



Delegated Report

Householder Planning Application

Planning Application No: 20250460

Location: 37 Lime Avenue Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with two rooflights.

Applicant: Mr Martynas Vitkauskas

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

A01 – Ground, First, Mansard Floor, Roof Plans as Existing

A02 – Ground, First, Mansard Floor, Roof Plans as Proposed

A03 – Front, Rear and Side Elevations as Existing

A04 Rev A – Front, Rear and Side Elevations as Proposed

A05 – Section A-A as Existing, Section A-A as Proposed

A06 Rev A – 3D Visual as Existing (Not in Scale), 3D Visual as Proposed (Not in Scale)

A08 Rev A – Block, Location Plans as Proposed, Block, location Plans as Existing

Relevant Planning History

Reference	Description	Decision	Decision Date
20250459	Application for a Proposed Lawful Development Certificate; Conversion of loft space to form habitable rooms with rear dormer and two rooflights to front, new platform and steps and demolition of existing rear outbuilding and erection of a new outbuilding.	Pending Consideration	

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.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

4no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 17th June 2025.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This site is a mid-terraced, two storey dwellinghouse, located in the urban area. It has a single bay garage, which is located in the rear garden and accessed at the rear. These terraces from the front, use a mix of brick, render and wall hung tiles and have a consistent appearance in terms of design. To the rear most properties have single storey rear projection, such as this property but the appearance of the rear elevation is more simplistic and varied than on the front. There is a stepped down access to the rearmost part of the garden, given the lower level than the main dwellinghouse.

The proposed development would demolish the existing rear projection and erect a single storey rear extension in its place. This would have gable ended projection one rooflight on each roof hip. The extension would project by 4m, in depth, with a width of 5.425m. It would have a roof height of 3.226m and eave height of 2.5m from the ground level immediately adjacent.

The existing and proposed elevations are shown below for information purposes:



The proposed extension would not be visually significant in scale, with its height and eave height lower than the existing projection. Its proposed roof form, and single storey nature would be a reasonable design approach. Whilst the glazing seems somewhat at odds with the simpler nature of glazing on the existing rear elevation, given its rear location and single storey nature, this would not significantly impact the character and setting of the dwellinghouse. Overall, the proposed extension would be subservient in scale and appearance.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

There are no internal space standards for a Conservatory and the existing rooms would be unchanged by the proposals.

Garden Measurement	Proposed Garden Space	Minimum Space Standard (m ²)
Area	137.7m ²	37.2m ²
Depth	23.8m	7.6m

The proposed development would maintain appropriate internal and external space standards, in compliance with the Residential Layout Guidelines (2020) and National Space Standards.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are 2 neighbours potentially impacted by the proposal; 35 and 39 Lime Avenue.

35 Lime Avenue

This neighbour is located to the west and is attached. It has a single storey rear projection which meets the shared boundary with a height of 2.84m. Whilst the proposed extension would mean that the depth of the subject dwellinghouse would be 1m greater than this neighbour at the rear, the lowered height and eave height, would mean that at its closest point, the height of the eaves would be lesser than the height of this neighbour's rear projection and would remain a single storey element. There would be no side facing openings, with exception to the rooflight which would be obliquely angled. On balance, the impact on this neighbour in terms of bulk, overshadowing and overlooking is limited.

39 Lime Avenue

This neighbour is located to the east and is attached. It also has a single storey rear projection which meets the shared boundary. The neighbour's rear projection has a height of 2.76m. This proposed projection would be 3.226m high with eave height of 2.5m. Given that the roof slopes down to the side, from the closest point, the eaves would be visually lesser than this neighbour's projection. It is also noted that this neighbour's existing rear projection would have a 1.9m greater depth than the extension proposed. As such, it is unlikely to overshadow or overbear on this neighbour. There would be no side facing openings, with exception to the rooflight which would be obliquely angled.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve this application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	3rd July 2025	Dated:	04 July 2025