



Delegated Report

Householder Planning Application

Planning Application No: 20260204

Location: 1 Harrowby Gardens Northfleet Gravesend Kent

Description: Erection of a single storey rear infill extension and erection of a single storey front/side extension.

Applicant: Mr Punit Sangwan

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing 01 (Site Location Map, Existing/Proposed Block Plans)
- Drawing 02 (Existing Floor Plans and Elevations)
- Drawing 04 (Proposed Floor and Roof Plans)
- Drawing 05 (Proposed Elevations)

Supplementary Information

- Drawing 03 (Previously Approved Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250655	Application for a Proposed Lawful Development Certificate for the erection of a single storey rear extension.	Certificate Granted	05.09.2025
20250012	Erection of a single storey front/side extension.	Permitted	25.02.2025
20240761	Erection of single storey side/rear extension.	Application Refused	15.10.2024
20240336	Erection of a single storey rear extension and single storey front extension infill.	Application Refused	15.07.2024
20070616	Erection of single storey side extension to form a kitchen and ensuite shower room/wc.	Permitted	15.08.2007
20070413	Erection of single storey side extension to form kitchen and ensuite bathroom.	Application Refused	29.06.2007

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

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

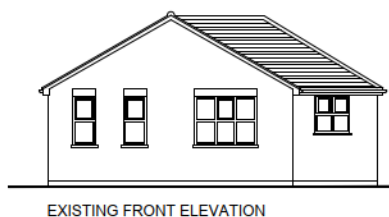
The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 13.04.2026 and no comments were received.

Analysis

Proposal

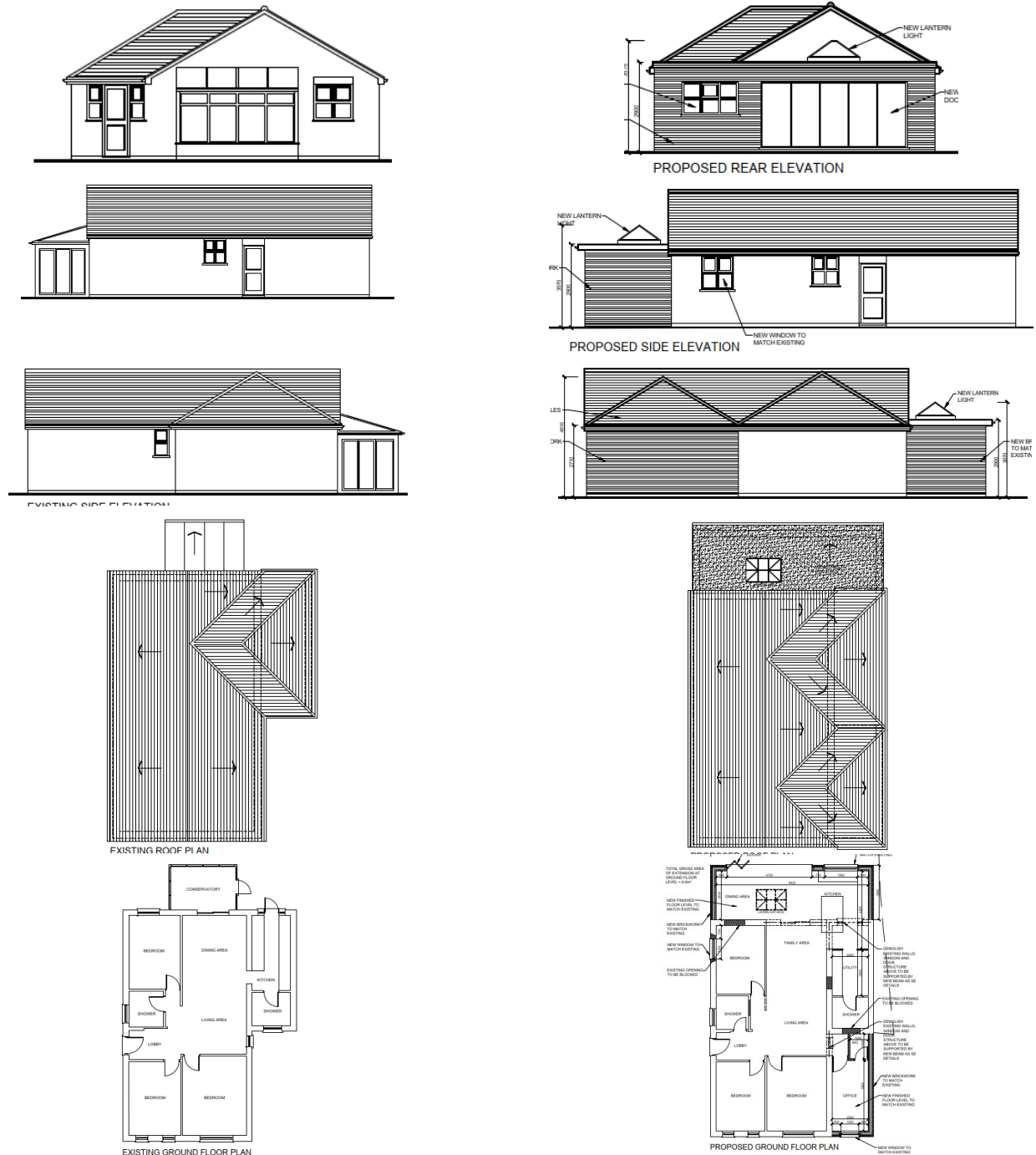
The proposal seeks to erect a single storey front/side infill extension and a single storey rear extension.

Existing



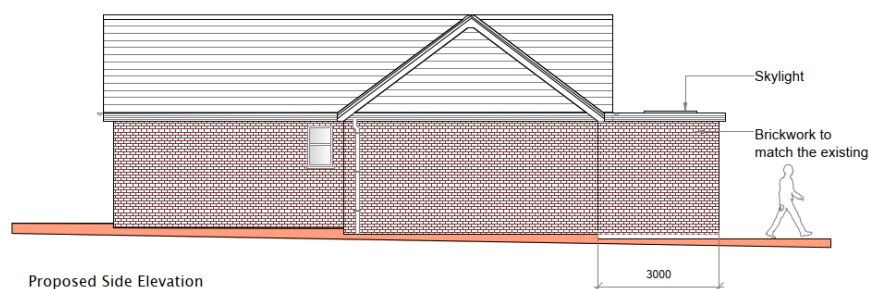
Proposed



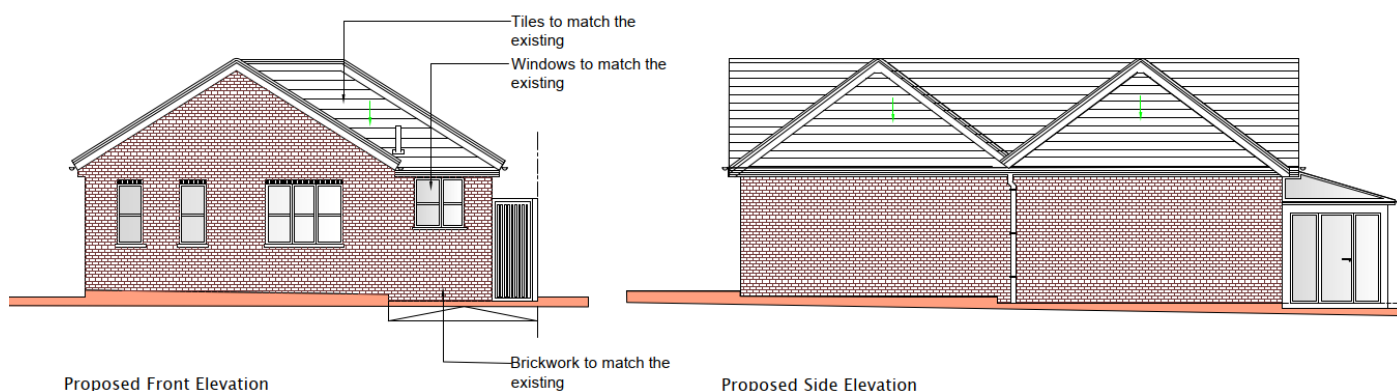


Background

There have been a number of previous applications at this site. The most recent application was for a Lawful Development Certificate for the erection of a 3m deep single storey rear extension which was granted on 05.09.2025. Below is an extract from the previously permitted plans:



Prior to this application there was a proposed for a single storey front extension to create a new bedroom which was granted on 25.02.2025. Below is an extract from the previously permitted plans:



However prior to this application there were two previous planning applications for the erection of a single storey front/infill extension in addition to a single storey rear extension. These applications were both refused due to the proposal increasing the number of bedrooms from 3 to 4 and the resultant garden space being deficient.

It is therefore necessary to ascertain whether the current proposal addresses the previous reasons for refusal, taking into account the lawful development certificates granted.

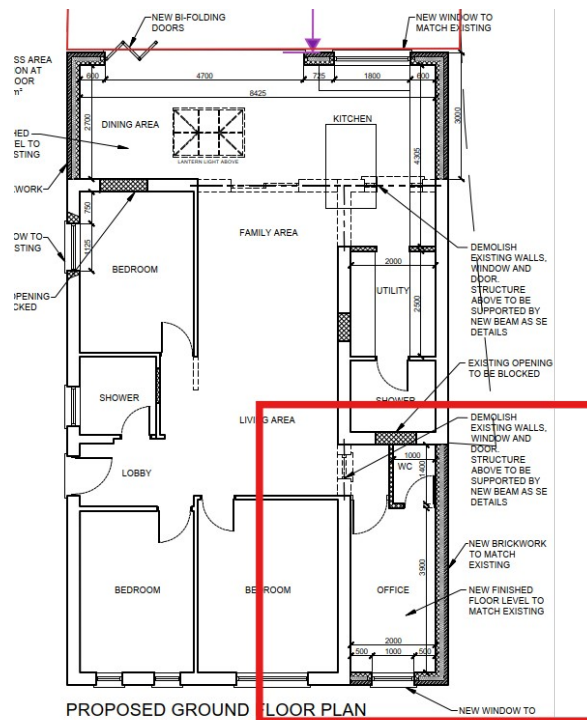
Character and Appearance

1 Harrowby Gardens is a detached bungalow located on the Southern side of the highway. The application site is soft landscaped to the frontage with additional hard standing for off road parking and further off road parking with garage to the side. The property has previously been extended to the side and additionally with a conservatory to the rear.

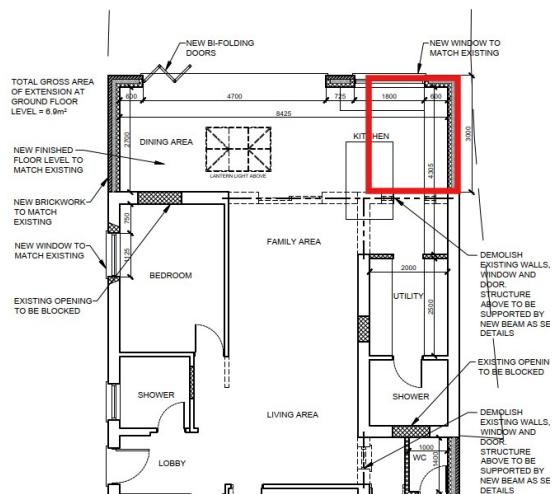
The proposal seeks to erect a 3m deep single storey rear extension which will project past the flank wall of the original dwelling and will end at the flank wall of the single storey side extension. This is contrary to the adopted guidance which states:

10.2 Width: Generally, extensions should not be of greater width than the original building.

In this instance a balanced approach needs to be taken and the proposal must be assessed as submitted. Under this application the plans show 3 bedrooms and not 4, with the fourth room now being utilised as an office. This now changes the requirement for private amenity space which will be assessed in the latter sections of the report.



The majority of the single storey rear extension is affectively permitted development except the highlighted section below:



Whilst this small increase is not ideal consideration, should be given to a PD fallback which could allow for a larger depth albeit not as wide. On balance this additional width is not excessive and in light of the reduction to the depth of the extension the proposal is acceptable in this regard.

The proposal also shows the relocation of fenestration as a result of the extension. The current bedroom window will be relocated in the flank wall, again this is something which could be done without the benefit of planning permission, the impact on neighbouring amenity will be assessed later in the report.

The proposed front and side extension has already been permitted under reference 20250012, in terms of design scale and appearance the extension is identical, however the use of the extension has changed into an office from a bedroom. It is not possible to condition the use of a room, therefore whilst this proposal is shown as a three bedroom dwelling it may very well be the case that at some point in the future the office could be utilised as a fourth bedroom.

Amenity of Future Occupiers

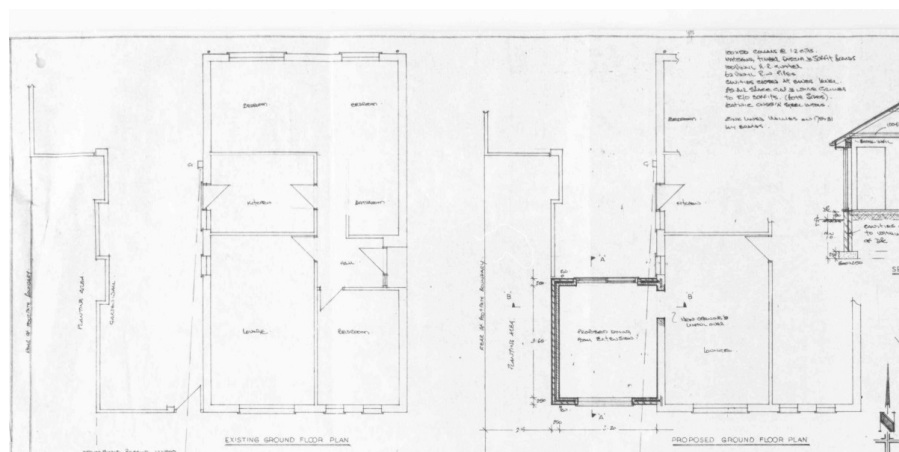
Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The proposed development complies with the above and safeguards the amenity of future occupiers in line with the requirements of adopted policy.

The proposed extensions are not excessive in terms of height or depth, and furthermore it does not include any windows in the flank elevations therefore it safeguards the amenity of neighbouring occupiers.

The proposed relocation of the bedroom window into the existing flank elevation could be carried out without the benefit of planning permission. Furthermore historic records for the neighbouring property known as No.2 Harrowby Gardens shows that besides the entrance door there are no windows in the flank elevation which would be overlooked by the new window.



The proposed development is compliant with SPG2 Residential Layout Guidance and safeguards neighbouring amenity.

Parking and Highways

Post development there is still sufficient parking provision to meet the needs of the property, therefore there are no concerns in this regard.

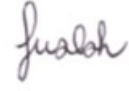
Conclusion

Having balanced the current proposal with the permitted development fall-back position which have been established by relevant Lawful Development Certificates, alongside the fact that the property is to remain as three bedroomed, the previous grounds of refusal have been addressed and overcome. The proposal is considered acceptable and recommended for approval.

Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29.04.2026	Dated:	01 May 2026