



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250860

**Location:** 4 Lanes Avenue Northfleet Gravesend Kent

**Description:** Demolition of existing side outbuilding, erection of a two storey side and rear extension, loft conversion, new roof with dormer window in the rear, front porch; and internal alterations.

**Applicant:** Mr & Mrs Vilciu

**Site Visit Date:** 16 October 2025

### Submitted Documents/Plans

Householder Application for Planning Permission form;  
Drawing no. 01 Rev. D Proposed block plan;  
Drawing no. 02 Rev. D Existing layouts, elevations and section and site plan;  
Drawing no. 03 Rev. D Proposed layouts, elevations and section and site plan;  
Planning Statement; and  
Clarification of the use of the outbuilding.

### Superseded Documents/Plans

Drawing no. 01 Proposed block plan;  
Drawing no. 02 Existing layouts, elevations and section and site plan; and  
Drawing no. 03 Proposed layouts, elevations and section and site plan.

### Procedural issues

Following a request from the case officer, the applicants amended the application details to extend the red line boundary to include the land containing an outbuilding in the rear garden. In addition, inaccuracies in the existing and proposed block plans and proposed side elevation drawing were corrected and details of the use and layout of the outbuilding were provided.

Because the amendments to the proposal have provided clarifications regarding the existing and proposed development, it has not been necessary to publicise or consult upon the changes.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                         | Decision            | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20240620  | Application for a lawful development certificate in respect of the 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 | 27.08.2024    |
| 20210617  | Application for a Lawful Development certificate in respect                                                                                                                                                                                                         | Certificate         | 12.07.2021    |

|  |                                                          |         |  |
|--|----------------------------------------------------------|---------|--|
|  | of the proposed creation of a new driveway/hardstanding. | Granted |  |
|--|----------------------------------------------------------|---------|--|

## Development Plan

### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

### Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received.

## Officer's Analysis

### Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially

where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to two storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the host property in terms of depth (extensions to extensions will not generally be supported); should not be of greater width than the original building; should generally not be built adjoining the side boundaries of the site, should have roof designs that reflect and not overwhelm the main roof and window patterns and proportions that are in keeping with the host building and local character.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The application property is of a design and materials that are very typical of the surrounding area. The building is an end of terrace, located in a highly visible corner location. A very similar terrace building is located to the north east and together these terraces provide a symmetrical layout of built form, in addition to them being very symmetrical in appearance within themselves. The roof of the application property has an interesting turned up detail at its eaves, which is evident on other surrounding dwellings. The following are images of the terrace and its context;



Photograph taken 02 April 2025



Google Maps image

The proposed development would result in a significant increase in built form, have a new roof that would not replicate the existing, in terms of pitch or eaves detail, would increase the height of the front wall/introduce a brick course above the first floor windows and the two storey side extension would project beyond the existing rear wall. Furthermore, the two storey rear extension would have a flat roof, which would not match with the design of the existing roof (and would be visible in the street scene) and many of the proposed windows would not match the existing fenestration on the application property/terrace. As such, the proposal would be out of character and not subservient to the existing building, be an overdevelopment of the application site, would unbalance the symmetry of the terrace and be detrimental to the visual amenities of the street scene.

The positive features of the proposal include that the proposed external facing materials (for the extensions) would match existing (NB the proposed dormer as illustrated on the application drawings may not match existing and as such, details would be required by planning condition), that the dormer would not overwhelm the rear roof slope and would be set in and down and that the side extension would be less than half the width of the original building and set back at the front and from the ridge of the roof.

Overall, it is considered that the negative impacts of the proposed design would significantly outweigh the positive features. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building, would have an unbalancing impact and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and the existing terrace, would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the NPPF 2024 and to the Householder Extensions/Alterations Design Guide 2023.

#### Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for double and single bedrooms in the NDSS (2015). According to the proposed block plan, the proposed garden area and length (some 117 square metres and +10 metres respectively) would exceed the requirement for a dwelling with four or more bedrooms in the RLG.

The proposed development would include a bedroom at ground floor level located in very close proximity to the boundary with no. 6 Lanes Avenue. As illustrated below, at this point, the side boundary to no. 6 is a low wall;



Photographs taken 16 October 2025

Therefore, the occupiers of the proposed bedroom would be subject to adverse overlooking impacts from neighbouring occupiers unless the boundary treatment is amended. Due to the overriding design issues raised above, the applicant has not been asked to make such an amendment. Although, it is noted that this could be the subject of a planning condition attached to any planning permission granted.

In order to prevent any further loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would provide a bicycle store and bin storage area, which would be positive design features.

Overall, the proposed development would provide acceptable living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 2 and 6 Lanes Avenue (adjoining to the west and south east respectively). Nos. 9 and 10 Alders Court are located to the south across a rear access. Various properties on Lawrence Square are located across Haynes Road, some 40 metres to the north.

The proposed side windows would be located in close to the boundary with no. 6 Lanes Avenue and it is noted that no. 6 Lanes Avenue has a number of windows and a door in the side elevation that faces the application site. As such, there is potential for adverse overlooking impacts to the occupiers of that property. In order to mitigate against this all the proposed side windows would need to be obscure glazed (which can be the subject of a planning condition). As a bathroom, utility room and ensuite, the obscure glazing would not be detrimental to the living conditions of future occupiers.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

There would be some adverse overlooking impacts from the proposed rear windows to the garden of no. 6 Lanes Avenue (due in part, to the low boundary treatment on part of the side boundary). However, as the private garden area of no. 6 would be unaffected and because there is existing overlooking and the proposed overlooking would be oblique in nature, then the adverse overlooking impact would not be so significant as to warrant a refusal of planning permission.

Due to a privacy distance of some 37 metres to no. 10 Alders Court and of at least 40 metres to the properties on Lawrence Square, there would be no adverse overlooking impacts from any proposed windows to the occupiers of those properties.

The proposal would result in increased built form, located in close proximity to the boundaries with nos. 2 and 6 Lanes Avenue. However, due to the design of the proposal and the separation and orientation of the dwellings, there would be no significant adverse overshadowing or overbearing impacts.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom dwelling should have three vehicle parking spaces and cycle parking should be provided at a minimum of one space per bedroom.

The proposed development would result in the dwelling increasing from two bedrooms to five/six (six including the proposed study that would have a floor area that exceeds the minimum for a single bedroom)

and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area could accommodate three vehicles (which could be subject to a planning condition requiring its permanent retention) and a cycle store is proposed in the rear garden that could accommodate six bicycles (the details of which could be conditioned to be approved and then retained permanently).

Overall, it is considered that the proposal would make sufficient provision for the parking of cars and cycles within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

#### Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

#### **Conclusion**

The proposed development would have no adverse residential amenity, highway safety, archaeology or groundwater impacts. However, the proposal would be an overdevelopment of the application site, which would be out of character with the existing building and the existing terrace and detrimental to the visual amenities of the street scene.

Overall, it is considered that the adverse impacts of the proposed development attract significant weight and would significantly and demonstrably outweigh the benefits of the proposal. Therefore, following a thorough assessment of the application and all material planning considerations, it is considered that the proposed development cannot be supported.

#### **Recommendation**

That planning permission should be refused on the following ground;

The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building, would have an unbalancing impact and would be an overdevelopment of the application site. As such, the proposal would be out of character with the existing building and the existing terrace, would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.

(For detailed reasons for refusal and informatives, see draft Decision)

|                      |                   |                     |                                     |
|----------------------|-------------------|---------------------|-------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce   | <b>Team Leader:</b> | <b>Richard Hart</b>                 |
| <b>Signed:</b>       | <i>K Joyce</i>    | <b>Signed:</b>      | <i>R Hart</i>                       |
| <b>Dated:</b>        | 29th October 2025 | <b>Dated:</b>       | <b>29<sup>th</sup> October 2025</b> |

