

4 Lanes Avenue, Gravesend
Kent DA11 7HR

**PLANNING STATEMENT
FRONT, SIDE AND REAR EXTENSIONS**

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Introduction

AATP has been appointed as the planning consultancy to provide expert support in relation to proposals for extensions to the property. This Planning Statement has been prepared to accompany the formal planning application and presents a comprehensive overview of the proposal, its context, and its compliance with relevant planning policies.

The Statement begins by outlining the background to the proposed development, including details of the Council's response to the applicant's pre-application inquiry, which has informed the evolution of the scheme. It then describes the site and its immediate surroundings to establish the physical and policy context in which the development is situated.

Following this, the Statement sets out the details of the proposed extension and change of use, before examining the relevant national and local planning policies that guide decision-making in such cases. A detailed assessment of the proposal is then provided, covering the following key considerations:

- The principle of the proposed development, including its compatibility with planning policy and local housing needs.
- Design quality and the impact of the extension on the character and appearance of the street scene.
- Impact on neighbouring residential amenity, including privacy, outlook, and noise.
- Transport and parking implications, including parking accessibility and sustainable travel.
- Biodiversity and environmental considerations, including any ecological enhancements or mitigations.
- Other material planning considerations relevant to the determination of the application.
- The Statement concludes with a summary of the case for the proposal, drawing together the key points of justification and demonstrating that the development represents a sustainable and policy-compliant solution that will contribute positively to the local housing stock.

Background and Planning History

Section 4 paragraph 40 of the NPPF states that early engagement has significant potential for improving the efficiency and effectiveness of the planning system with good quality pre-application discussions enabling better co-ordination between the public and private resources and thereby improving outcomes for the community.

In accordance with this advice the applicant submitted a pre-application enquiry reference (PRE20250051) dated 19 June 2025. In summary, the Council's response stated that the principle of change of use to a HMO was in accordance with the relevant policy CS14 and as such the principle is acceptable. However, this aspect of the proposal has been omitted from the proposals.

With regard to the extensions, the officer raised concerns regarding the size, bulk and design and lack of subservience to the host property.

The planning officer also raised concerns about the impact of the HMO on neighbouring amenity with regards to potential noise and disturbance from TVs, music and gaming. These issues are addressed in the neighbouring amenity section of this statement.

In relation to highway and car parking considerations the planning officer highlighted the requirement to include three car parking spaces and provision to store 6 cycles in accordance with the adopted Vehicle Parking Standards (SPG4).

Planning history

Reference	Description	Decision	Decision Date
20240620	Application for a lawful development certificate in respect of a proposed hip to gable roof alteration, erection of a dormer extension in the rear roof slope with 3 no. Skylights in the front roof slope and conversion of the loft space into habitable rooms.	Certificate granted (un-implemented)	27.08.2024
20210617	Application for a Lawful Development certificate in respect of the proposed creation of a new driveway/hardstanding .	Certificate Granted	12.07.2021

Site and Surroundings

The property is a two-storey end-terrace house located within a predominantly residential area within Northfleet in the Borough of Gravesham. The surrounding locality comprises a mix of terraced and semi-detached housing of similar scale and appearance.

The site benefits from proximity to local amenities and public transport links, with local buses running along Lanes Avenue. Gravesend train station is within 1.3 miles from the application premises. Local shopping and commercial premises are also within close proximity making it a suitable location for multi-occupancy accommodation.

Proposed Development

The application seeks permission for:

- **Front Porch:** A modest, single-storey front porch addition to provide covered access and improve the visual balance of the facade.
- **Two-Storey Side Extension:** Extending the property laterally to provide additional internal floor space while maintaining adequate separation to the boundary, respecting the character of the street scene.
- **Two-Storey Rear Extension:** A full-width rear extension to align with neighbouring developments and improve communal living space and facilities for future occupants.
- **Rear Dormer:** A rear roof dormer to facilitate a loft conversion, increasing the number of bedrooms without significantly altering the visual massing when viewed from the public realm.

Planning Policy Context

The proposal has been prepared in accordance with the **National Planning Policy Framework 2024 (NPPF)**, **Gravesham Local Plan Core Strategy (2014)**, relevant supplementary planning documents (SPDs).

Relevant Policies:

- **Core Strategy CS01** – Sustainable Development
- **Core Strategy Policy CS02** – Scale and Distribution of Development
- **Core Strategy Policy CS11** – Transport
- **Core Strategy Policy** – Housing Type and Size
- **Core Strategy Policy CS16** – Sustainable Design and Construction
- **Core Strategy Policy CS19** – Development and Design Principles
- **NPPF (2023):** Paragraphs supporting efficient use of land, diverse housing types, and good design

Saved policies of the Gravesham Local Plan First Review 1994

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

Additional Planning Guidance

- SPG2 – Residential Layout Guidance (2020)
- SPG4 – KCC Parking Standards (2006)
- Householder Extension/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – nationally described space standard (2015)

Planning Assessment

Principle of development and change of use

It is submitted that the principle of extending the property by a combination of side front and rear additions is acceptable. The additions would make efficient use of land in an area in which both shopping and transport facilities are very much localised and within close walking distances.

In addition, section 5 of the NPPF encourages a mix of tenure in order to address the needs of different groups within society. Paragraph 61 says:

“The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community”.

Design and Impact Assessment

Size, scale and impact on the streetscene

The extensions are designed to remain subservient to the main dwelling, while making efficient use of the land, using materials and detailing that are sympathetic to the host building and surrounding properties. The front porch will be modest in size and match the character of neighbouring dwellings.

The side and rear extensions reflect the scale and proportions of the existing structure while providing necessary internal improvements. The dormer is modest in width and set back from the eaves and ridge, complying with Gravesham’s residential design standards. It also mirrors the size and scale of the adjacent dormer at number 2 Lanes Avenue.

Front entrance porch and two storey side extension

The Council’s SPD guidance on front entrance porches Householder Extensions /Alterations Design Guide 2021 sets out that front porches should be consistent with the character of the building and should be covered by pitched roofing.

The proposed entrance porch has been designed with a vertical emphasis covered by a pitched roof. The front porch will include facing materials consistent with the host property.

The proposed two storey side extension has been revised and is subordinate to the main house so as to adhere closely to the guidance set out in the Council's residential SPD. The extension will be set back at first floor level by 1m and includes a pitched roof at ground floor level.

It is submitted that these front additions will complement the appearance of the house and would be comfortably absorbed into the residential fabric of the area.

Single storey and first floor rear extension and dormer roof addition

The proposed single storey rear extension would extend to the full width of the existing building and represents a standardised form of addition to terraced dwellings.

The first floor rear addition will be set in from the boundaries either side and represents an acceptable form of addition.

In relation to the proposed dormer, this would be similar to the existing dormer at number 2 The Lanes. The dormer complies fully with the guidance outlined in the Council's SPD. It is set above the eaves below the ridge and set in from the roof boundaries either side.

It should be noted as a material consideration that there is an extant consent for a certificate of lawfulness (Ref: PRE20250051) includes permission for a hip-to-gable roof extension and a large rear dormer, as illustrated below.



This constitutes a legitimate fall-back position, which would result in a significantly greater impact on the overall size and scale of the roof, as well as its visual prominence within the streetscene.

Neighbouring Amenity

Section 12, paragraph 135 sub-section f) of the NPPF requires a high standard of amenity for existing and future users. The importance of amenity is also reflected in policy CS19 of the Gravesham Local Plan Core Strategy 2014 which requires new development to be located, designed and constructed to safeguard the amenity, including, privacy, daylight and sunlight of its occupants.

The proposed two storey side extension has been designed in order to safeguard the amenity of the neighbouring occupiers. The nearest affected property is the two storey dwelling immediately to the south east of the application site and set at right angles to the subject property.

The neighbouring property includes a first floor side window that serves a landing/hallway similar to that of the application premises number 4 Lanes Avenue.

The neighbouring window will not be adversely affected by the proposed extension as there is sufficient separation distance to ensure that the proposed extension does not give rise to any loss of light or overshadowing.

The planning officer's pre-application response raised no concerns regarding the impact of the extensions on the amenities of existing and future occupiers.

Highways and Parking

Section 9 paragraph 116 of the NPPF states that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”

Notwithstanding this the front garden of the property has already been suitably laid out to provide both hard and soft landscaping, and it can comfortably accommodate off-street parking for up to three vehicles. To encourage a modal shift away from reliance on the private car, secure cycle storage for six bicycles will be provided within the existing outbuilding located at the rear of the property. The proposal therefore exceeds the requirements of national and local standards and guidance in promoting sustainable transport choices and reducing car dependency.

Conclusion

The proposed development represents efficient use of land while preserving the established residential character of the area, respecting neighbouring amenity, and supporting local housing needs.

The proposal complies with the aims of the National Planning Policy Framework (NPPF) and relevant local development plan policies, which encourage the creation of balanced, inclusive, and sustainable communities. By extending the accommodation, the scheme will make a positive contribution to the provision of larger housing options in the area.

Overall, the proposed extensions and change of use will deliver a well-integrated form of development that aligns with planning guidance and contributes positively to the housing strategy of the local authority.