

Delegated Report

Householder Planning Application

Planning Application No: 20250280

Location: 11 Lime Avenue Northfleet Gravesend Kent

Description: Erection of a single storey rear extension, erection of a dormer in the rear roof slope, hip to gable roof conversion, installation of roof light in the front roof slope and conversion of the roof space to form habitable rooms

Applicant: Mr R Harris

Site Visit Date: 30.04.25

Preliminary Matters

During the course of the application, it was noted there were some inconsistencies with the plans. Therefore, the agent was contacted to be given the opportunity to amend the plans. Revised plans were received by the local planning authority on 19.06.25, and an extension of time was agreed to determine the application. Reconsultation was not considered to be necessary in this instance.

Submitted Documents/Plans

Application Form;
Block Plan – Proposed;
Block Plan – Existing;
Site Location Plan;
Drawing No. 01 – Floor Plans and Front Elevation – Existing;
Drawing No. 02 – Front Elevations and Ground Floor Plan – Proposed;
Drawing No. 03 – REVISED PLAN Elevations – Existing and Proposed; and
Drawing No. 04 – Second Floor Plan and Section – Proposed.

Superseded Documents/Plans

~~Drawing No. 03 – Elevations – Existing and Proposed.~~

Relevant Planning History

None.

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 30.04.25 and no responses were received. The overall consultation period expired on 23.05.25.

Site Description

11 Lime Avenue is a two storey end terraced property fronting the south of Lime Avenue.

Site Photo

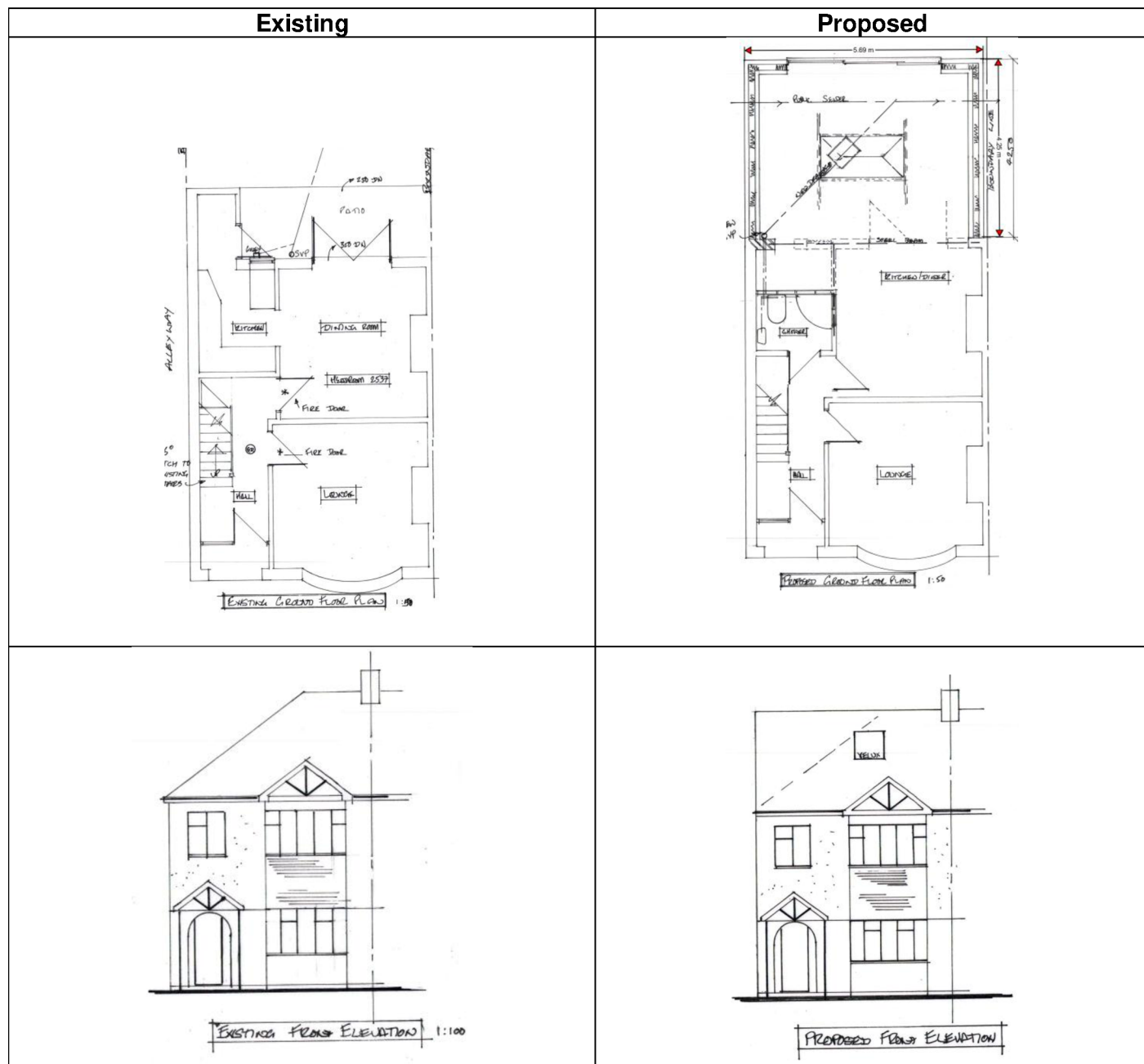


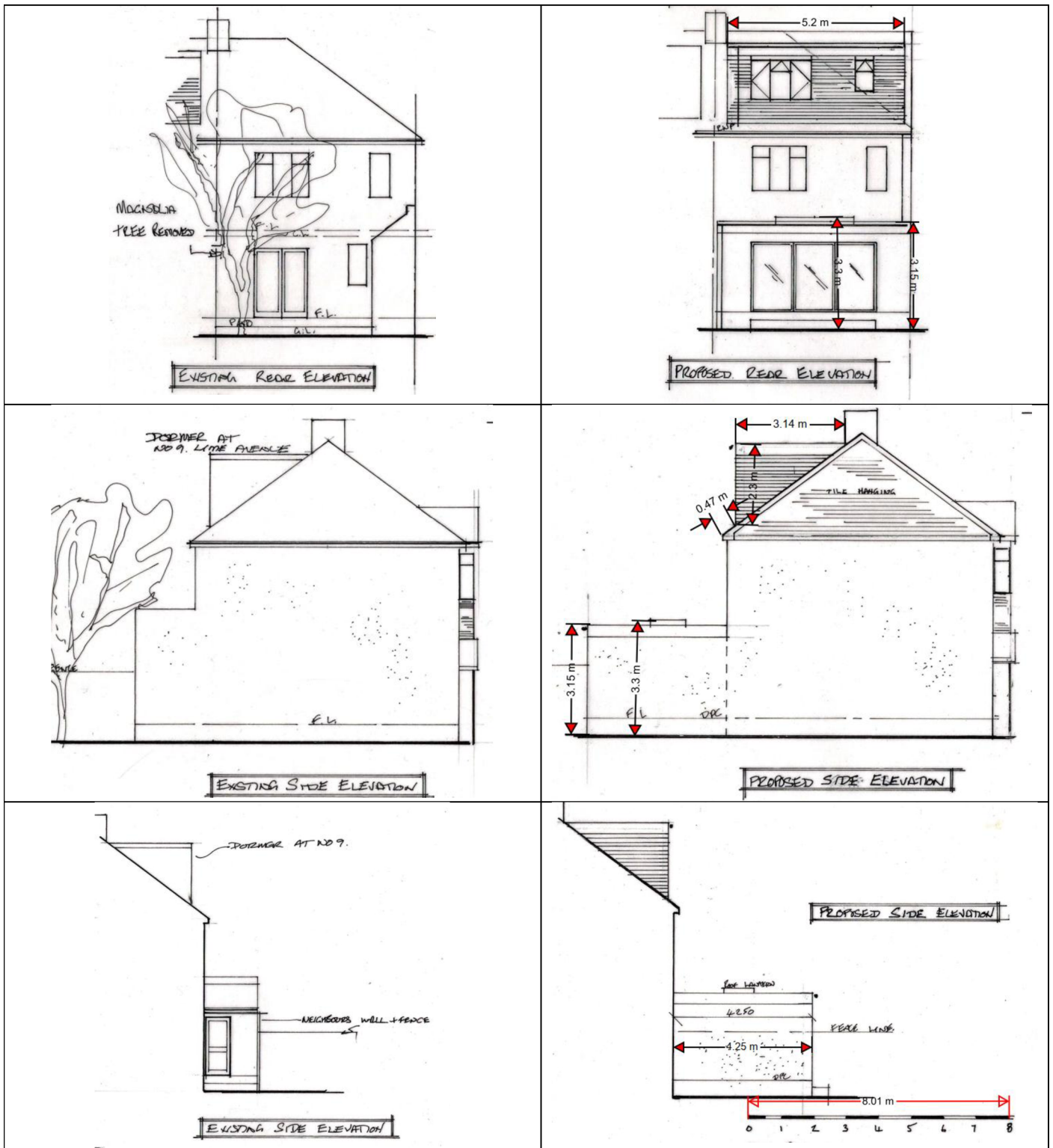
This application proposes the erection of a single storey rear extension, erection of a dormer in the rear roof slope, hip to gable roof conversion, installation of roof light in the front roof slope and conversion of the roof space to form habitable rooms.

Proposed Development

The development would create space for an enlarged kitchen diner at ground floor level and an additional bedroom and bathroom at second floor level.

Case officer measurements are indicated in black and red below:





Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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 the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should

achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The proposed external materials for the development are not specified in detail. However, if planning permission were to be forthcoming, then a condition could be added to the decision notice to ensure the materials would match the existing, securing an appropriate visual relationship between the existing and proposed development. For the avoidance of doubt, this could include wording to ensure the face and cheeks of the proposed dormer would be finished in tiling which would match the roof tiles of the dwelling.

Dormer and Hip to Gable Roof Conversion

The proposed dormer is large and does dominate the roof slope, and the hip to gable roof conversion would result in the roof form being at odds with the prevailing hipped roof form in the street. However, similar works could potentially be constructed under permitted development rights, providing it would accord with the requirements of the General Permitted Development Order (GPDO) (2015) (as amended). In addition, the dormer is set in from the roof edge(s), set down from the main roof slope and set slightly above the eaves. Overall the proposed dormer and hip to gable roof conversion is, on balance, acceptable.

Single Storey Rear Extension

The single storey rear extension is fairly large in depth and would expand the width of the dwelling. However, it would be constructed with a flat roof, and would be modest in height. Overall, the extension is acceptable.

Rooflight

There are no concerns with the proposed rooflight in the front roof slope.

On balance, and given that the dwelling is in the urban area, and what could potentially be constructed under permitted development rights, the proposal is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

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

The resultant garden space would generally accord with the requirements, although it falls a little short of the 100sqm area requirement at 94.07sqm. In terms of room sizes, the proposed shower rooms fall under the requirements of the RLG (2020). However, a shower takes up significantly less space than a bath, there are other facilities available, and this is not considered sufficient grounds to refuse the application. It is noted that the box bedroom on the first floor would be decreased in size slightly, as a result of the development. Although this is not ideal, this room is already undersized, and the reduction is not considered sufficient enough to warrant a refusal. It is also noted that the headroom on the second floor would fall under the Technical Housing Standards – Nationally Described Space Standard (2015). However, this must be balanced against the fact that these works could potentially be carried out without planning permission. On balance and with consideration to the above, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

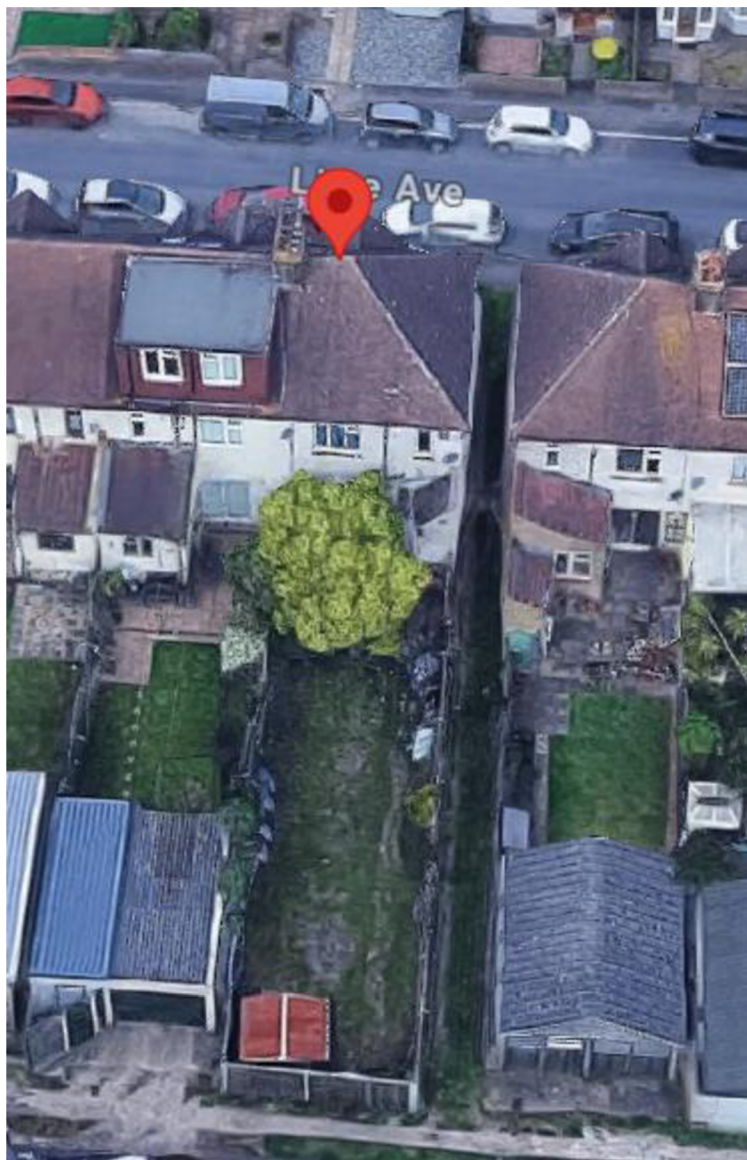
As aforementioned above, no neighbour representations were received as a result of the consultation carried out for this application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

The extension is single storey with no windows in the flank elevations.

In terms of the roof alterations, as aforementioned above, a similar development could potentially be constructed under permitted development rights, without planning permission.

Google Image indicating existing situation



With consideration to the above, 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 increase in bedrooms, however there are no concerns in terms of highways and parking, given that there is on street parking available and that there is no required change in parking provision when going from a three bedroomed property to a four bedroomed property.

Biodiversity

It is noted that a magnolia tree would be removed as part of the proposal. Whilst this is unfortunate, it is noted the property is not in the Conservation Area, the tree is not covered by a Tree Preservation Order, and as such, the tree could be removed without planning permission. As such, there are no biodiversity concerns that arise as a result of his proposal. However, the applicant should note other recommendations, outside of the planning remit, such as when works to trees should be carried out, due to the possibility of nesting birds.

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 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site is located within the Northfleet Power Station historic landfill buffer zone. As such, if planning permission were to be forthcoming, a watching brief could be added to the decision notice to prevent harm to human health and pollution of the environment.

Conclusion

The application has been fully considered and would accord with local and national planning policy.

The external materials for the proposed dormer and single storey extension can be secured by condition to ensure the new development would be sympathetic to the existing dwelling. The proposal would not detrimentally impact the street scene, or the amenity of future occupiers and neighbouring properties. In addition, the development raises no concerns in terms of highway and parking.

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	8 th July 2025	Dated:	8 th July 2025