



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250699

**Location:** 56 Lime Avenue Northfleet Gravesend Kent

**Description:** Erection of a single-storey side extension and new gate at the rear of the property.

**Applicant:** Mr Avtar Dhesi

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application form dated 23/07/2025;  
Drawing Number 001 Rev A (Site Location Plan and Block Plans – Existing and Proposed);  
Drawing Number 002 Rev A (Floor Plans – Existing and Proposed);  
Drawing Number 003 Rev A (Elevations – Existing);  
Drawing Number 004 Rev A (Elevations – Proposed); and  
Drawing Number 005 Rev A (Rear Boundary Wall Elevations – Existing and Proposed).

### Relevant Planning History

| Reference | Description                                                                                                                               | Decision              | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|
| 20250700  | Application for a Proposed Lawful Development Certificate; Erection of an outbuilding to provide space for a gymnasium and a shower room. | Pending consideration |               |
| 20070734  | Erection of single storey side extension to form a shower room/wc.                                                                        | Permitted             | 03.10.2007    |
| 19990352  | Erection of a detached garage at the rear.                                                                                                | Permitted             | 29.06.1999    |
| 19840652  | Erection of single storey rear extension to form enlarged kitchen diner                                                                   | Permitted             | 22.08.1984    |

### 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*

*KKC Highways and Transportation –*

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

**It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.**

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

#### Neighbouring properties

21 surrounding properties were consulted and a site notice was displayed on 4<sup>th</sup> August 2025. No responses were received and the consultation period ended on 29<sup>th</sup> August 2025.

### **Officer's Analysis**

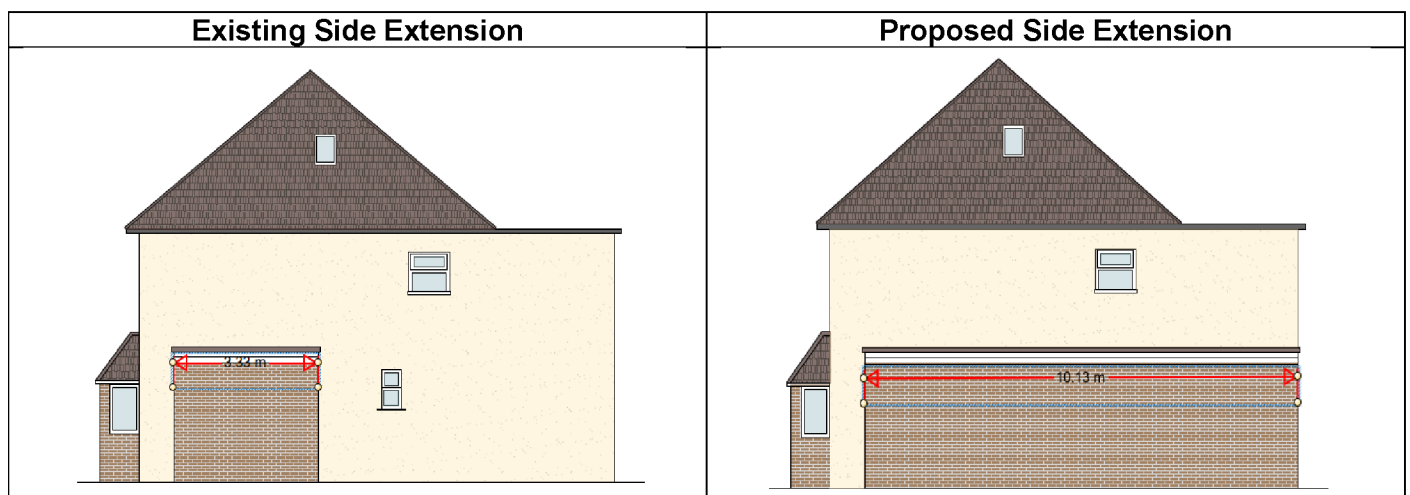
#### Design, Character and Appearance

56 Lime Avenue is a semi-detached dwellinghouse located on the north side of the highway. The property has previously been extended by a single storey to the flank elevation and part single storey, part two storey to the rear. The application site is block paved to the frontage to provide off road parking.



The application proposes the erection of a single-storey side extension and new gate at the rear of the property.

The single storey side extension would have a flat roof at height of 2.93m. The proposal would continue the built form of the existing side extension to the full length of the flank elevation increasing from 3.33m to 10.13m, as shown below:

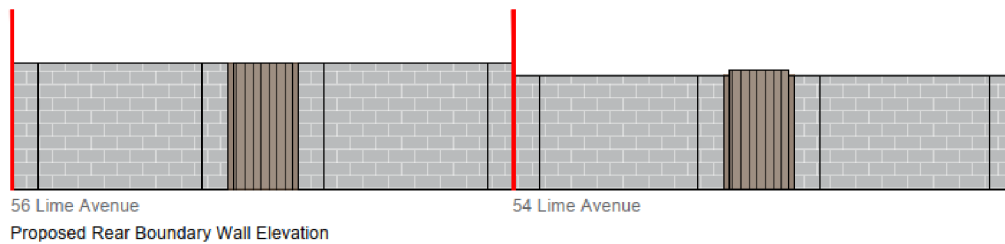


The extension would create space for a larger, open plan kitchen / living area with additional shower room and home office to the front elevation. The extension will be constructed with a brick finish to match the existing dwelling.

Gravesham's Householder Design guidance states that side extensions should generally reflect the main property's original roof and that the use of flat roofs should be avoided. Whilst the application does propose a flat roof, it is a continuation of the existing side extension and as such will have no further impact on the wider street scene.

As such it is considered that the proposed side extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and no concern are raised.

The application also proposes the installation of a pedestrian gate to the rear boundary wall and will provide access to Laburnum Grove. The timber gate will be set centrally within the existing wall, mirroring that of neighbouring property 54 Lime Avenue:



The proposed gate is considered to be of appropriate materials and will not have a detrimental impact on the street scene and as such no concerns are raised.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

#### Amenity of Future Occupiers

The application does not introduce additional bedrooms to the existing property and does not encroach on the private amenity space.

Furthermore, all proposed rooms are in accordance with current guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

#### Neighbouring Amenity

The proposed side extension does not introduce any windows to the flank elevation and as such there are no concerns with neighbouring privacy.

Furthermore, the proposed single storey extension is modest in height and set away from any neighbouring windows and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light.

No neighbour representations have been received.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

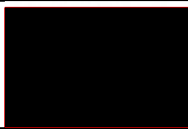
#### **Conclusion**

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

#### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody                                                                 | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 9th September 2025                                                                | <b>Dated:</b>       | 09 September 2025                                                                   |