

Delegated Report

Householder Planning Application

Planning Application No: 20260051

Location: 44 Lynton Road South Gravesend Kent DA11 7NF

Description: Demolition of existing rear extension. Erection of single storey rear extension with a roof light and raised platform.

Applicant: Pamela Hamilton

Site Visit Date: 03.02.2026

Procedural Matters

The applicant has not provide a proposed block plan, however the application is not going to be considered for approval and therefore this will not be required from the applicant.

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2515-3 (Existing and Proposed North Elevation)
- Drawing No: 2515-2 (Existing and Proposed South Elevation)
- Drawing No: 2515-1 (Existing and Proposed Ground Floor Plan)
- Drawing No: 2515-4 (Existing and Block Plan)

Supplementary Information

- Design and Access Statement

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)
- 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

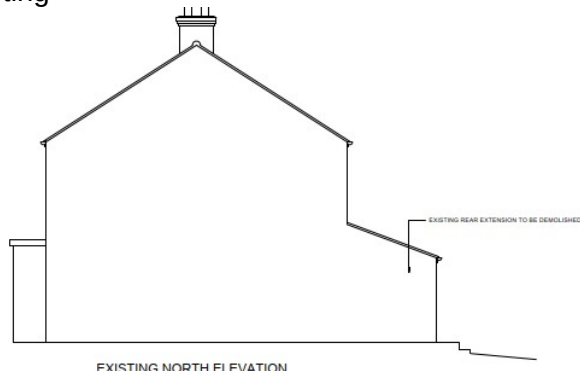
The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 27.02.2026 and no comments were received.

Analysis

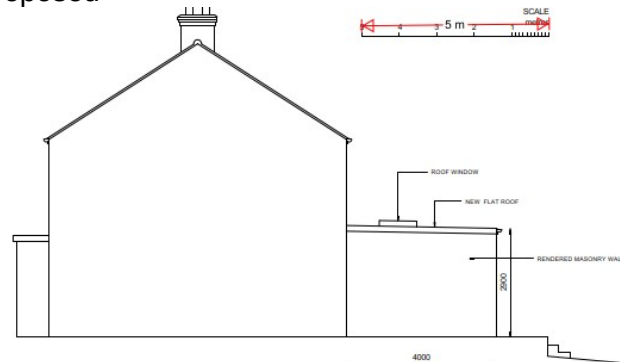
Proposal

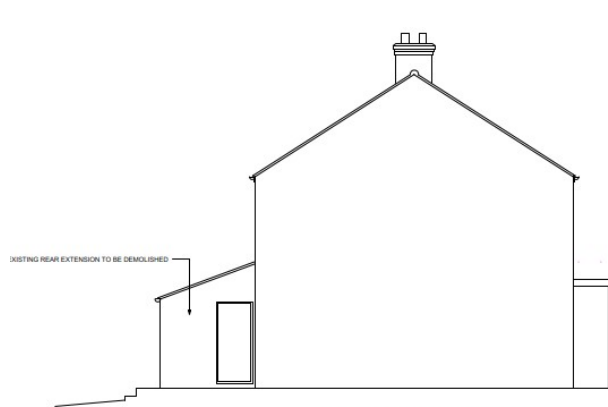
The proposal seeks the demolition of an existing rear extension and erection of a single storey rear extension with a roof light and a raised platform.

Existing

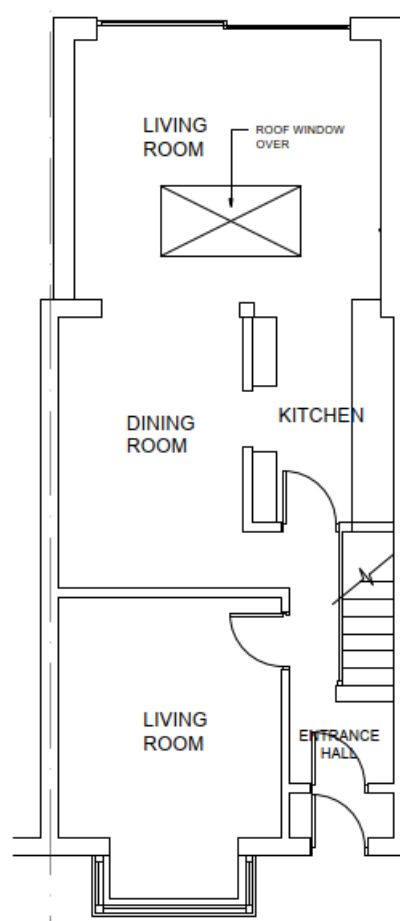
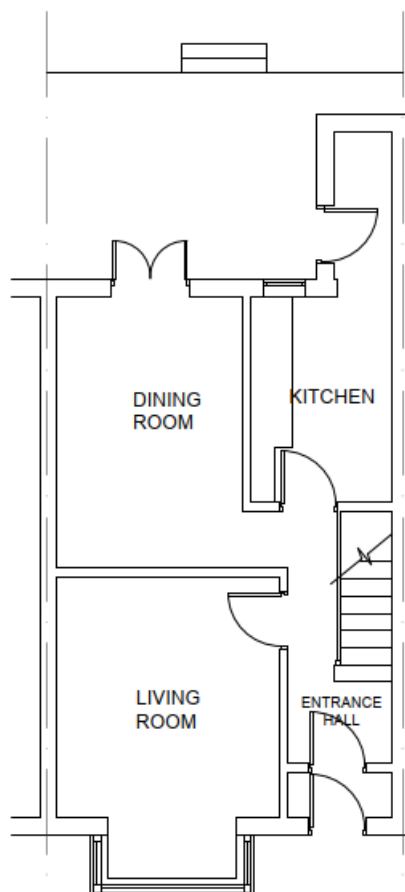
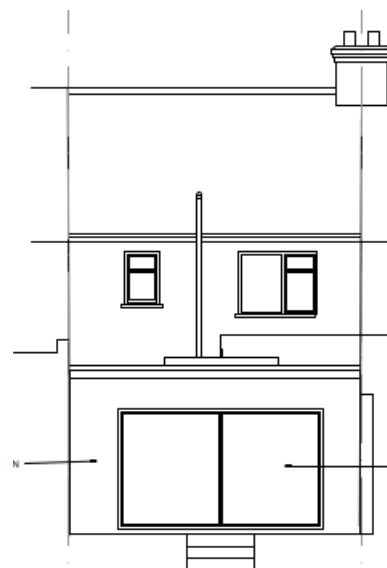
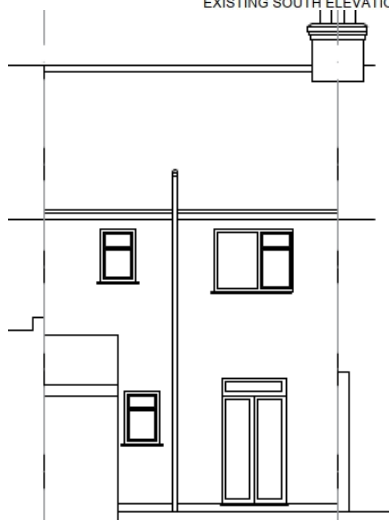
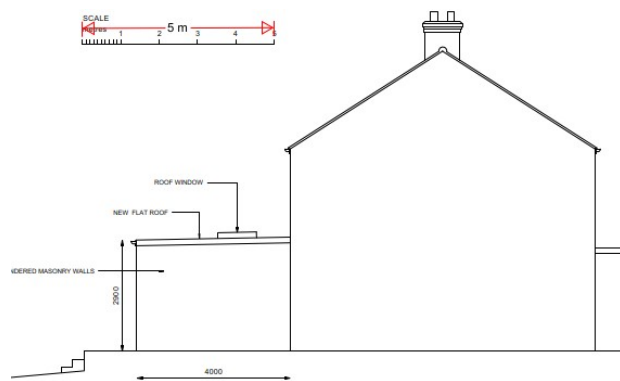


Proposed





EXISTING SOUTH ELEVATION





Character and Appearance

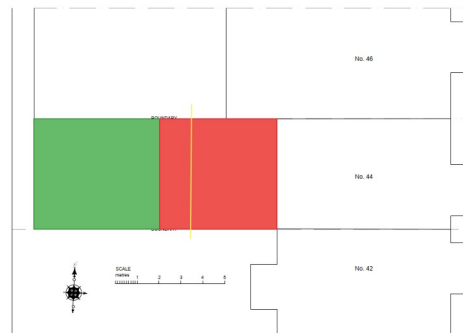
The application site is a 3 bedroom two storey mid terrace house in use as a single family dwelling.

The proposal seeks to remove an existing part width rear projection and replace it with a full width single storey rear projection with a flat roof.

The extension will be constructed over an existing raised platform area which has likely been in situ for some time, however the proposal seeks to add a further raised patio area to the extension which will have a depth of 1.3m and will be constructed to a height of 0.5m due to the garden sloping down to the foot of the plot.



The below image shows the area of development shaded in red, the yellow line denotes the rear wall of the



The extension is large with an area of approx. 20sqm which is just below 50% the area of the original dwelling which has an area of 42sqm. Whilst this is not ideal a refusal in terms of scale this is also not considered to be defensible at appeal.

It is also important to note that the PD fall back In this instance would allow for an extension with a maximum depth of 6m (subject to prior approval), however it would not be able to have a width greater than half the width of the original dwelling. Therefore the PD fall back would result in an extension which would have a similar floorspace to what is currently proposed, albeit an elongated and narrow version.

The internal floor level of the dwelling will be higher the external ground level and a small platform/stairs would be required to gain access into the garden, the raised platform is modest in depth and on balance is not considered to be harmful.

On balance the proposal is considered compliant with CS19 Local Plan Core Strategy 2014.



Amenity of Future Occupiers

The proposal will provide additional living space which will be served by adequate light and outlook. Searches on Rightmove indicate that the dwelling is a three bedroom house.

Previously listed for sale on Rightmove:

July 2020 to February 2021



PROPERTY TYPE

Terraced

BEDROOMS

3

The Council's technical standards state:

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

Post development the resultant garden area will be some 36sqm which is **significantly** below the minimum standard, the minimum depth will equate to some 7.7m which is also below the technical standard.

A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

The proposed extension will result in unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Neighbouring Amenity

The development does not propose any flank elevations and so there will not be any direct loss of privacy from the extension. The proposed platform is modest in depth and will likely not be a primary garden area which would be intensively used.

The extension will appear high in places as the garden areas slope down. The extension is not liable to cause overshadowing to No.42 due to the path of the sun, however there may be some loss of light and outlook to the garden area of No.46.

However the overshadowing will only be a little more than the existing rear projection which has a depth of 2.3m. On balance the loss of light is not going to be excessively more than the existing arrangement and the proposal is deemed compliant with SPG2 Residential Layout Guidance 2020.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below ground.

The proposed extension will result in unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	02.03.2026	Dated:	4th March 2026