



Delegated Report

Householder Planning Application

Planning Application No: 20241083

Location: 12 Lennox Road Gravesend Kent DA11 0EP

Description: Erection of single storey rear extension.

Applicant: Mr Petar Penev

Site Visit Date: Street View Site Visit 19.12.24

Submitted Documents/Plans

Application Form;
Drawing No. 01 – Floor Plans and Elevations – Existing;
Drawing No. 02 – Floor Plans and Elevations – Proposed;
Drawing No. 03 – OS Plan; and
Drawing No. 04 – Block Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
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

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

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 19.12.24 and one representation was received in support of the proposal. The representation is summarised as follows:

- The proposed extension is modest and reasonable in size and design.
- I support the application as it will provide additional living space for the family, which is needed.
- Proposed external materials to match the existing are welcomed.

The design, character and appearance of the proposed development, along with the amenity of future occupiers, shall be assessed in the relevant sections of the report below.

The overall consultation period for this application expired on 10.01.25.

Site Description

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

Site Visit Photo



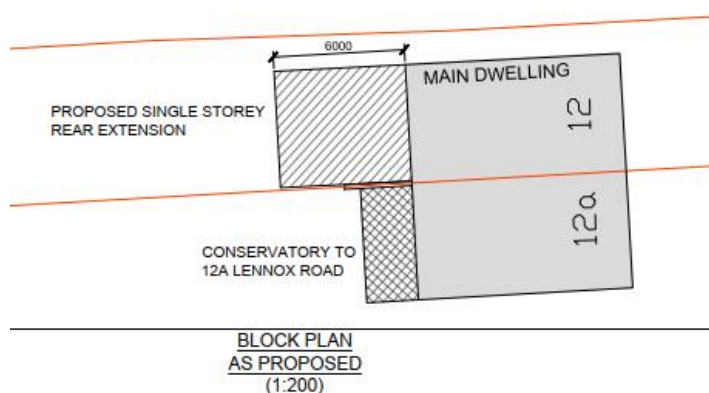
This application proposes the erection of a single storey rear extension.

Proposed Development

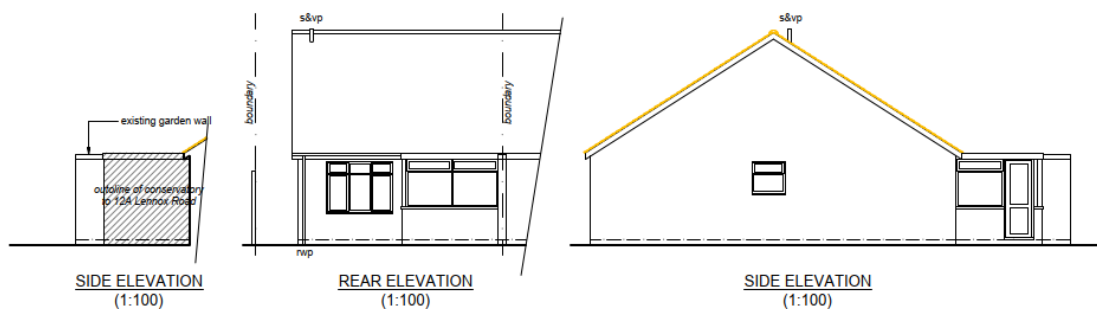
The existing conservatory would be demolished and the new extension would create space for internal layout changes to facilitate an additional bedroom and new kitchen/dining/lounge area. In addition, a new window would be installed in the side elevation of the main dwelling to serve the existing rear bedroom.

The extension would have the following dimensions:

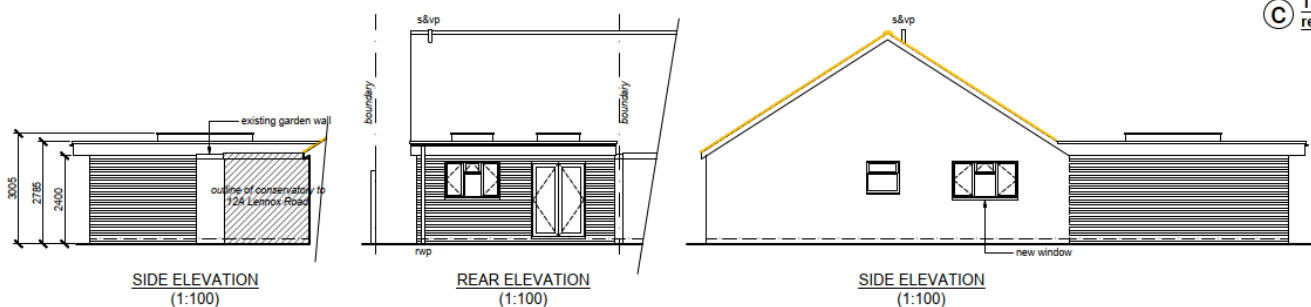
- Height 3.00m (including roof lights) 2.78m eave height
- Depth 6.00m
- Width 5.40m



Existing



Proposed



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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 external materials would match the existing dwelling, which is desirable to ensure a good visual relationship between the existing dwelling and new development. The extension would have a large depth, would span the width of the dwelling, but would be modest in height. In addition, the eaves of the extension would exceed the eaves of the existing dwellinghouse, which is not ideal, in design terms. Notwithstanding the design concerns, the extension would be single storey, it would not be highly visible from the street scene, and a similar extension (that does not exceed the eaves of the existing dwellinghouse), could potentially be constructed under the larger homes permitted development rights for householders. As evidenced by the planning history of the site, application 20240952 (which was for a Prior Approval Larger Homes Application) was refused only on eaves height. Therefore, on balance, the proposed extension is considered to be acceptable.

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 room sizes and garden space post development. One additional bedroom is proposed, and the plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the enlarged kitchen/lounge/dining area and new bedroom would comply with the guidance. 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

As aforementioned above, one representation was received in support of the proposal.

The proposed extension is single storey and, in situ, is considered to avoid detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In addition, sufficient privacy is maintained between the new flank wall window to serve the bedroom and the neighbouring property, due to the existing boundary treatment along with being at ground floor level.

Site Photo



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 is an existing hardstanding area within the frontage of the property. As such, there are no concerns in relation to 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 proposed development would be constructed using acceptable materials, which can be secured by condition. In addition, the proposal is considered to be an acceptable addition to the existing dwelling. 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.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richad Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	22nd January 2025	Dated:	22nd January 2025