



Delegated Report

Householder Planning Application

Planning Application No: 20251178

Location: 1 Lynton Road South Gravesend Kent DA11 7NF

Description: Erection of a single storey side/rear extension with roof lantern & conversion of the loft space with dormer window.

Applicant: Mr Phil Vickery

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Location Plan
Proposed Block Plan
EFP01 – Existing Floor Plans
EE01 – Existing Elevations
RFP01 – Roof Plans
PFP01 – Proposed Floor Plans
PE01 – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
19890126	Erection of two storey rear extension to form lobby and shower room with enlarged bedroom over.	Permitted	20.04.1989

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

Ward Councillors

No comments received.

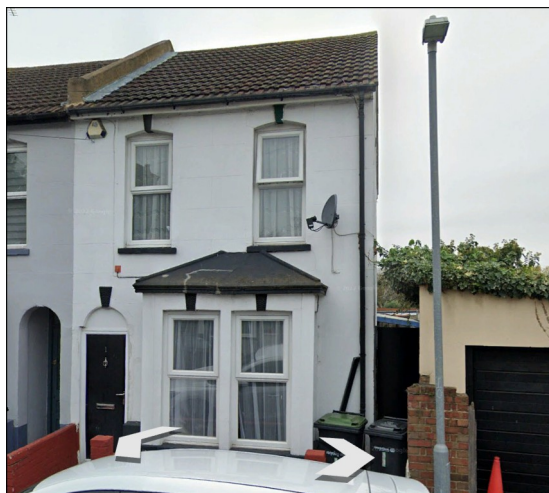
Neighbouring properties

8no. surrounding properties were consulted and 0 comments were received from members of the public. The date of overall expiry ended on 16.12.25.

Officer's Analysis

Site Description

The application site comprises a two-storey, end of terrace, dwellinghouse located within an established residential area. The property is finished with render, has white upvc windows and concrete roof tiles, with a pitched roof and a private rear garden. The surrounding area is characterised predominantly by two-storey residential properties of a similar scale and form, with a mixture of extensions and roof alterations evident within the locality.



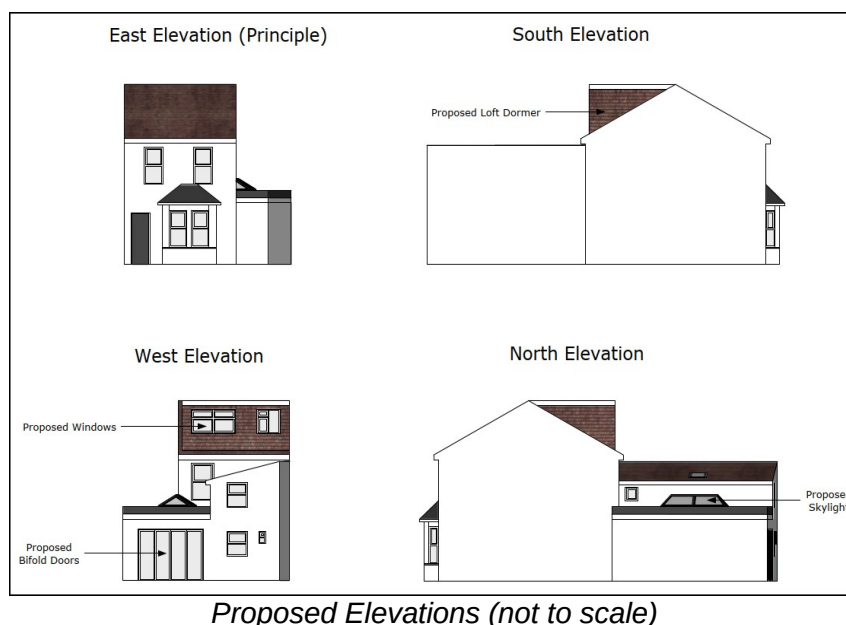
Google Earth Image

Proposal

Planning permission is sought for alterations and extensions to the existing dwellinghouse. The proposal comprises the erection of a single-storey rear extension with a roof lantern, with a loft conversion incorporating a rear dormer. The works would result in a larger kitchen and an additional, fourth bedroom in the roofspace.

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking.



Design, Character and Appearance

The proposed single storey extension would be partially visible from the street, but this would be at a narrow gap between the north side elevation of the main dwellinghouse and the neighbour's garage which is accessed via Lynton Road South. The proposed extension would be single storey and flat roofs are usually not characteristic of traditional residential development. However, given the limited visibility in this case it would not by itself be inherently harmful. In terms of footprint, the proposed extension would be minor in scale and would not result in a building footprint which is significantly larger than other properties in the area.

The proposed dormer extension also would be partially visible from the street given the position of this end of terrace property. However, it would only be visible from certain angles in the road and would not be an overly dominant feature in the streetscene. The proposed dormer would be set below the ridge, in from the north side and up from the eaves, and so would be subservient in appearance. Its openings would be appropriate in number and scale.

The proposed materials would be rendered walls to the single storey extension, hung tiles to the rear dormer. The application form details uPVC/aluminium/timber windows. All of which in this particular setting would be appropriate.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Kitchen	33.4	7.2
Bedroom	22	11.2 (double bedroom)

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	81.6m ²	100m ²
Depth	11.3m	10m

As the proposal would increase the property from a 3 bedroom property to a 4 bedroom property the minimum garden area required as per the residential layout guidelines (2020), increases from 60m² to 100m². The rear garden would have a decreased area as a result of the single storey rear extension and would be under the guideline garden area. However, the area of the garden would not be significantly under the guideline standard, and the depth would be maintained. Given the modest shortfall, the garden would still function as useable external amenity space, as shown below;



Plus, there are public open spaces to the west and south of this site, a short walk away which would be available for future occupiers to use. As such, the proposed internal and external amenity standards are considered in this instance to be appropriate.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

In this instance the proposed development would have limited impact on neighbouring properties. The rear extension would be well distanced from the neighbouring dwellinghouses to the north (99-105 Old Road West), with no windows facing this way and given the single storey nature of the extension, it would not significantly overbear or overshadow these neighbours.

The neighbour to the south (3 Lynton Road South) would be unimpacted by the single storey rear extension due to its positioning beyond the outrigger which adjoins this neighbour's boundary. The dormer roof would be rear facing, reasonable in size and would not be taller than the existing roof and so no concerns are raised regarding overshadowing or overlooking.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

This property along with many other properties in this area relies on on-street parking as there is no capacity in the front garden area to create any parking spaces. This dwellinghouse is located in an area with good access to sustainable transport options, and not far from Gravesend Town Centre. It is for this reason that no off-street parking would be acceptable in this instance.

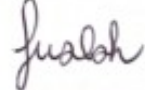
Conclusion

The proposed development is acceptable in principle and by reason of its scale, design and siting, would not result in material harm to the character or appearance of the area or to the living conditions of future or neighbouring occupiers. There would be no adverse impact on highway safety, and the proposal is therefore considered acceptable. The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	20th January 2026	Dated:	21 January 2025