd September 2025	Dated:	24th September 2025