



Delegated Report

Householder Planning Application

Planning Application No: 20240923

Location: 31 Gainsborough Drive Northfleet Gravesend Kent

Description: Erection and part retention of a two storey side and ground floor rear extension.

Applicant: Mr C Sandhu

Site Visit Date: Photos taken 20.02.25 and previous site visit undertaken

Submitted Documents/Plans

Application Form;
OS Plan;
Block Plan – Proposed;
Block Plan – Existing;
Drawing No. DA11NHPP1R – Ground and First Floor Plan – Existing;
Drawing No. DA11NHPP2R – Ground Floor Plan – Proposed with Existing Roof Plan;
Drawing No. DA11NHPP3R – First Floor and Roof Plan – Proposed;
Drawing No. DA11NHPP4R – Front and Rear Elevations – Existing and Proposed;
Drawing No. DA11NHPP5R – Side Elevations – Existing and Proposed;
Drawing No. DA11NHPP6R – Floor Plans – Pre Existing;
Drawing No. DA11NHPP7R – Roof Plan – Pre-Existing; and
Drawing No. DA11NHPP8R – Elevations – Pre-Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240685	Application for a Proposed Lawful Development Certificate in respect of a single storey rear extension with roof lanterns.	Certificate Granted	05.09.2024
20240492	Application for a Lawful Development Certificate for the proposed erection of a dormer extension in the rear roof slope with 2 skylights on the front roof slope and conversion of the loft space into habitable rooms.	Certificate Granted	17.07.2024
20240240	Erection of a two storey side and part two storey part single storey rear extension, front extension and the incorporation of a canopy roof.	Refused	08.05.2024
20200281	Retention of an outbuilding in the rear garden.	Permitted	04.05.2020

Planning Note

The plans show that the rear dormer and single storey rear extension, as per applications 20240685 and 20240492 have not been constructed yet. It is evident that the single storey rear extension, which would

be lawful under application 20240685 could not be constructed independently if this current application were to be approved. If this current application were to be granted planning approval, the applicant is strongly recommended to review permitted development rules and submit a new proposed lawful development application if they wish to do so.

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

Local Ward Councillors

No comments received.

Neighbouring properties

19 surrounding properties were consulted, a site notice was displayed on 20.02.25 and no responses were received. The overall consultation period expired on 14.03.25.

Site Description

31 Gainsborough Drive is a two-storey semi-detached property located north west of the highway. The site is immediately adjacent to a shared access road located between 31 Gainsborough Drive and Pickwick House. It was noted on the previous site visit that construction works had begun, without planning permission having first been obtained.

Google Image showing how the site previously appeared



Previous Site Visit Photo showing construction has begun



This application proposes the erection and part retention of a two-storey side and ground floor rear extension.

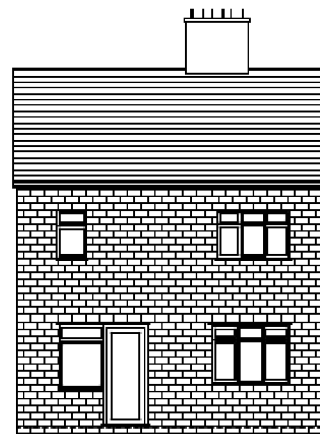
Proposed Development

The proposed development would create space for internal layout alterations, along with a new WC and utility room, at first floor level there would be layout changes along with an enlargement to one of the bedrooms.

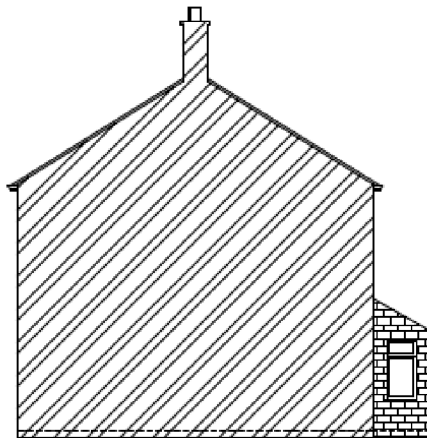
Pre-Existing Elevations (before construction)



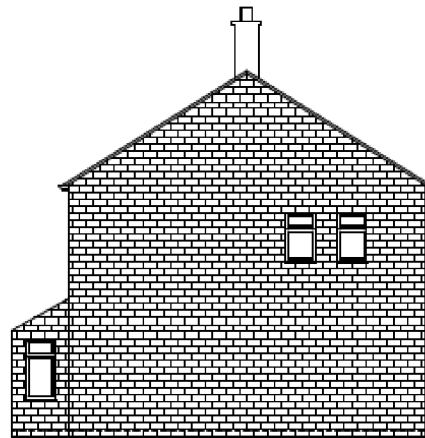
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



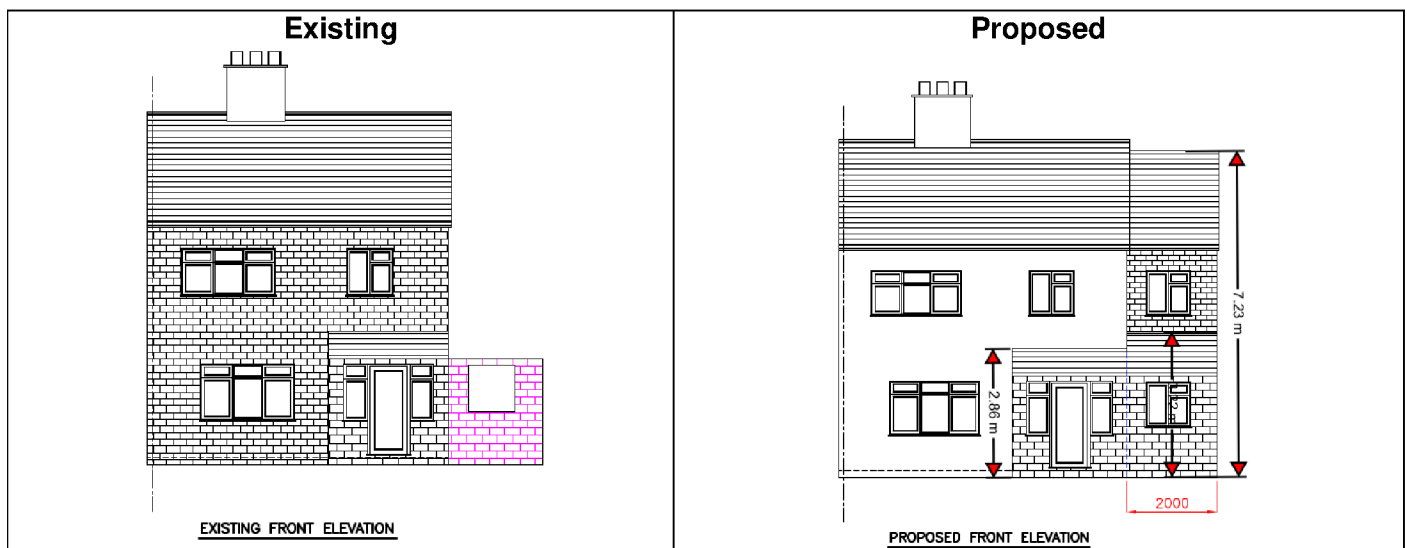
EXISTING SIDE ELEVATION - A

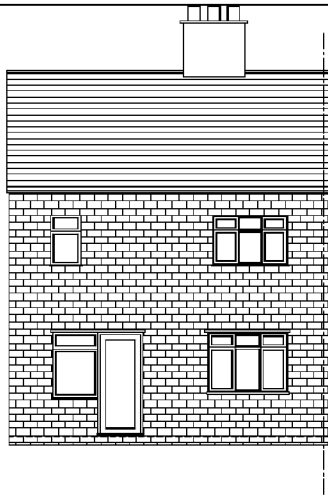


EXISTING SIDE ELEVATION - B

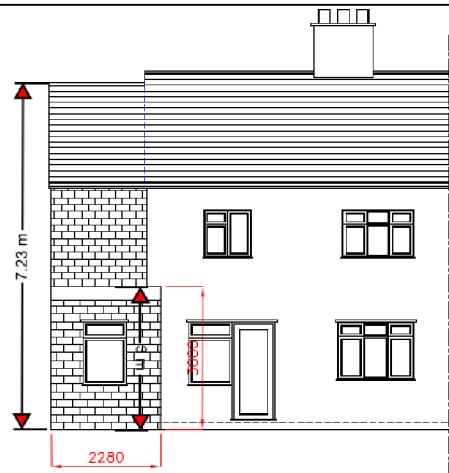
The proposed development would have the following dimensions, as shown on the measurements of the plans:

(Please note the Local Planning Authority measurements are indicated in red and black)

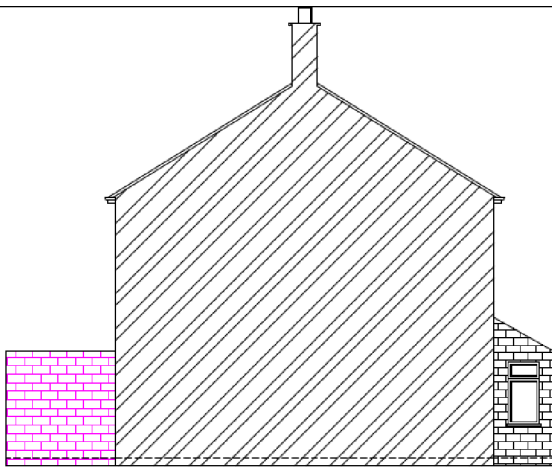




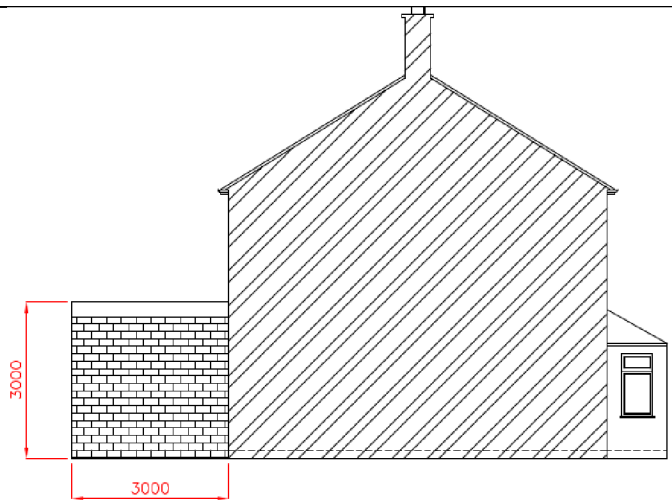
EXISTING REAR ELEVATION



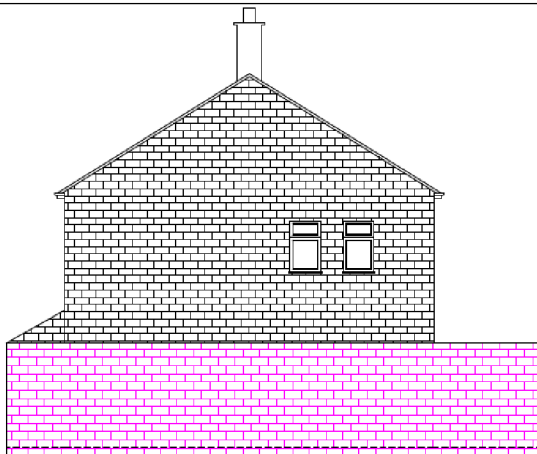
PROPOSED REAR ELEVATION



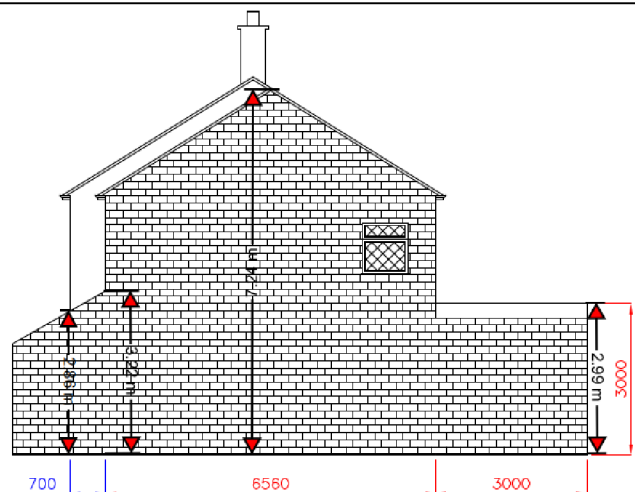
EXISTING SIDE ELEVATION - A



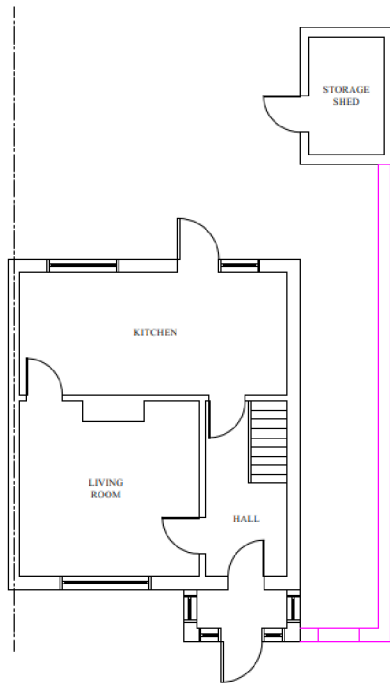
PROPOSED SIDE ELEVATION - A



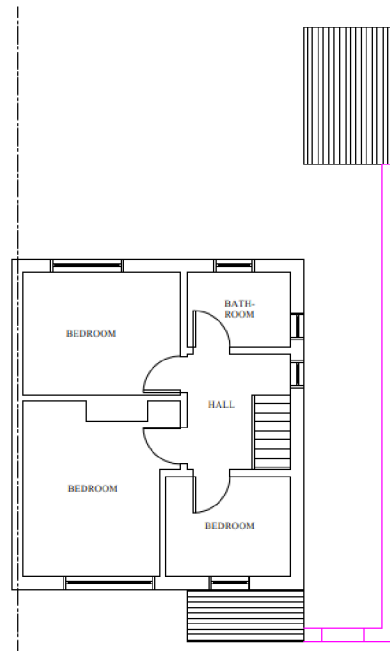
EXISTING SIDE ELEVATION - B



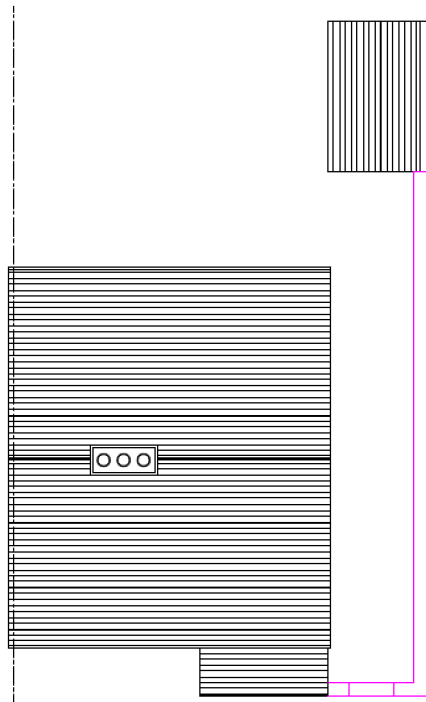
PROPOSED SIDE ELEVATION - B



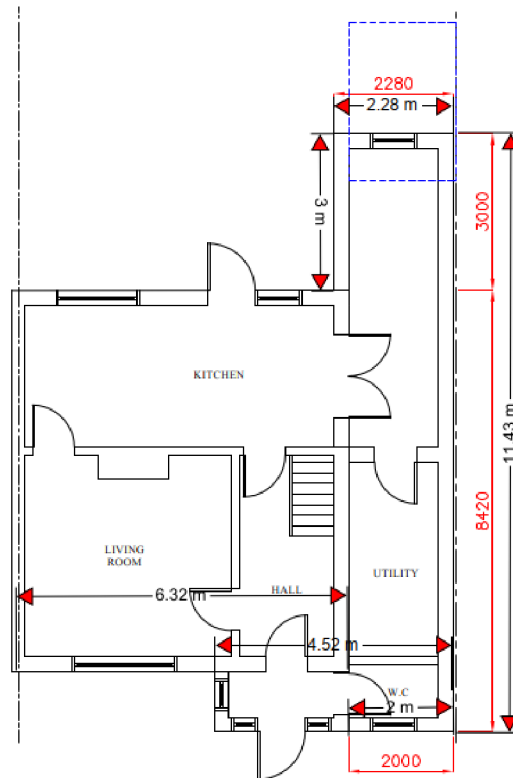
EXISTING GROUND FLOOR PLAN



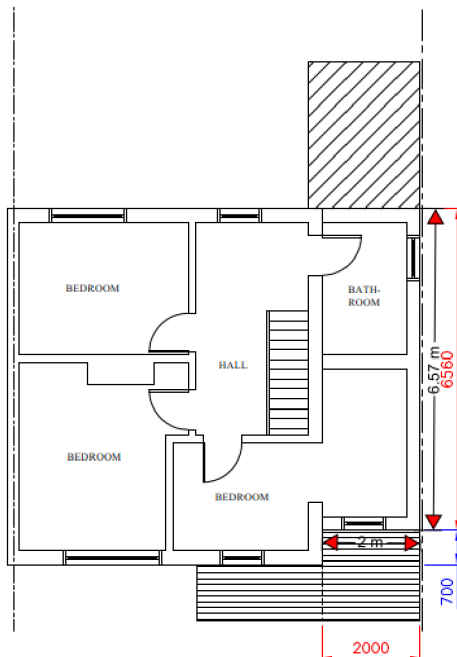
EXISTING FIRST FLOOR PLAN



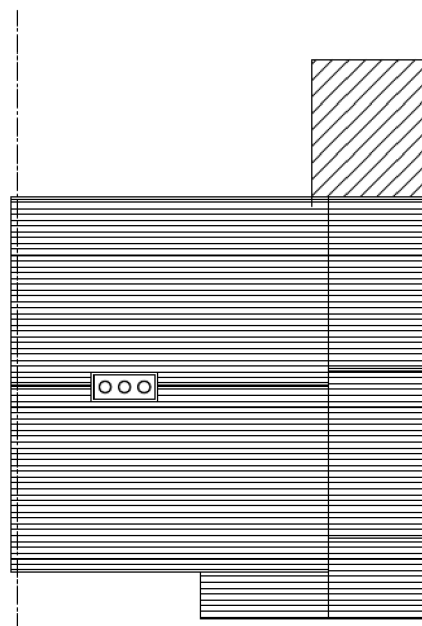
EXISTING ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

Preliminary Matters

This application follows the refusal of application 20240240 for the erection of a two storey side and part two storey part single storey rear extension, front extension and the incorporation of a canopy roof.

The grounds of refusal were as follows:

- 1. The bulky, cumulative additions represent disproportionate and incongruous development that would result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling and wider street scene, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).*
- 2. The proposal would be detrimental to the amenity of future occupiers and would result in a substandard garden area, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).*

This current application has been reduced in scale, in comparison to the refused proposal. It stands to be assessed whether the current proposal has overcome these previous grounds of refusal, and whether there are any other concerns that arise as a result of the proposed development.

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 proposed external materials would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development. The plans demonstrate set back/set down elements in order to show subservience. It is unfortunate that the extension would be constructed close to the site boundary. However, given that the proposal has been reduced in scale since the previous applications, the development is, on balance considered to be acceptable.

Previous Site Photos



Google Image (2012)



Current Site Photos



Overall, the proposal is considered to be in accordance with Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

As such, ground of refusal 1 has been overcome.

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room sizes, the proposal is considered to provide sufficient space for future occupiers. Furthermore, the reduced proposal ensures there would be sufficient garden space post development. As such, ground of refusal 2 from the previous proposal, has been overcome and the proposed development safeguards 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 shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The development would not be considered to detrimentally impact neighbouring amenity. The two-storey element is set sufficiently away from neighbouring properties. In terms of privacy, the window proposed in the flank elevation would serve a bathroom and therefore could be conditioned to be obscure glazed and fixed shut, as necessary.

Google Image showing rear of dwellings



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

Highways and Parking

There are no concerns in terms of highways and parking that arise as a result of the proposed development.

Any Other Material Planning Considerations

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.

Archaeology

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

Conclusion

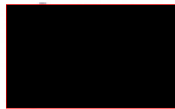
The application has been fully considered and is in accordance with local and national planning policy.

On balance, the design, character and appearance of the proposed development is acceptable, and the extension would be constructed using acceptable external materials. Neighbouring amenity and the amenity of future occupiers is safeguarded, and there are no concerns in terms of highways and parking. The previous grounds of refusal have been overcome.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	8th April 2025	Dated:	08 April 2025