

Delegated Report

Householder Planning Application

Planning Application No: 20250766

Location: 99B Packham Road Northfleet Gravesend Kent

Description: Erection of hip to gable loft conversion with rear dormer and roof lights to front roof slope.

Applicant: Mr Kieran Smith

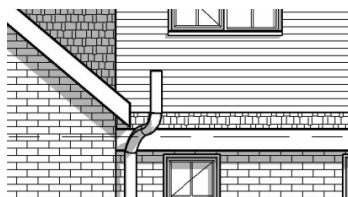
Site Visit Date: 16.09.25

Submitted Documents/Plans

Application Form;
Site Location Plan;
Block Plan;
Drawing No. A1 – Ground Floor Plans – Existing and Proposed;
Drawing No. A2 – First Floor Plans – Existing and Proposed;
Drawing No. A3 – Loft Floor Plans – Existing and Proposed;
Drawing No. B1 – Front/Side B Elevations – Existing and Proposed;
Drawing No. B2 – Rear/Side A Elevations – Existing and Proposed; and
Drawing No. C2 – 3D Images.

Plan Note

During the assessment of the application, it was noted that the dormer appeared to encroach on the neighbouring property in some of the drawings:



In this instance, it is recommended that planning permission is not granted for the proposal and as such, further clarification regarding this matter has not been sought.

Relevant Planning History

Reference	Description	Decision	Decision Date
20040268	Outline application for the erection of two terraced dwellings.	Permitted	20.05.2004

Planning History Note

As per condition 11 of the decision notice for application 20040268, permitted development rights have been removed for the property:

11 Notwithstanding the provisions of Article 3 of and Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any other enactment) the dwellings hereby permitted shall not be enlarged, improved or altered without the prior written permission of the District Planning Authority having first been obtained

11 Having regard to the limitations of the site and the character of the area

As such, planning permission is required for the development. In the case of this householder planning application, the proposal needs to be assessed against planning policy and relevant design guidance.

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

Four surrounding properties were consulted, a site notice was displayed on 16.09.25 and no representations were received. The overall consultation period expired on 10.10.25.

Site Description

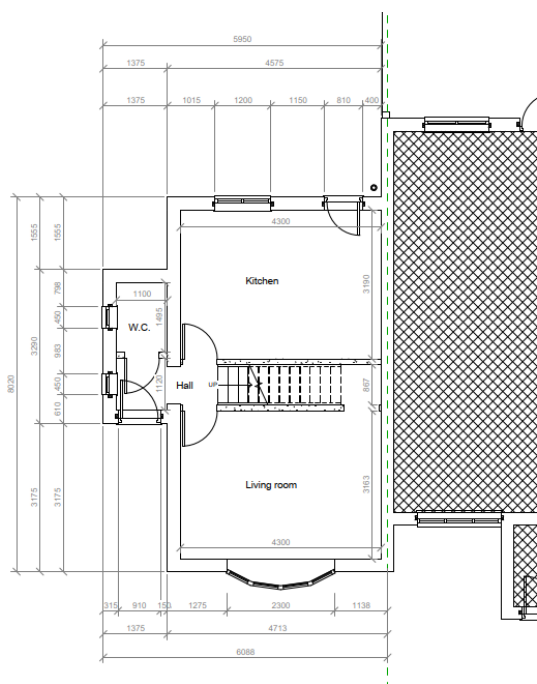
99B Packham Road is a two storey end of terrace property, situated on the corner of Packham Road and Marks Square.



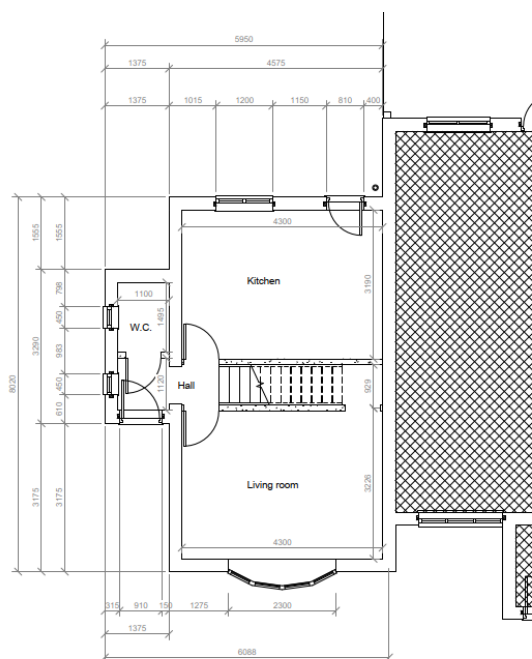
This application proposes the erection of hip to gable loft conversion with rear dormer and roof lights to front roof slope.

Proposed Development

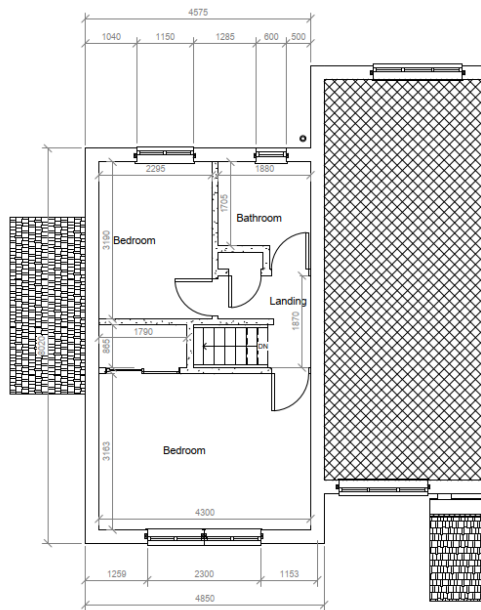
The development would create space for internal layout alterations, a study at first floor level and a bedroom at second floor level. There would be no increase in the number of bedrooms. Case Officer measurements are indicated in black and red on the plans below:



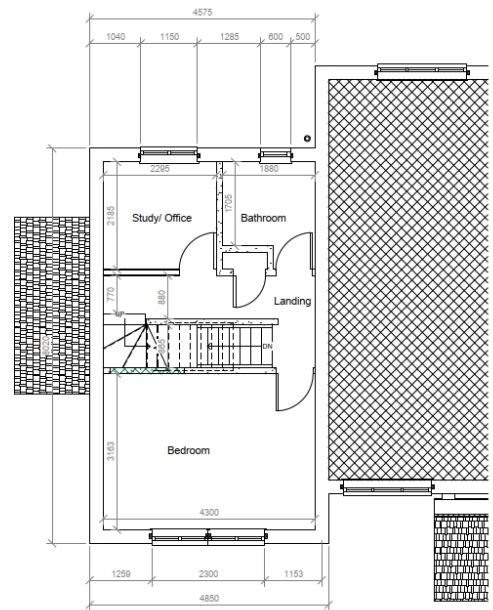
① Existing Ground Floor
1:50



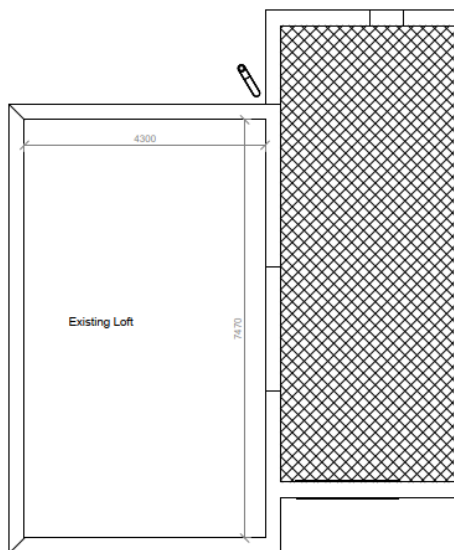
② Proposed Ground Floor
1:50



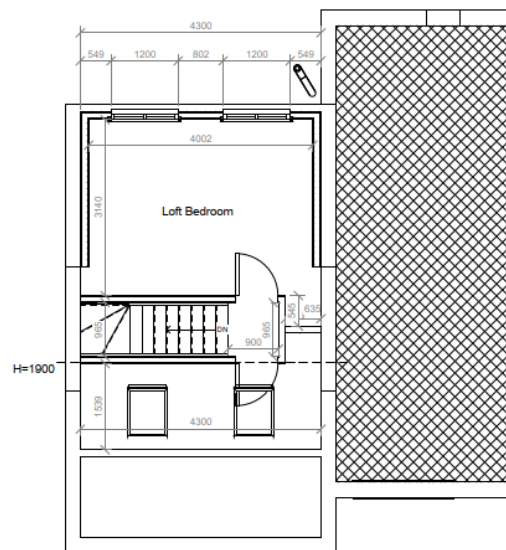
1 Existing First Floor
1 : 50



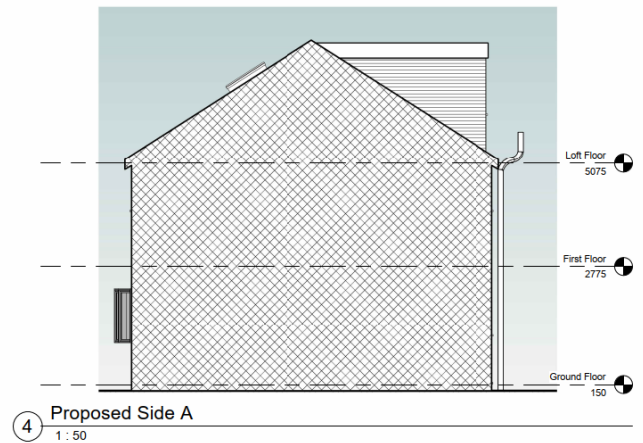
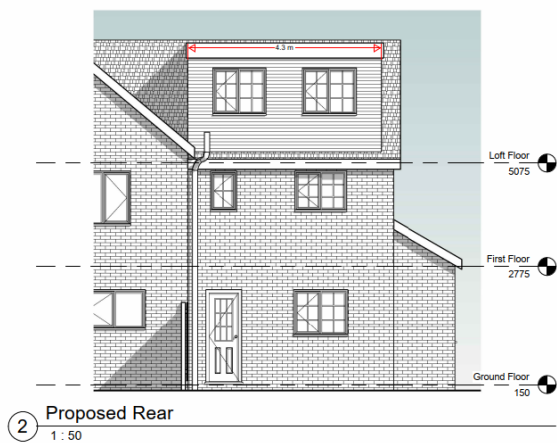
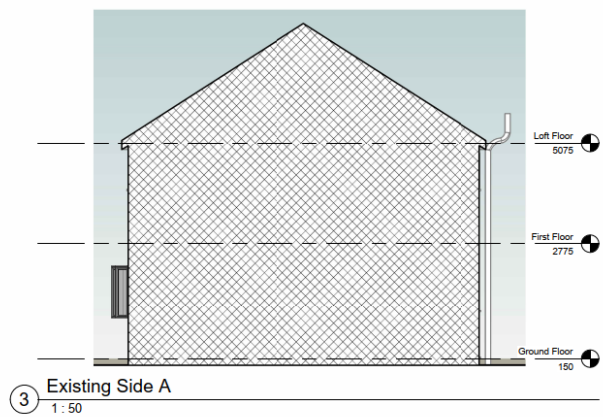
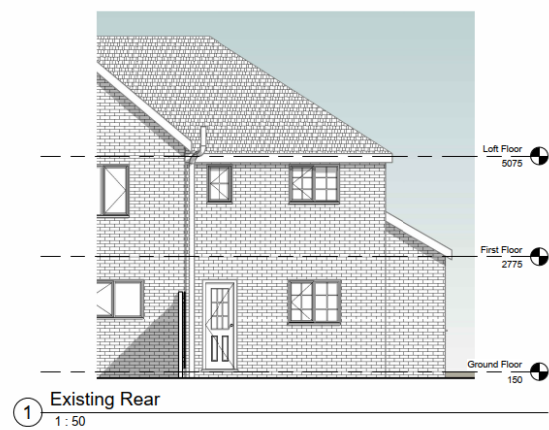
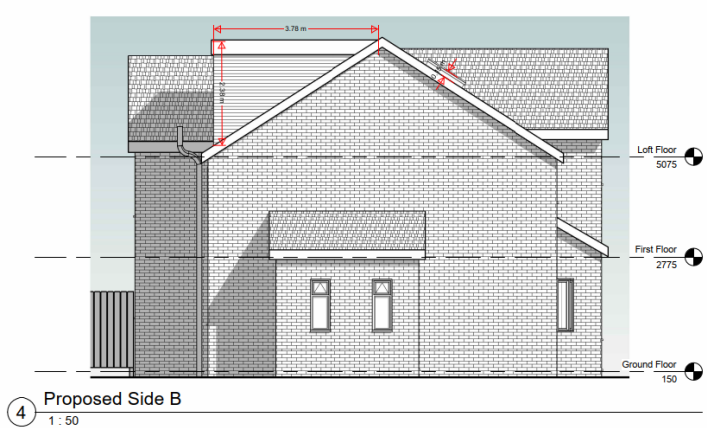
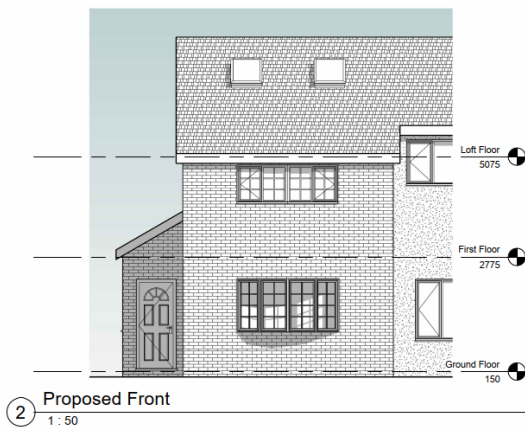
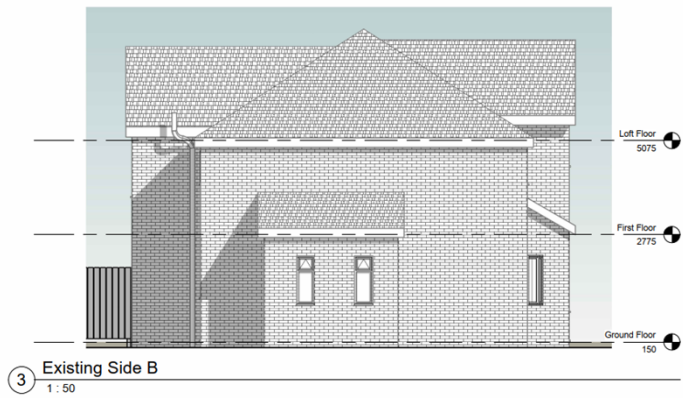
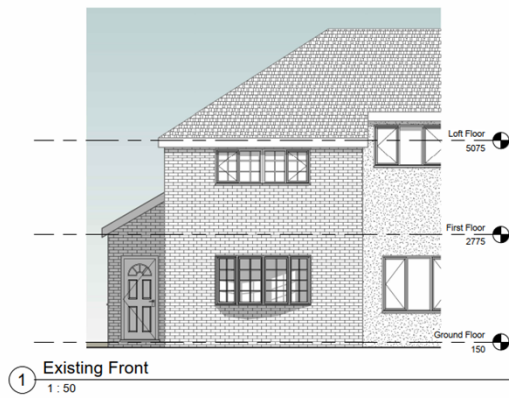
2 Proposed First Floor
1 : 50



1 Existing Loft Floor
1 : 50



2 Proposed Loft Floor
1 : 50



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 Householder Design Guide (2021) sets out the design expectations for the Borough. The key elements relating to this proposal are included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

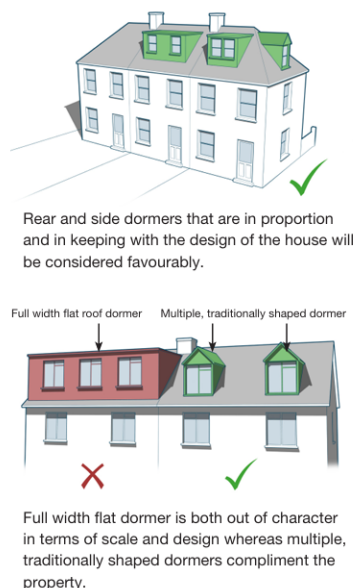
Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.

Front Roof Extensions

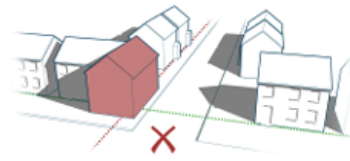
10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.



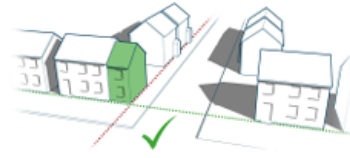
Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

Materials

The proposed external roof materials would match those used in the existing dwelling, which is desirable to ensure a satisfactory visual relationship between the existing and new development. If planning permission were to be forthcoming, all external materials could be secured by condition, to match the existing.

Rooflights in Front Elevation

The rooflights would not excessively project from the roof slope and they are therefore acceptable in situ.

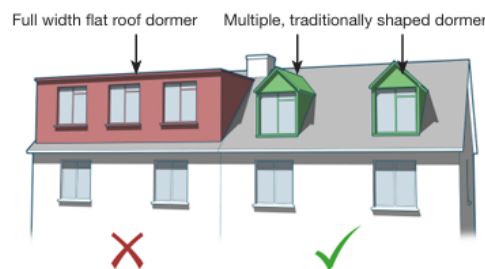
Gable Roof

Given there are existing gable roofs in the area, and at the end of this row of terraces, it is considered that the gable roof design would not be out of character for the area.

Dormer

The design of the dormer is contrary to the aforementioned design guidance and would not be acceptable in terms of scale or appearance.

To provide more detail, the proposed dormer completely overwhelms the roof slope, with a full, flat roof dormer spanning across the width of the roof, with minute set down, and cutting in to the adjoining neighbouring roof.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

Furthermore, the dwelling is situated on a corner plot in an elevated position and the development would

therefore be highly visible from the street scene.

Overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Gravesham's Householder Design Guide (2021), Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

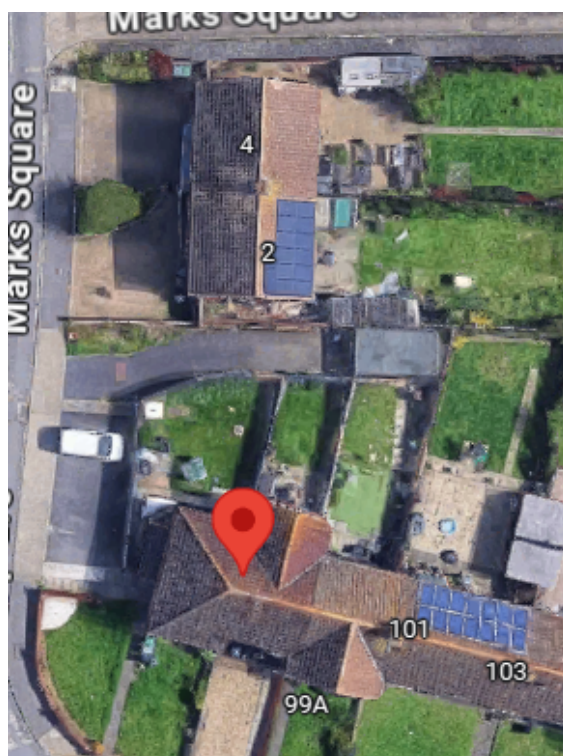
Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room areas and garden space post development. The plans demonstrate that there would be sufficient space for future occupiers and there is no increase in the number of bedrooms. Therefore, the development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above no representations were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

Google Image indicating the rear of the application property



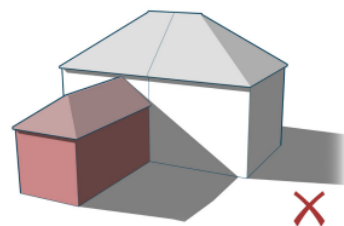
The Gravesham Householder Design Guidance (2021) provides key considerations in terms of neighbouring amenity:

Overshadowing

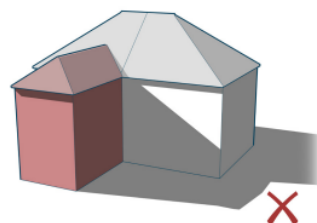
9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection, or are two-storeys in height. When considering overshadowing the Council will have regard to the 45 / 25 degree rule (see Appendix 1), as well as the Vertical Sky Component (VSC) Average Daylight Factor (ADF) and the Annual Probable Sunlight Hours (APSH) methods where necessary. See the BREEAM guidance for detailed information on these.

Privacy

9.6 It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies. Careful consideration should be given to window positions to ensure no windows on the boundary with neighbouring properties cause harmful overlooking and to ensure that windows above the ground floor retain adequate privacy distances. It may be possible, in some cases, to use high level and obscure / translucent glazing.



Where a an extension would result in a significant reduction in light or cause overshadowing planning permission may not be granted.



Overbearing and Outlook

9.7 An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and

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Householder Extensions/Alterations Design Guide SPD

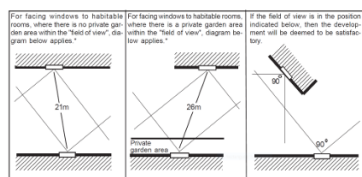
dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

The proposal does not raise concerns with regards to neighbouring amenity in terms of loss of light, loss of outlook or causing a sense of enclosure. However, the dormer raises privacy concerns of overlooking and perceived overlooking with regards to No.2 Marks Square. This impact is further exacerbated by the different land levels, as No.2 sits on a lower land level than the application site. In addition, the new bedroom windows in the face of the dormer would not meet the privacy requirements of the RLG (2020):

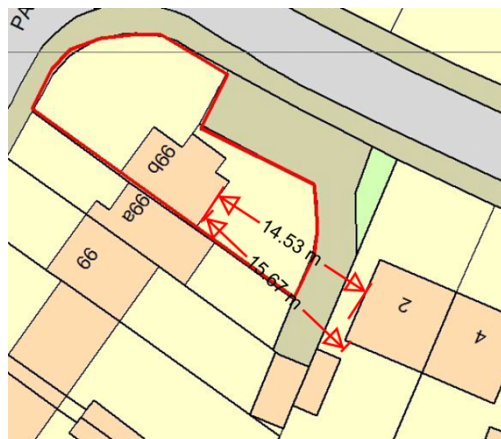
Privacy distances and overshadowing

- 16 All applications for new dwellings (including flats) will be expected to comply with the Borough Council's privacy distances and guidance on overshadowing. The standards specified protect the privacy and amenity of the occupiers of existing and proposed dwellings and protect against loss of light and overshadowing from obstructing buildings.
- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.
- 18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.
- 19 For "single aspect" dwellings, the minimum distance from the window of a habitable room to any house wall of equivalent height containing no habitable room windows can be reduced to 11 metres.
- 20 In all cases, the privacy distances will be applied on the basis of the principles set out in figure 1 on "fields of view" which are illustrated below.

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.



As such, the proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There would not be an increase in bedrooms as a result of the proposal, therefore, there are no concerns in terms of highways and parking.

Any Other Material Planning Considerations

Gas Pipelines

There are gas pipelines within the site boundary/within proximity to the site boundary. If planning permission were to be forthcoming, a suitable informative could be added to the decision notice.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposed dormer would result in a privacy distance below the requirements of the Residential Layout Guidelines (2020) which directly impacts 2 Marks Square in terms of overlooking and perceived overlooking, which would also impact their private garden area. As such the proposed development is detrimental to neighbouring amenity and contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024.)

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	22nd October 2025	Dated:	22nd October 2025