



Delegated Report

Householder Planning Application

Planning Application No: 20250317

Location: 24 Dover Road Northfleet Gravesend Kent

Description: Erection of a first floor side and rear extension.

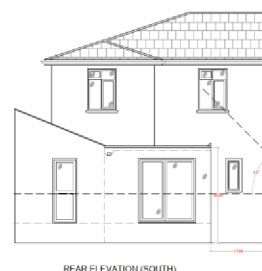
Applicant: Mr Nerijus Kuneckis

Site Visit Date: 06.05.2025

Preliminary Matters

The existing floor plans show a front porch which is not shown on the proposed plans. This would imply there is a porch in place which is set to be removed. However, the agent has confirmed that there is not a porch in situ and that the applicant has an intention to construct on under permitted development rules. A recent site visit confirmed that there is not a porch in place at this moment in time and the submitted plans have a discrepancy. It is considered that this does not require further correction and will not impact the assessment of the application.

It is also noted that the rear elevation shows the existing as having a different roof form, however amendment of the plans will not impact the determination of this report and therefore the application will be determined in its current form.



Submitted Documents/Plans

- Application Form
- Drawing No: SL-001-210 Rev P3 (Existing Elevations, Existing Block Plan and Location Map)
- Drawing No: SL-001-200 Rev P6 (Existing Floor Plans)
- Drawing No: SL-001-213 Rev P1 (Proposed Floor Plans)
- Drawing No: SL-001-212 Rev P2 (Proposed Elevations)

Supplementary Documents

- Planning Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240745	Prior approval application for a single storey rear extension with a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Prior Approval Granted	24.09.2024
20240333	Prior approval application for a single storey rear extension with a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Prior Approval Refused	13.05.2024
20230763	Erection of a ground floor and part first floor rear extension and enlargement of basement area.	Refused	02.10.2023

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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 site notice and letters to five surrounding properties. The consultation period expired on 30.05.2025 and one representation was received.

The main points raised in the objection were:

- Loss of natural daylight and sunlight to habitable rooms and garden
- Overbearing visual impact and sense of enclosure
- Cumulative massing amounting to overdevelopment

Analysis

Proposal

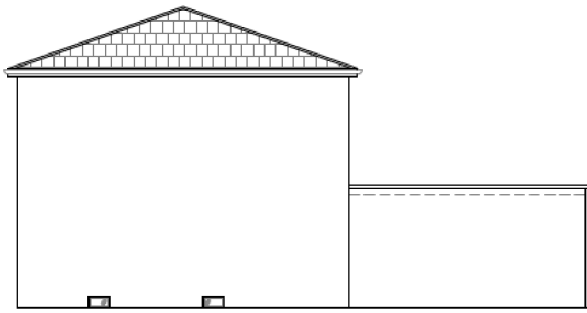
The proposal seeks the erection of a first-floor side and rear extension.

Existing

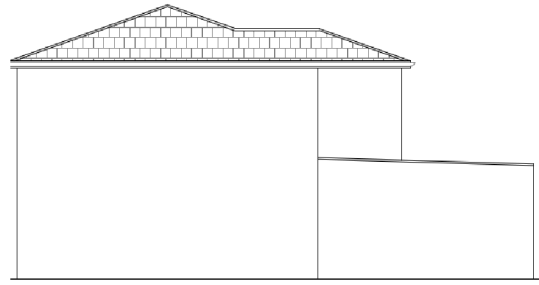


Proposed



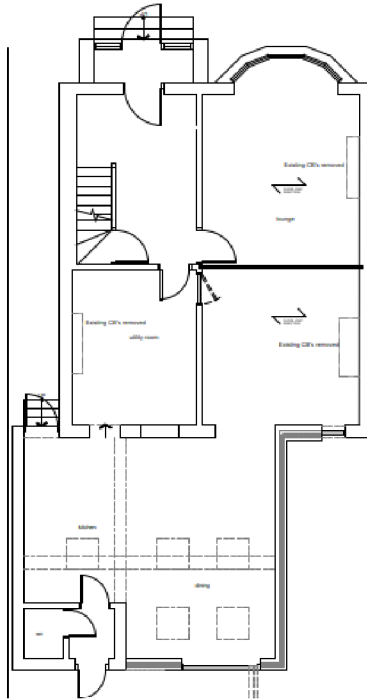


GROUND FLOOR PLAN

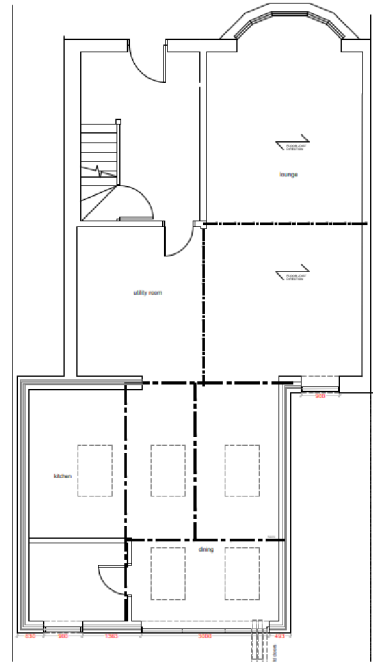


PROPOSED SIDE ELEVATION (EAST)

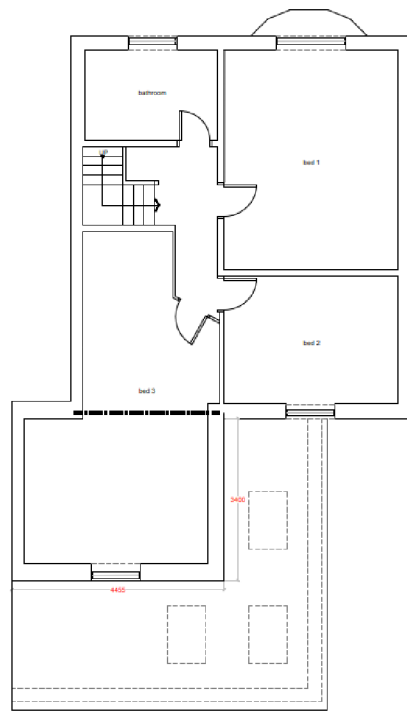
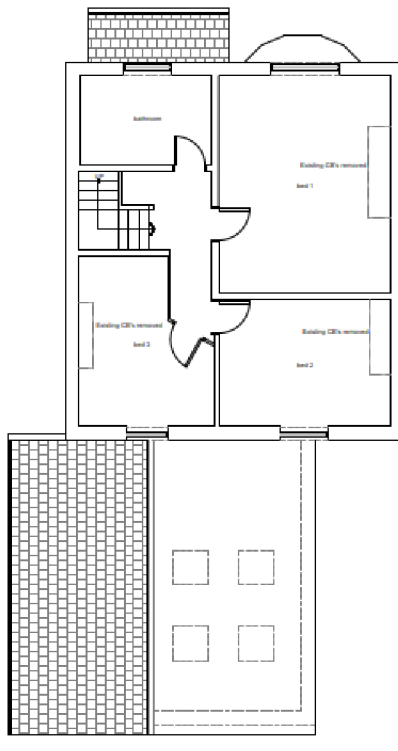
PROPOSED GROUND FLOOR PLAN

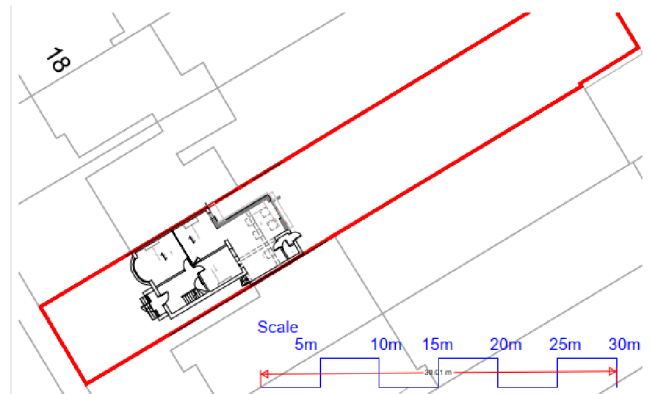
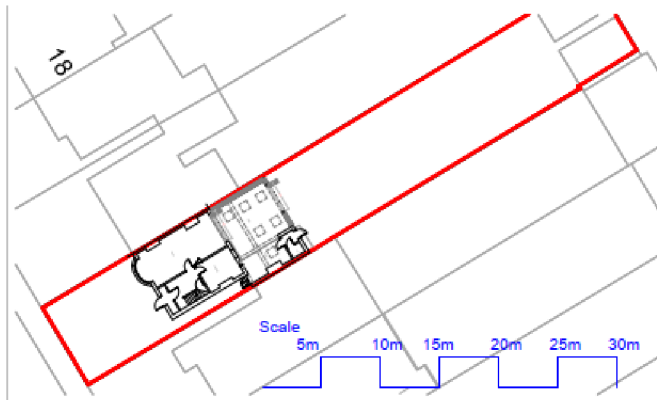
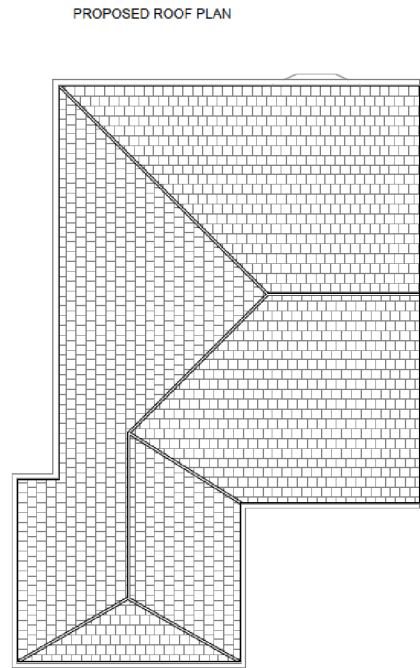
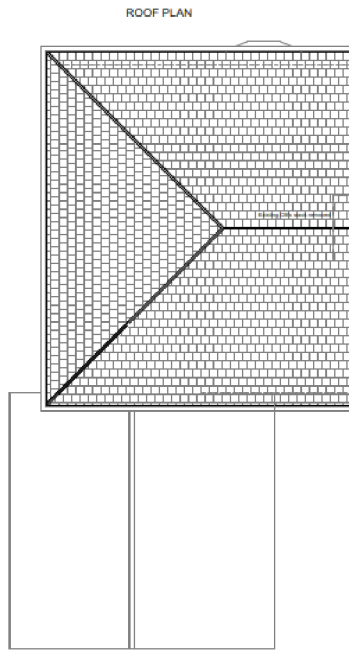


1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN





Background

The application site currently has a partially built single storey rear extension in place which was granted consent under the prior approval route reference 20240745. This extension has a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres, the width measures circa 6.1m. the proposed extension will be constructed on top of this extension.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property is situated on Dover Road which comprises a mix of semi detached houses on the eastern side of the highway and rows of terraces on the western side of the highway.



The proposed development comprises a first floor side and rear extension. The extension will span part width and will comprise a hipped roof to match the existing profile. There are examples of similar extensions within the vicinity and so the proposed is not considered to be an out of character addition.



The proposed extension is considered to be of an appropriate scale and not deemed overbearing due to it not having an excessive width and depth. Some of the extension will be visible from the property frontage, however the existing single storey element is already visible from the main streetscape and there are other similar developments in the area.

In terms of design it is considered the extension is acceptable and does not overwhelm the main dwelling. The proposal is therefore considered to comply with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupier

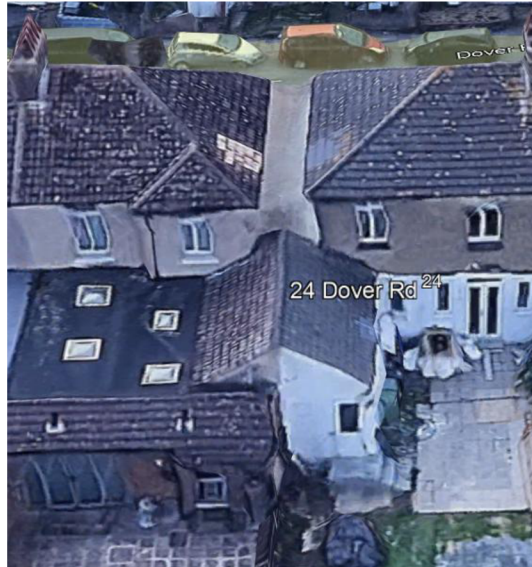
Post development the resultant garden space will adhere to the Council's SPG2 Residential Layout Guidelines 2020. The new bedroom will comply with the Nationally Described Space Standard 2015 and so the development will safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposed development is located between No's 22 and 26 Dover Road.

No 22 Dover Road forms part of the adjoining semi. The proposed extension is sufficiently set away from the share boundary and would not result in any loss of light, outlook or sense of enclosure. The extension does not include any fenestration which would overlook this property, however a condition will be imposed to ensure that any permitted development rights relating to fenestration is removed to further safeguard the privacy of this property.

The extension will be located in closer proximity to No. 26. Bearing in mind that there is already a shared single storey outrigger in place which has a fair height it is considered that the proposed would not result in any material harm to the amenity of this property.



On balance the proposed development is considered to adequately safeguard neighbouring amenity in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposed development will not impact on any existing parking arrangements, nor will it require additional parking provision and therefore this element of the report does not require any further assessment.

Conclusion & 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:	Richard Hart
Signed:		Signed:	
Dated:	21/07/2025	Dated:	22 nd July 2025