



Delegated Report

Householder Planning Application

Planning Application No: 20250871

Location: 12 Lennox Road Gravesend Kent DA11 0EP

Description: Erection of a garden room at the rear incorporating a WC and WHB.

Applicant: Mr Petar Penev

Site Visit Date: (Street View Visit 16.09.25)

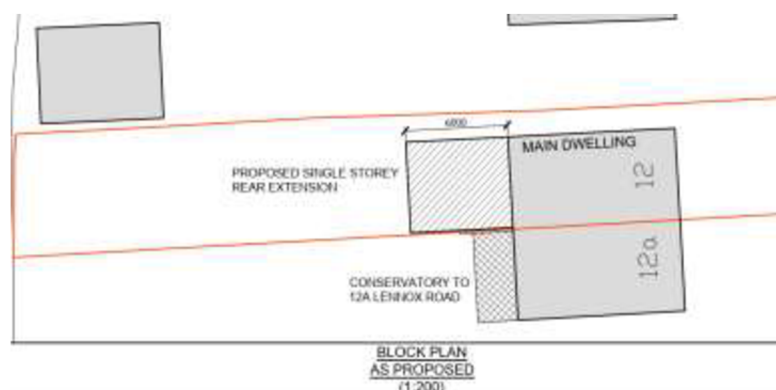
Submitted Documents/Plans

Application Form;
Drawing No. LRGB.01 – Floor and Roof Plan – Proposed;
Drawing No. LRGB.02 – Elevations – Proposed;
Drawing No. LRGB.03 – Site Location Plan;
Drawing No. LRGB.04 – Block Plan – Existing; and
Drawing No. LRGB.05 – Block Plan – Proposed.

Plan Note

It was evident from the site visit that there is a single storey rear extension in situ (see planning history below). This has not been reflected on the plans for this application, which is not ideal. However, as this application proposes an outbuilding at the very back of the garden, it is considered that this application can be assessed based on the submitted plans, along with a consideration of the planning history of the site.

Previous Plans



Site Photo



Relevant Planning History

Reference	Description	Decision	Decision Date
20241083	Erection of single storey rear extension.	Permitted	22.01.2025
20240952	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.005 metres and eaves height of 2.785 metres.	Refused	21.11.2024
19770677	Erection of one pair of semi detached bungalows for occupation by old people	Permitted	19.12.1977

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

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

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 16.09.25 and no representations were received. The overall consultation period expired on 10.10.25.

Site Description

12 Lennox Road is a semi-detached bungalow fronting the western side of the highway.

Site Visit Photo

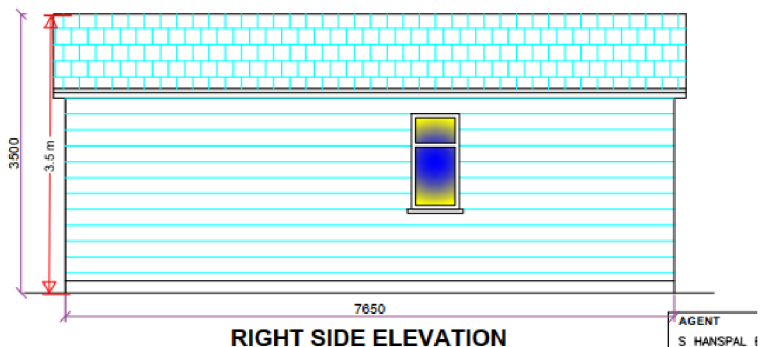
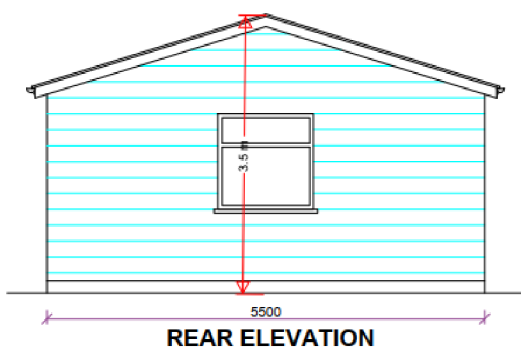
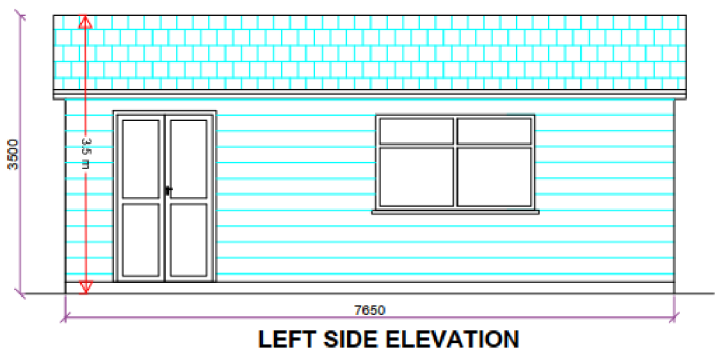
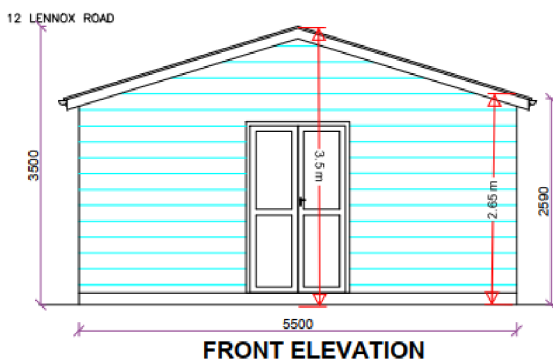




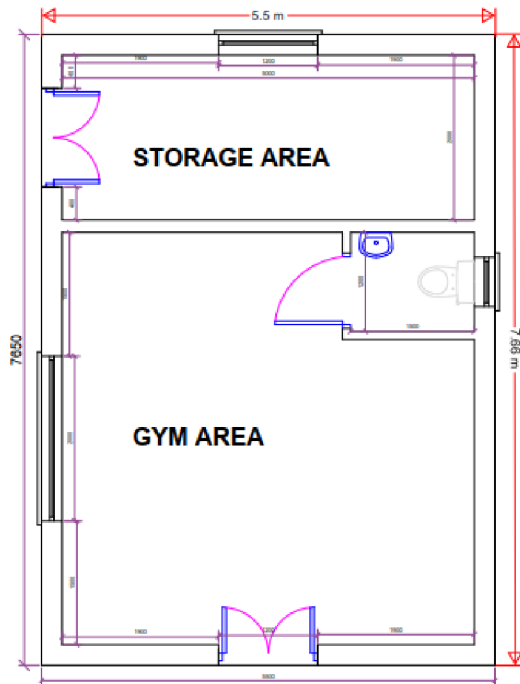
This application proposes the erection of a garden room at the rear incorporating a WC and WHB.

Proposed Development

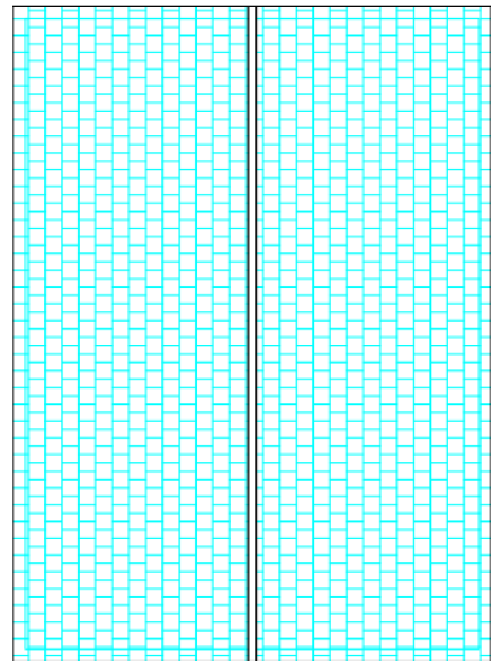
The plans show the outbuilding would be located at the back of the rear garden of 12 Lennox Road. It would be constructed with a pitched roof and would be used as a gym room and storage area incorporating a WC and hand basin. Case Officer measurements are indicated on the plans below (in black and red):



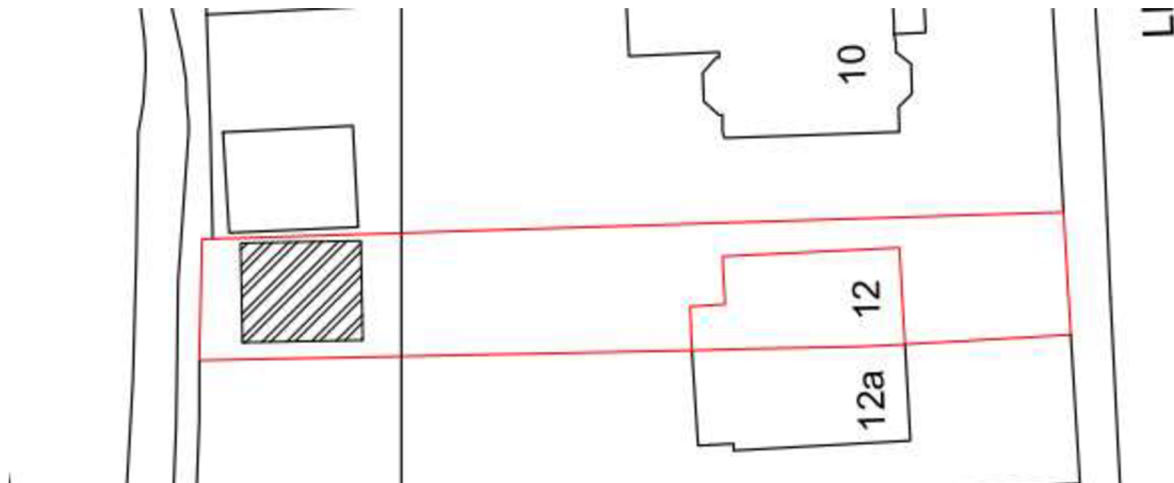
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FLOOR PLAN



ROOF PLAN



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed outbuilding is fairly large, but is not considered to be overly excessive in scale, and would not be dissimilar to the scale of other outbuildings within the gardens of neighbouring properties:

Aerial Image



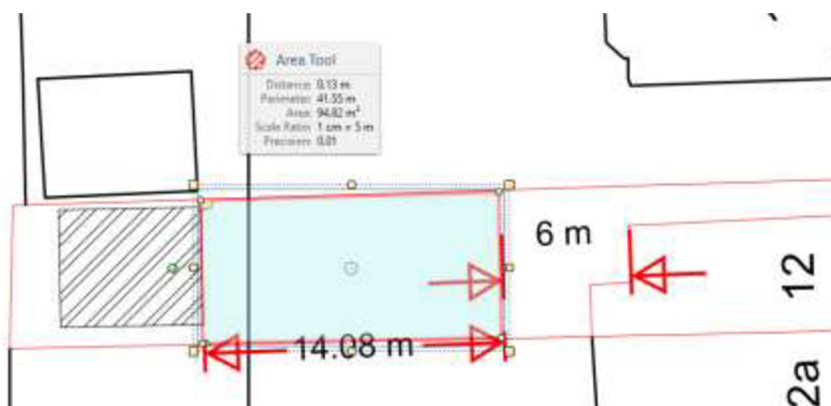
It would be appropriately sited within the rear garden, and would be set in slightly from the rear and flank site boundaries. The external materials include cladding, a tiled roof and uPVC fenestration, which would not be considered unusual for an outbuilding in the rear garden environment. The application form mentions Class O Cladding, it is important to note that the proposed cladding would need to be compliant with any building regulation requirements. In terms of the character of the area, the outbuilding, in situ would not impact the street scene.

Overall, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected garden space post development.

The plans, with a consideration of the planning history of the site, demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020) as evidenced by the measurements on the below plan:



Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No representations were received as a result of the consultation carried out for this application. In situ, the outbuilding is not considered to detrimentally impact neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. It is noted that there is fenestration in the flank elevations of the outbuilding, however, the outbuilding is single storey and the fenestration would not serve habitable rooms.

The use of the outbuilding is incidental to the main dwelling, as a gym and store area. This will be secured via condition to ensure that the use does not alter, or become a business, to safeguard neighbour amenity.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Campbell Road Pit and Lennox Road Historic Landfill Site Buffer Zones. As such, a watching brief condition can be added to the decision notice if permission were to be forthcoming.

Conclusion

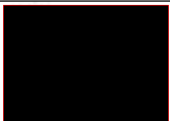
The application has been fully considered and is in accordance with local and national planning policy.

The proposed outbuilding is considered to be appropriately sited and acceptable in overall scale. It would be constructed using acceptable external materials, which can be secured by condition. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16th October 2025	Dated:	21 October 2025