



Delegated Report

Householder Planning Application

Planning Application No: 20250302

Location: 39 The Hedgerows Northfleet Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mrs Sukhbir Nagra

Site Visit Date: Street View Site Visit to Display Notice on 17.04.2025

Submitted Documents/Plans

Application Form;
Drawing No. 1 – Site Location Plan;
Drawing No. 1.1 Block Plan – Existing;
Drawing No. 2 – Ground Floor Plan – Existing;
Drawing No. 3 – First Floor Plan – Existing;
Drawing No. 4 – Roof Plan – Existing;
Drawing No. 5 – North Elevation – Existing;
Drawing No. 6 – South Elevation – Existing;
Drawing No. 7 – West Elevation – Existing;
Drawing No. 8 – East Elevation – Existing;
Drawing No. 9 – Section A – Existing;
Drawing No. 10 – Block Plan – Proposed;
Drawing No. 11 – Ground Floor Plan – Proposed;
Drawing No. 12 – Roof Plan – Proposed;
Drawing No. 13 – South Elevation – Proposed;
Drawing No. 14 – West Elevation – Proposed;
Drawing No. 15 – East Elevation – Proposed;
Drawing No. 16 – Section A – Proposed;
Drawing No. 17 Rev A – Preliminary Ground Floor Plan;
Drawing No. 18 – Preliminary Section A; and
Drawing No. 19 – Preliminary Details D01 and D02.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200438	Conversion of garage into a habitable room and insertion of a window on the front elevation.	Permitted	16.07.2020
19970337	Erection of two storey side extension to form dining room and enlarged lounge with enlarged bedroom and additional bedroom over.	Permitted	05.09.1997

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)
- 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

Five surrounding properties were consulted, a site notice was displayed on 17.04.25 and no representations were received. The overall consultation period expired on 09.05.25.

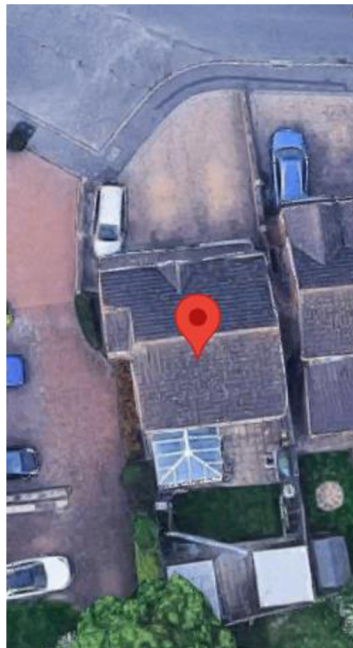
Site Description

39 The Hedgerows is a two-storey detached property fronting the southern side of the cul-de sac. As evidenced by the planning history of the site, previous extensions and alterations to the property have been carried out. As per the plans and google aerial images (below), there is an existing rear conservatory in situ.

Site Photo



Google Image

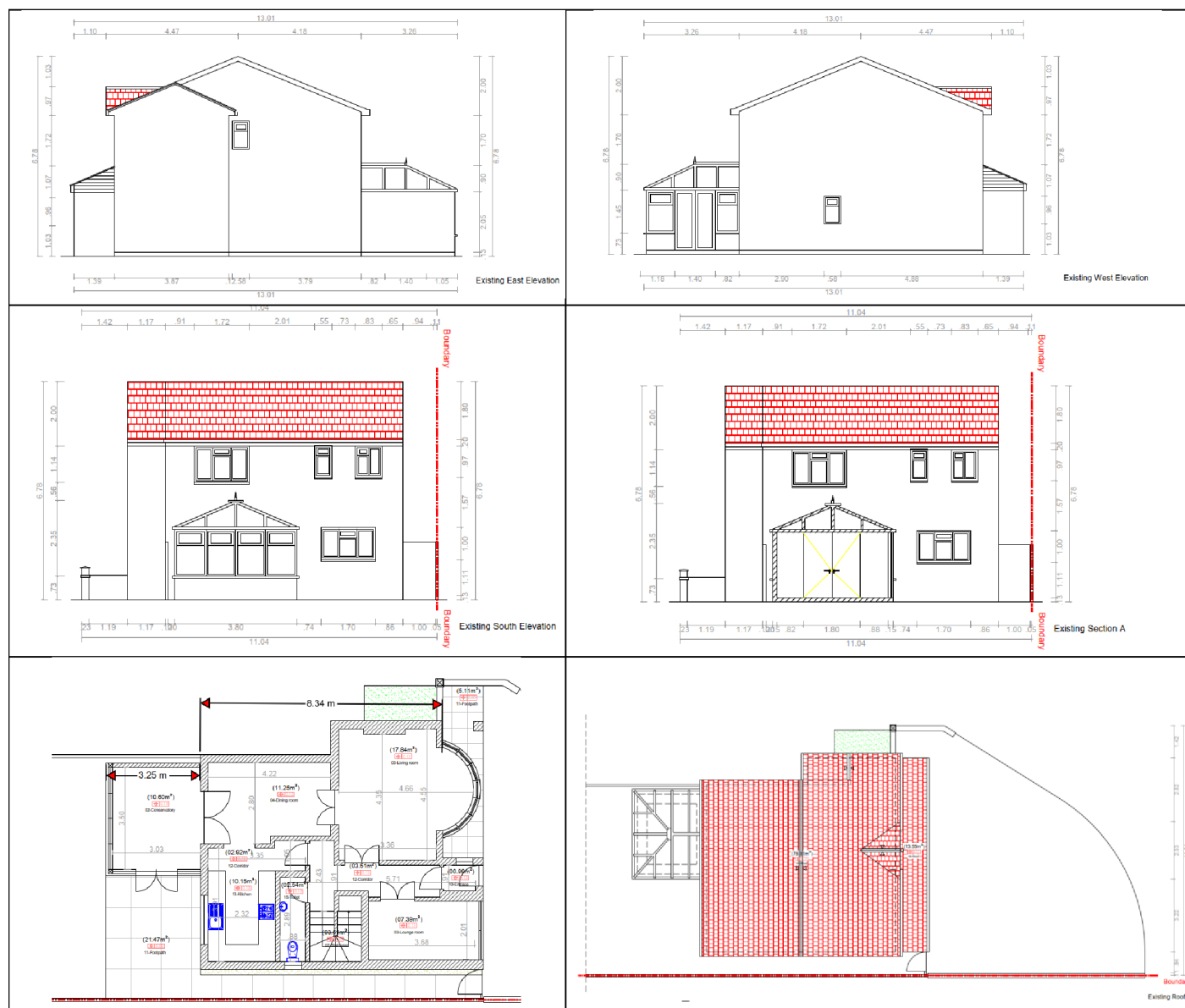


This application proposes the demolition of the existing conservatory and the erection of a single storey extension.

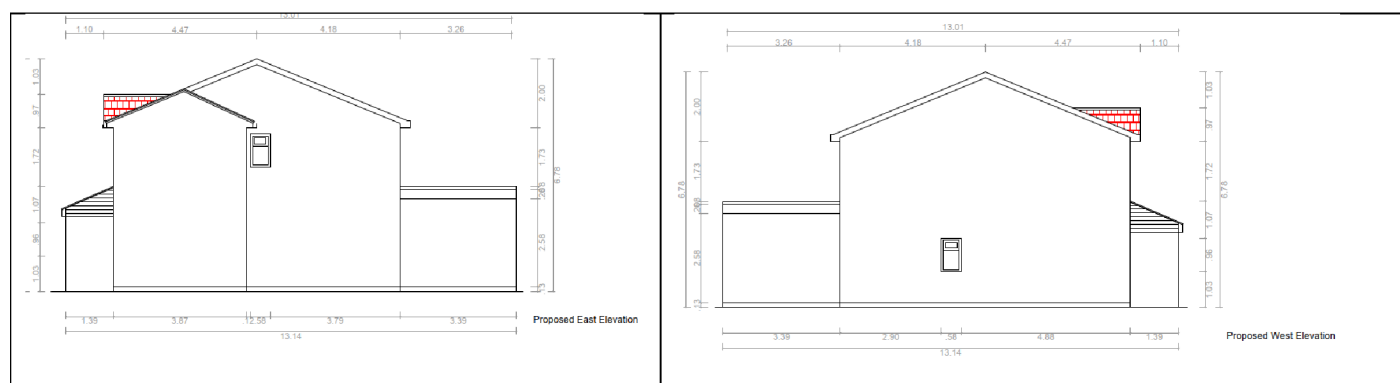
Proposed Development

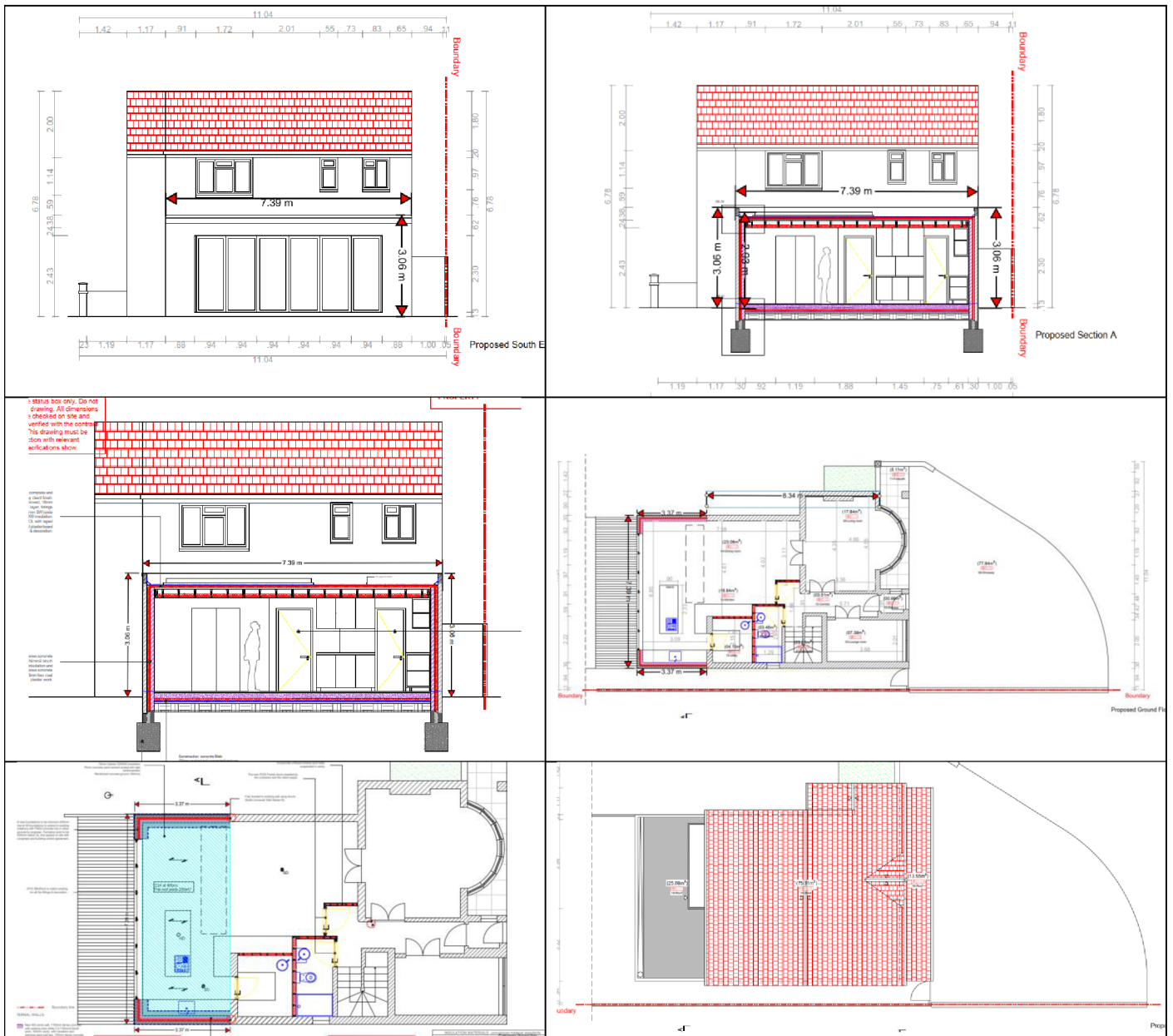
The single storey rear extension would create space for internal layout alterations to facilitate an enlarged open plan kitchen and dining area, a new utility room, and a new shower room. The dimensions of the development are indicated on the below plans. The case officer measurements are indicated in black and red:

Existing:



Proposed





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 plans indicate the proposed uPVC bi-fold door would match the existing, but the materials overall are not specified on the application form. Notwithstanding this, if planning permission were to be forthcoming, a condition could be added to the decision notice to ensure the external materials would match those used in the existing dwelling in order to secure a good visual relationship between the existing dwelling and proposed development.

The extension would be a similar depth to the existing conservatory, but would span the width of the rear elevation. It would be modest in height, and is considered overall to be a subservient addition to the dwelling. In addition, the development in situ would not be largely visible from the street scene, and would not detrimentally impact the character and appearance of the area.

Therefore, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The resultant garden space falls below these requirements. However, it is noted that a similar single storey rear extension of greater depth could potentially be constructed under permitted development rights, leaving a smaller garden area (providing the works would meet all the requirements of the General Permitted Development Order (2015) as amended). As such, on balance, the resultant garden area is acceptable. In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance.

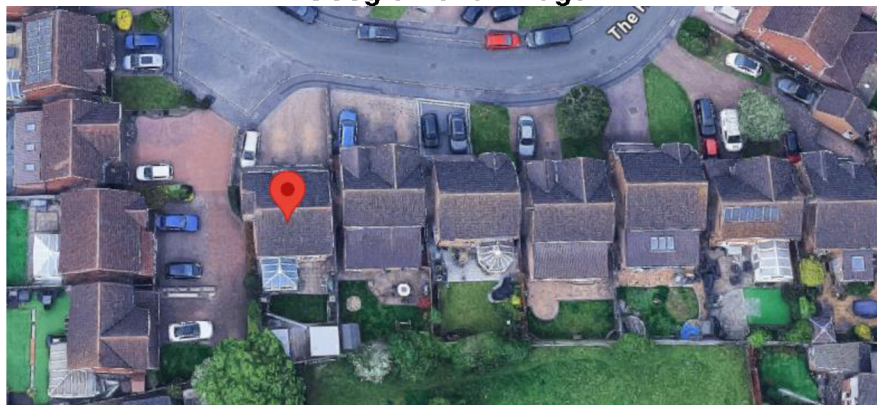
Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. There are no windows proposed in the flank walls of the development, and the extension would be at single storey level.

Google Aerial Image



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

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

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

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.

Conclusion

The proposed extension would be constructed using acceptable external materials, as secured by condition. In addition, the proposal is considered to be a sympathetic and subservient addition to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	13 th May 2025	Dated:	15 May 2025