

Delegated Report

Householder Planning Application

Planning Application No: 20250702

Location: 50 Henley Deane Northfleet Gravesend Kent

Description: Erection of a single-storey rear/side extension.

Applicant: Mr Gurtej Singh Pannu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application For Dated 09/06/2025;
Supplementary Information – Design and Access Statement;
Site Location Plan;
Drawing Number A101 (Block Plans – Existing and Proposed);
Drawing Number A102 (Ground Floor Plans – Existing and Proposed);
Drawing Number A103 (Roof Plans – Existing and Proposed);
Drawing Number A204 (Front and Rear Elevations – Existing and Proposed); and
Drawing Number A205 (Side Elevations – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250535	Erection of a first-floor side extension.	Permitted	16.07.2025
20250534	Prior approval application for a single storey rear extension with a depth of 5.60 metres, maximum height of 3.86 metres and eaves height of 2.70 metres with roof lights.	Prior Approval not Required	09.07.2025
20241137	Erection of a single storey side extension with 4 rooflights	Refused	03.02.2025
20240731	Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration.	Refused	01.10.2024
20240732	Application for a Proposed Lawful Development Certificate in respect of loft conversion with rear dormer and roof lights to front roof slope.	Certificate Granted	30.09.2024
20110395	Continued use of attached garage as a granny room and the detached garage at the side as a gym/store.	Permitted	27.06.2011
20020390	Erection of a detached garage at the side.	Permitted	07.08.2002
19870362	Erection of single storey rear extension to form enlarged lounge diner	Permitted	04.09.1987

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 comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 21.07.2025. No responses were received and the consultation period ended on 15.08.2025.

Preliminary Matters

Application 20240731 for 'Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration' was refused for the following reasons:

Overall, the erection of single storey side extension, first floor side extension and flat roof to the outbuilding is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and

Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Subsequent application 20241137 for 'Erection of a single storey side extension with 4 rooflights' was also refused for the reasons as set out below:

The proposal is not consider to have overcome the previous reason for refusal. The erection of a single storey side extension, is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to 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).

The current application looks to overcome the previous grounds for refusal.

Officer's Analysis

Design, Character and Appearance

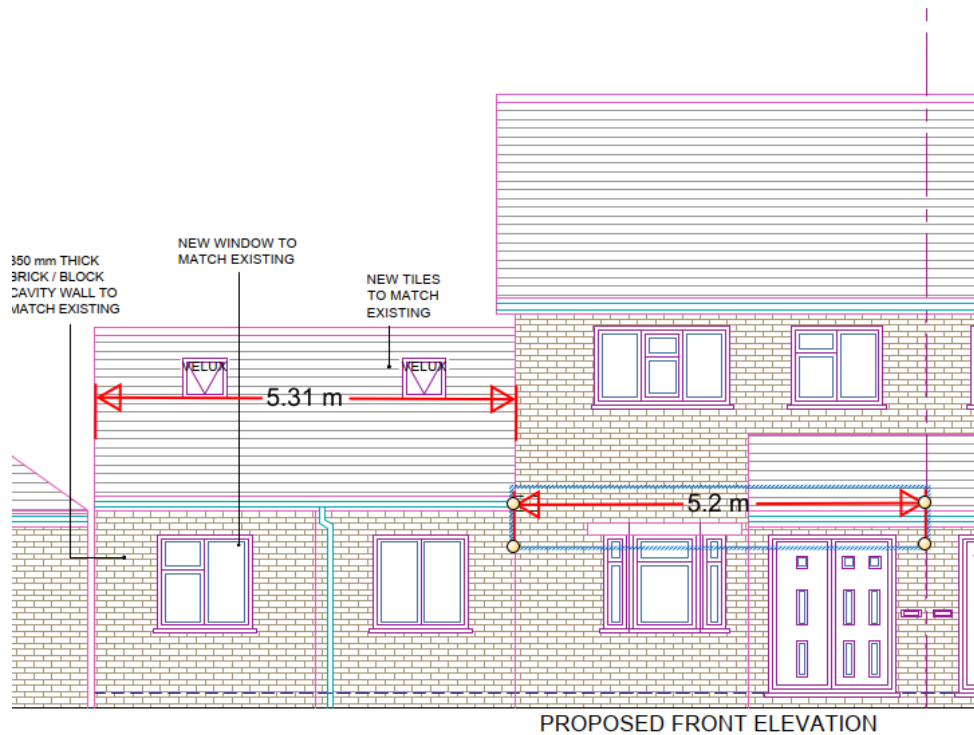
50 Henley Deane is a semi-detached dwellinghouse located on the south side of the highway. The property has previously been extended to the rear and the original garage attached to the flank elevation converted to habitable room. A detached garage was constructed to the front of the property under application 20020390.



The application proposes the erection of a single-storey rear/side extension.

The extension would have a pitched roof at a maximum height of 3.88m and an eaves height of 2.28mm. It will project from the flank elevation by 1.8m and measure 3.5m in length. The extension will create space for a bathroom to the ground floor.

The previous application was refused as the side extension was proposed at ground floor level and submitted plans showed it would continue the form and roof line of the existing garage and as such take on the appearance of one large side extension, which would have a width greater than that of the host dwelling.



It was also considered that the proposal would exacerbate an already heavily developed site which would be considered to be excessive in overall scale, bulk and massing and to be an incongruous and dominant addition to the existing dwelling.

The current application proposes a side/rear extension, which is subservient to the host dwelling and is set back towards the rear of the property and therefore will have no impact on the immediate street scene.

Furthermore, the proposal is of a modest size with an area of 6.47sqm and as such is not a large addition to the existing site.

As such it is the proposal has overcome the previous reasons for refusal, is not visible from the surrounding street scene and is not considered to be excessive in overall scale, bulk and massing.

Therefore, the development is not excessive in size or bulk, is subservient to the host dwelling, will be constructed using appropriate materials and 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 does not propose to increase the number of bedrooms at the property or include any works to the rear amenity area.

Therefore, it is considered that the proposed first floor side extension would safeguard the amenity of future occupiers 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).

Neighbouring Amenity

The application does not introduce any windows to the flank elevation and as such does not raise any concerns with neighbouring privacy.

Furthermore, the proposal is of a modest height and is set away from neighbouring properties. As such, the application does not raise any concerns in terms of neighbouring properties in terms of sense of enclosure, outlook or loss of light.

Overall, the application is considered to safeguard the amenity of neighbouring properties 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

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:	1 st September 2025	Dated:	1st September 2025