



Delegated Report

Householder Planning Application

Planning Application No: 20250075

Location: 31 Coldharbour Road Northfleet Gravesend Kent

Description: Removal of existing pitched gables over front bay windows and porch, replace with flat roofs to match original dwelling. Installation of 1no. obscured glazed window to south elevation and 1no. window to north elevation.

Applicant: Mr P Williams

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 24/01/2025;
Drawing Number D-01 Rev A (Site Location Plan and Block Plan – Existing);
Drawing Number D-21 (Floor Plan and Roof Plan – Existing);
Drawing Number D-22 (Elevations – Existing);
Drawing Number D-23 (Floor Plan and Roof Plan – Proposed); and
Drawing Number D-24 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20241088	Prior approval application for a single storey rear extension with a depth of 7.53 metres, maximum height of 3.95 metres and eaves height of 2.80 metres.	Prior Approval not Required	07.01.2025
19860672	Conversion of bungalow to two storey dwelling with four bedrooms and shower room at first floor level	Permitted	01.10.1986
19490995	The erection of a bungalow	Permitted	12.08.1948

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period ended on 24th February 2025.

Officer's Analysis

Design, Character and Appearance

The application site is a detached chalet style bungalow set within the urban area of Gravesham and located to the Northern side of Coldharbour Road. The property is largely soft landscaped to the frontage with side vehicular access leading to a garage to the rear garden. There is an existing conservatory to the rear elevation.



The existing frontage of the dwelling consists of an entrance porch flanked by 2no bay windows with gables above. The application seeks permission to remove the existing gables and replace with flat roofs.

The flat roof to the porch would measure 2.74m from ground level and project 1.22m from the front elevation. The flat roof to the bay windows would measure 2.74m in height and project 0.74m from the front elevation.

While the loss of the gables to the frontage is regrettable as they are an attractive feature of the existing street scene, it is considered that as the proposed flat roofs are of a modest projection from the front elevation and at a single storey level, it would be unreasonable to refuse the application on this alone.

The application also seeks to introduce a window to the northern flank elevation, serving a bedroom, and to the southern elevation serving the bathroom. The window to the southern elevation will be aligned with the existing flank window and both proposed windows will be set away from the street scene. As such the proposed windows are not considered to have a detrimental impact in terms of design.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application would not have a detrimental impact on the amenity of future occupiers and as such is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application introduces a window to the northern flank elevation, serving a bedroom, which is considered to be a habitable room and fronts the flank elevation of neighbouring property known as 29 Coldharbour Road. However, the existing windows to the neighbouring flank elevation serve the hallway and stairs which are not considered to be habitable rooms and therefore will have no detrimental impact on privacy. Furthermore, the proposed window will be of high level which will also serve to protect any neighbouring privacy.

The application also introduces a window to the southern elevation serving the bathroom. The proposed window will be obscure glazed and there are no existing windows to the neighbouring flank elevation, as such there is no detrimental impact on neighbouring properties in terms of privacy.

As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	18th March 2025	Dated:	18th March 2025