

Delegated Report

Householder Planning Application

Planning Application No: 20250012

Location: 1 Harrowby Gardens Northfleet Gravesend Kent

Description: Erection of a single storey front/side extension.

Applicant: Mr P Sangwan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 06/01/2025;
Drawing Number S01 (Site Location Plan and Block Plan – Existing);
Drawing Number S02 Rev P3 (REVISED - Block Plan – Proposed);
Drawing Number S03 (Floor Plan and Roof Plan – Existing);
Drawing Number S04 (Elevations – Existing);
Drawing Number S05 (Floor Plan and Roof Plan – Proposed); and
Drawing Number S06 (Elevations – Proposed).

~~Drawing Number S02 (SUPERSEDED – Block Plan – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240761	Erection of single storey side/rear extension.	Refused	15.10.2024
20240336	Erection of a single storey rear extension and single storey front extension infill.	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.	Refused	29.06.2007

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 comment received

Neighbouring properties

8 surrounding properties were consulted and no responses were received. The consultation period expired on 29th January 2025.

Preliminary Matters

Previous application 20240761 for the 'Erection of single storey side/rear extension' was refused on the following grounds:

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

The current application looks to overcome these issues.

Officer's Analysis

Design, 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 application proposes the erection of a single storey front / side extension.

The proposed single storey front / side extension will have a pitch roof at a maximum height of 5.28m and an eaves height of 2.8m to reflect the design of the existing side extension. It will measure 5.98m in length and will project from the flank elevation by 2.22m.

The extension will create space for a fourth bedroom and additional WC and will introduce an additional window to the front elevation which is considered to be well aligned with the exiting window placement.

It will be constructed with a brick finish with a tiled roof and a UPVC window to match existing.

As such the proposed single storey side extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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).

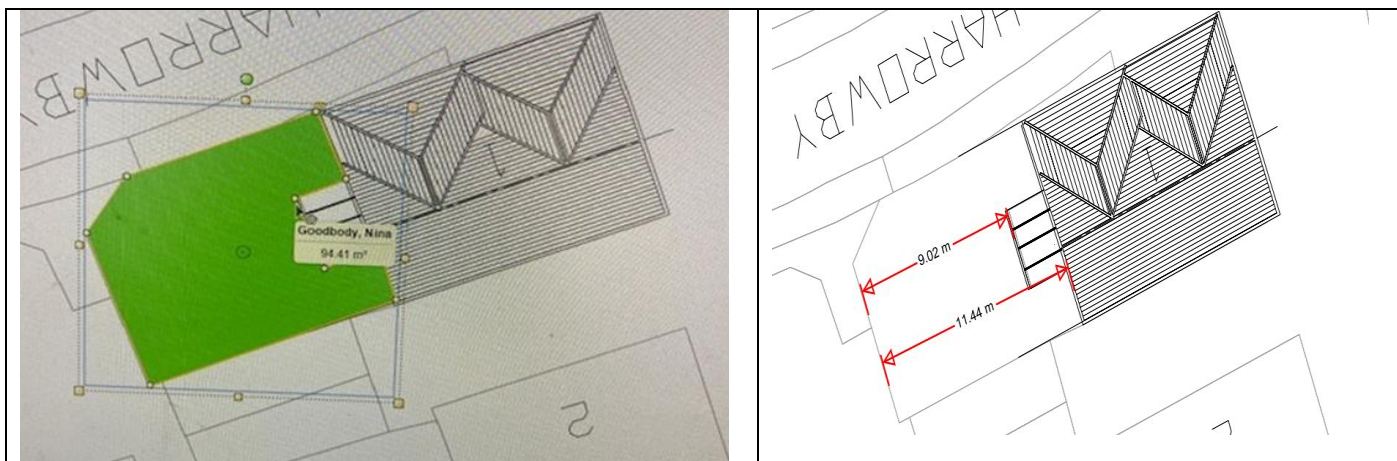
Amenity of Future Occupiers

The application looks to increase the amount of bedrooms at the property from three to four. The previous application was refused as, by way of a proposed rear extension, the development would have resulted in a substandard remaining amenity area. The current application had removed the proposed rear extension, but looks to retain the existing conservatory.

Gravesham's Residential Layout Guidelines state that a four bedroom property should have a minimum remaining amenity area of 100 sqm and a minimum depth from the rear elevation of 10m.

Post development the application site would retain an area of 94.41 sqm and a depth ranging from 9.02m to 11.44m:

Proposed Area	Proposed Depth
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Whilst the area and the depth still remain below the recommended guidelines, the shortfall is considered to be minimal and it would be unreasonable to refuse the application for the issue alone.

As such, it is considered that the current proposal has overcome the issues from the previous application and therefore 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 habitable window serving the newly formed fourth bedroom. However, this is not considered to have more of an impact on the privacy of neighbouring properties than the existing bedroom windows to the front elevation.

Furthermore, due to the modest height of the extension, the development is not considered to have any detrimental impact on the amenity of neighbouring properties in terms of outlook or loss of light.

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).

Parking and Highways

Whilst the application increases the number of bedrooms at the property from three to four, there is sufficient off road parking on the application site and as such there are no parking and highways issues associated with the application.

Conclusion

The remaining amenity area is now considered to be sufficient and therefore the application has overcome the previous reasons for refusal and as such is in accordance with local and national planning policy. 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 have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(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:	25 th February 2025	Dated:	25th February 2025