



Delegated Report

Householder Planning Application

Planning Application No: 20251057

Location: 46 Tennyson Walk Northfleet Gravesend Kent

Description: Conversion of existing garage into habitable rooms replacement of garage door with a window. Demolition of existing rear conservatory; erection of single storey rear extension and veranda. Front porch and extension to existing dropped kerb and hard landscaping.

Applicant: Mr H Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

46TW/A3/01 – Site Map Existing GF Plan, Front and Rear Elevations

46TW/A3/02 – Existing Side Elevation

46TW/A3/03 – Proposed GF Plan

46TW/A3/04 – Proposed Front, Rear and Side Elevations

46TW/A3/05A – Existing and Proposed Block Plans

46TW/A3/06 – Existing FF Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
19880256	Erection of single storey front extension to form enlarged lounge and single storey side extension to enlarged existing garage.	Permitted	23.05.1988
19920525	Erection of conservatory at the rear.	Permitted	24.09.1992
19920008	Erection of two storey side extension to form enlarged garage with two bedrooms over.	Permitted	06.05.1992

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.

KCC Heritage

Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required.

Southern Gas

No comments received.

Natural England

No comments received.

Neighbouring properties

8no. surrounding properties were consulted and 0 comments were received from members of the public. The final date to submit comments ended on 19.11.25.

Officer's Analysis

Proposal

This scheme entails the following elements:

- Conversion of existing garage into habitable rooms replacement of garage door with a window.
- Demolition of existing rear conservatory
- Erection of single storey rear extension and veranda.
- Front porch
- Extension to existing dropped kerb and hard landscaping.

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Parking and Highways.

Design, Character and Appearance

Garage Conversion

The proposed garage conversion would convert the existing garage internally to an additional bedroom. In doing so the garage door would be bricked up with matching brickwork and a window of appropriate size and design. Visually this would be a minor change and would not be an inappropriate frontage for this dwellinghouse.

Rear extension and veranda

The rear extension proposed would be single storey, with a flat roof. It would be 4.5m deep, 7.m wide and 3m high, with the veranda extending to the remaining width of the existing dwellinghouse and with the same depth. The existing conservatory is 4.4m deep, 6.5m wide and 3.2m high. The proposed extension would not be significantly larger than the existing conservatory. It would be subservient to the main dwellinghouse and its design appropriate for a rear elevation of little visibility from the public perspective.

Porch

The proposed porch would essentially enclose the existing porch canopy and would visually have little difference in appearance to the existing setup albeit having the door and window panes covering this area brought further forward as part of the enclosure. Visually this would be a minor change and would not result in an inappropriate frontage for this dwellinghouse.

Crossover

The proposed crossover would remove the entire low brick wall to the front and create an open fronted driveway. As the road fronting the site is not a classified road, there is no issue raised with regard to extending the dropped kerb. However, it is unfortunate that the proposal seeks to allow the entire removal of the front boundary wall, and soft landscaping. Front boundary treatment is a defining feature in the area and improves the quality of the appearance of the frontages. However, it is also noted that there are a number of properties with open fronted drives and so it would be unreasonable in this instance to refuse the scheme for this reason.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Bedroom	25.7	11.2 (double)
Sitting Room	17.8	13.2 (Living Room)
Bathroom and WC	4.4	3.6

Garden Measurement	Proposed Garden Space	Minimum Space Standard (m ²)
Area	158	100
Depth	14.9m	10m

The proposed development complies with the minimum internal and external space standards applied by the Residential Layout Guidelines (2020)

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

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This neighbour is located to the west of the site. These buildings turn in towards each other towards the rear so the buildings have a distance of between 0.3m and 1.3m for the main dwellinghouse. However, the existing rear conservatory meets the shared boundary. The proposed rear extension would meet the boundary with the neighbour at its corner point. The proposed extension would be single storey and flat roofed. Its depth would be 3.7m greater than this properties' rearmost elevation. Given the limited scale nature of this extension, its similar position to the existing conservatory, but reduced height, the proposed extension would not result in any exacerbated impact on this neighbour's amenity. Likewise, the garage conversion, enclosed porch and crossover extension would not impact this neighbour's residential amenity due to their nature.

48 Tennyson Walk

This neighbour is located to the east of the site. There is 3m between the buildings and this would be unchanged as a result of the development. The proposed extension would be 4m deeper than these properties rear elevation. It would be single storey and flat roofed. Given the distance between the buildings, the single storey nature and limited depth the proposed extension would be unlikely to have any significant impact. The enclosure of the porch, garage conversion and vehicle crossover due to its nature would also have little impact on this neighbour's amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

This proposal would result in an increase in bedroom numbers from 5 to 6 bedroom spaces. Such properties with 4 or more bedrooms require 3 vehicle spaces per dwelling plus an additional cycle space for the increased bedrooms as per the Kent Parking Standards (2006). The proposed driveway would have a width of 11.6m and a stepped depth of 4.6-5.2m. Within the Kent County Council guidance the minimum width of a drive is 2.4m and length is 4.8m increasing to 6m in front of an access, these 2.4x 4.8m figures are nationally recognised and should be treated as an absolute minimum.

Due to the position of the front access and the requirement for 3 car spaces on the front drive, there appears to be an inadequate spacing for the parking of 3 vehicles on the proposed front drive. However, although there is an increase in bedrooms, the current vehicle space requirement is 3 and this is unchanged by the scheme. In addition, garages are not considered in the calculation of parking spaces given the unlikely use of them for vehicle storage in the modern age, given the increased size of vehicles. So, the current parking situation is undersized against the requirements. The proposed development would not increase the parking requirement and whilst the proposed extended driveway would still be undersized, it nevertheless represents an improvement in the amount of parking spacing. No detail on cycle spacing has been provided, but there is sufficient space within the curtilage

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve the development.

(For detailed conditions informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	19th December 2025	Dated:	22nd December 2025