

Delegated Report

Householder Planning Application

Planning Application No: 20250910

Location: 45 Tennyson Walk Northfleet Gravesend Kent

Description: Erection of a first floor extension to create two storey dwelling with a pitched roof to match similar to the existing.

Applicant: Mr Harjit Singh

Site Visit Date: 06.10.2025

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2501-005 REV 01 (Existing Front Elevations)
- Drawing No: 2501-016 REV 01 (Proposed Front Elevations)
- Drawing No: 2501-017 REV 01 (Existing/Proposed Block Plans)
- Drawing No: 2501-015 REV 00 (Proposed Roof Plan)
- Drawing No: 2501-013 REV 00 (Proposed First Floor Plan)
- Drawing No: 2501-012 REV 00 (Proposed First Floor Plan)
- Drawing No: 2501-011 REV 00 (Proposed Ground Floor Plan)
- Drawing No: 2501-010 REV 00 (Proposed Ground Floor Plan)
- Drawing No: 2501-004 REV 00 (Existing Roof Plan)
- Drawing No: 2501-002 REV 00 (Existing Ground Floor Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250909	Erection of a single storey rear extension with roof light.	Permitted	12.11.2025

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 31.10.2025 and 5 representations were received.

The main points raised were:

- The aesthetic of the road will be changed.
- There have been a row of bungalows along this road for over 60 years and it should stay that way.
- Bungalows are sought after properties.
- Neighbouring Gardens will be overlooked.
- house is not in keeping with other properties in this part of Tennyson Walk.
- Numbers 1 - 53 on the same side are all bungalows.
- Huge property will not be aesthetically pleasing, will tower above the bungalows and some of the houses.
- proposed building will block all natural light from the interior of neighbouring home and will impact mental wellbeing
- high wall will block outlook.
- Additional bedroom downstairs would mean anyone coming up a neighbouring drive will be able to see in - embarrassing for all.
- additional floor space for this building would increase sleeping accommodation it could indicate a change to the property from a single family occupancy ie 5 Adults.
- Parking and traffic is a cause for concern.
- Additional cars increase air and noise pollution
- What will be the daily hours of work for the contractors working on site.
- Will disposal of all rubbish and material be cleared promptly and in accordance with H&S regulations particularly if asbestos is found and to avoid blocking footpaths, access to neighbours

driveways and the road.

- The scale of the plans seems completely out of proportion to the neighbouring bungalows
- upper level would create new overlooking opportunities to the rear gardens of neighbouring homes.
- The height of the proposed build would reduce daylight and sunlight to homes alongside and opposite.
- Increased height would feel oppressive to those neighbouring.
- Hopefully you have taken into account that there should be adequate off-street parking to match the increased size of the building.
- Project will bring additional; noise pollution, air pollution, trades vehicles, general disruption with deliveries and drop offs of materials, which should only occur in the permitted hours and days, and all of this will most
- certainly last for months.
- 45 Tennyson Walk already sits approximately 2 foot higher than its neighbour due to the contour of the road. This planned extension will tower above neighbouring home and driveway making the sideways feel like a tunnel due to an increased loss of natural light.
- privacy is currently maintained due to the single storey nature of application site and neighbouring dwellings
- the height of the proposed extension will affect a television aerial, which I will be forced to move due to the poor, or lack of signal.
- Concerns that if approved this will set a precedent for other bungalows along the whole road to be converted into houses.
- This will reduce bungalow stock for those in the area wishing to live on one level for a variety of
- reasons, accessibility or otherwise
- This will devalue my bungalow
- concern is that if the current owners sell or rent the home, it could become a HMO
- On no account is the building to encroach onto neighbouring land.

Some of the above concerns raised are not material planning conditions and will not form part of the decision making process.

- Concerns relating to noise, dust, waste removal including asbestos, hours of noisy/disturbing works should be reported to the Environmental Protection team. Should permission be forthcoming an informative would be provided to the applicant reminding them of their obligations.
- The planning process does not take property values into consideration.
- Any subsequent loss of signal to an aerial is not a material planning consideration.
- Encroachment is a civil matter, although it is noted that the applicant has explicitly stated the proposal would be contained within the applicant's own boundary.
- The proposal is assessed and determined as submitted and there are no details stating that it would be converted into a HMO and in some cases this may require a separate grant of planning permission

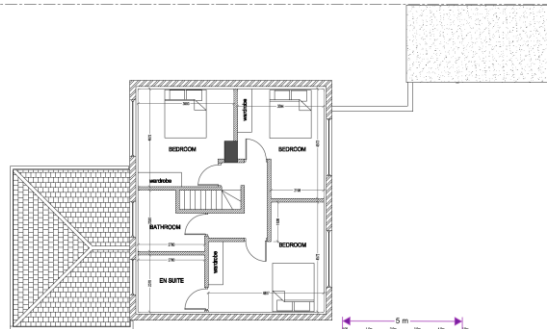
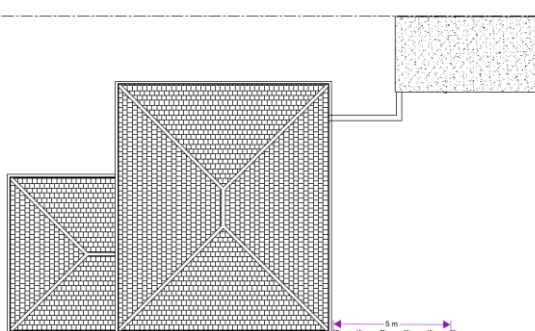
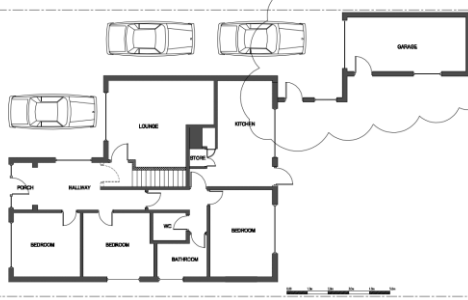
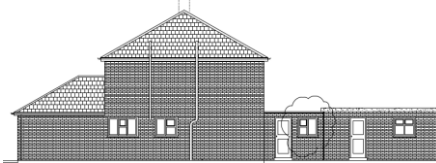
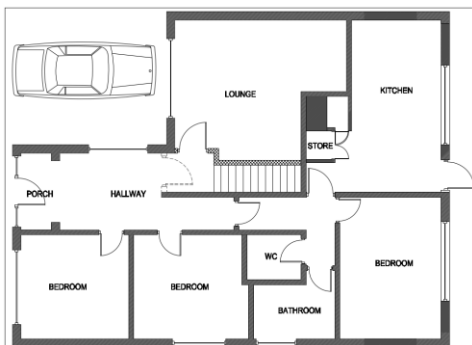
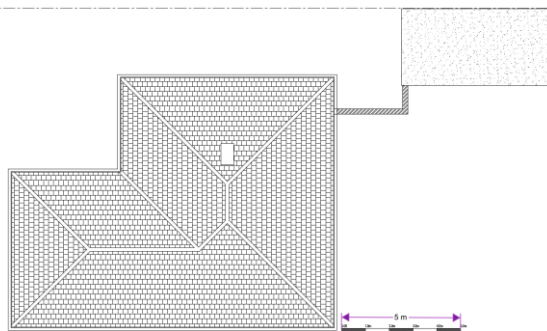
Analysis

Proposal

The proposal seeks the erection of a first floor extension to create two storey dwelling with a pitched roof to match similar to the existing.

Existing

Proposed



Background

The application site has had a recently approved for the erection of a single storey rear extension under reference 20250909. At the time of writing this report it is believed that works have not commenced on site as of yet.

Character and Appearance

The application site is a detached bungalow situated within urban Gravesend. The property currently comprises three bedrooms and has a detached garage. This part of Tennyson Walk comprises mainly detached bungalows on the northern side of the highway with two storey houses to the south. The road also slopes down to the east and again down to the south which means land levels vary from house to house.



The National Planning Policy Framework 2024 places emphasis on the creation of high quality, beautiful and sustainable buildings. It goes on to state that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

Policy CS19 (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.

Para 9.1 of Gravesham’s Householder Alterations and Extensions Guidance states:

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.

The guidance also states:

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.

The proposed development seeks to extend the existing modest bungalow into a two storey dwelling which would fail to serve as a subordinate extension. The front projection of the bungalow would be retained with the main bulk of the dwelling being extended upwards. This side of Tennyson Walk comprises single storey dwellings which are low profile and reflective of their neighbouring counterparts. The proposed development would fail to respond to the local character and would dominate this side of Tennyson Walk.

Para 9.7 of the adopted design guidance states:

An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

In this instance the proposed extension would be situated approx. 1m from the common boundary shared with No.47 Tennyson Walk which sits on a lower ground level. The proposed extension due to its height would appear as an overbearing addition to this dwelling and would be an unneighbourly form of development.

The proposed development is a dominant and out of character addition which would be harmful to the appearance of Tennyson Walk. The proposal is therefore not compliant with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 Householder Alterations and Extensions Guidance and Para 131 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

Post development there would be an area of approx. 284sqm. This is compliant for the proposed development in terms of resultant amenity space. The proposed bedrooms would be sufficient in terms of their size and access to light and outlook. The proposal would provide additional living space and is considered to comply with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The application site is situated between No's 43 and 47 Tennyson Walk which are both single storey dwellings. No 43 is located in slightly higher land and there is a 6.5m distance between the two dwellings.

In terms of privacy the proposed development would not impact this property as there are no windows proposed in the flank elevation. Both the application site and neighbouring property have garages situated on the boundary line which provide a buffer and some screening into the garden space. The proposed dwelling would have windows located at a higher vantage point, however on balance it is considered that the loss of privacy to No.43 is minimal.

The proposed development would result in some overshadowing to No.43 however this would not be deemed highly detrimental. In terms of outlook the proposed dwelling would impact a kitchen window which is not already has limited outlook due to its siting next to the garage. On balance the proposed development would not detriment No.43 Tennyson Walk in terms of amenity.



The property known as No.47 is located on lower ground to the application site and is closer in proximity to the application site. There is an approx. 3.7m gap between the dwellings with the application site being located only 1m from the boundary.

The proposed extension would add an increase to the height of the application site by 2.9m, this would cause overshadowing to the garden area of No.47 during the latter parts of the day and would also appear as a dominant and unneighbourly form of development due to its height and scale.

It is recognised that in a residential area there is already a certain level of overlooking of properties and gardens experienced due to the built-up nature of the area. However, the significant increase in height of the dwelling and being so close to the boundary of No. 47 is likely to result in an increased sense of dominance and enclosure and an unacceptable loss of privacy to the rear of this property.

It is therefore considered that the proposed extension would have an unacceptable and overbearing impact on the neighbouring property known as No.47 Tennyson Walk, and would result in a loss of privacy. As such, the proposal would fail to comply with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135f of the NPPF 2024.

Parking and Highways

The proposed development would increase the number of bedrooms from 3 to 6 which would mean there should be a minimum of 2 off road parking spaces to serve the needs of the development. It is evident that there is sufficient off road parking provision to meet the needs of the development in line with the requirements of SPG4- KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below two grounds:

The proposed extension would have an unacceptable and overbearing impact on the neighbouring property known as No.47 Tennyson Walk, and would result in harm to their amenity. As such, the proposal would fail to comply with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

It is therefore considered that the proposed extension would have an unacceptable and overbearing impact on the neighbouring property known as No.47 Tennyson Walk, and would result in a loss of privacy. As such, the proposal would fail to comply with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25/11/2025	Dated:	25th November 2025