



Delegated Report

Householder Planning Application

Planning Application No: 20260333

Location: 17 Latona Drive Gravesend Kent DA12 4RS

Description: Erection of a single storey rear extension.

Applicant: Mr Arun Kumar

Site Visit Date: N/A

Preliminary Matters

As submitted, the proposal was not considered to comply with Planning Policy and Design Guidance. The agent was contacted, and a revised and reduced scheme was accepted by the Local Planning Authority. Furthermore, a discrepancy was noted between the proposed floor plans and elevations whereby there was a flank window indicated on the floor plans but not the elevations. A further revised plan was received to address this. The assessment shall be made below accordingly.

Submitted Documents/Plans

Application Form;
Drawing No. S01 - P1 – Site Location Plan and Block Plan – Existing;
Drawing No. S02 - P2 – REVISED Block Plan – Proposed;
Drawing No. S03 - P1 – Ground Floor Plans and Elevations – Existing;
Drawing No. S04 - P2 – REVISED Floor Plan and Roof Plan – Proposed; and
Drawing No. S05 – P3 – REVISED Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No. S02 P1 – Block Plan – Proposed;~~
~~Drawing No. S04 – Floor Plan and Roof Plan – Proposed;~~
~~Drawing No. S05 P1 – Elevations – Proposed; and~~
~~Drawing No. S05 – P2 – REVISED Elevations – Proposed~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20020746	Erection of two storey rear extension to form enlarged lounge and enlarged kitchen with enlarged bedroom, ensuite w.c./shower room and enlarged bathroom over.	Permitted	17.12.2002

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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the**



emerging Regulation 19 Local Plan. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

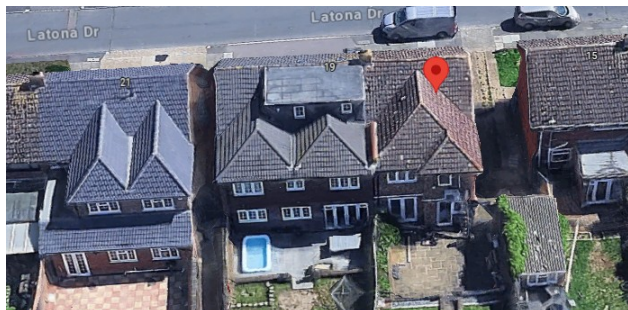
No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 02.07.26 and no comments were received. The overall consultation period expired on 24.07.26.

Officer's Analysis

17 Latona Drive is a two storey semi-detached property that has been previously extended.



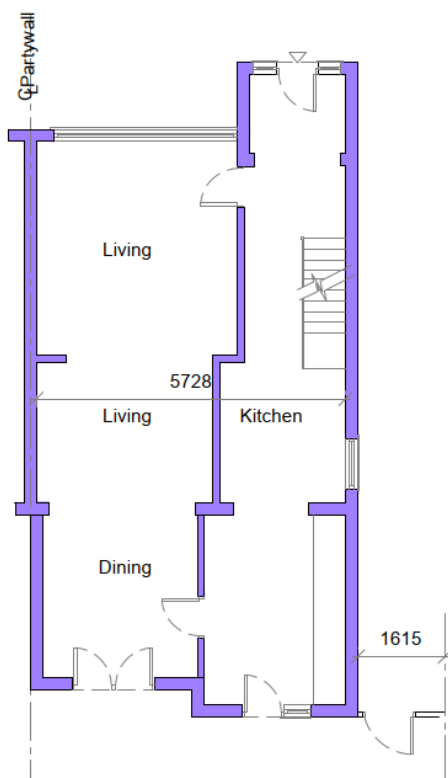
Site Photo



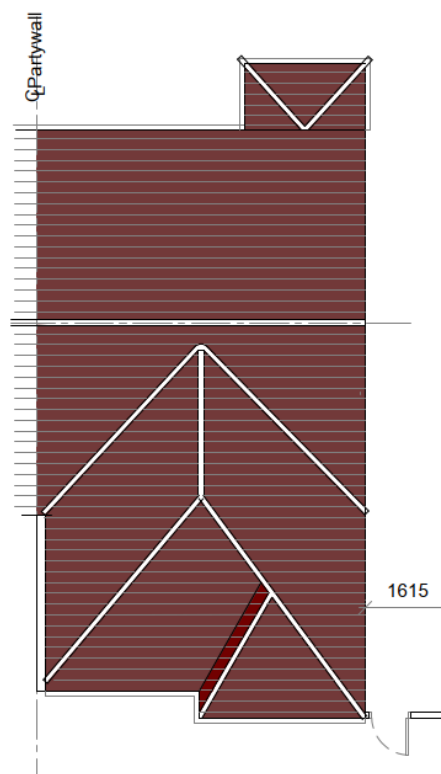
This application proposes the erection of a single storey rear extension.

Proposed Development

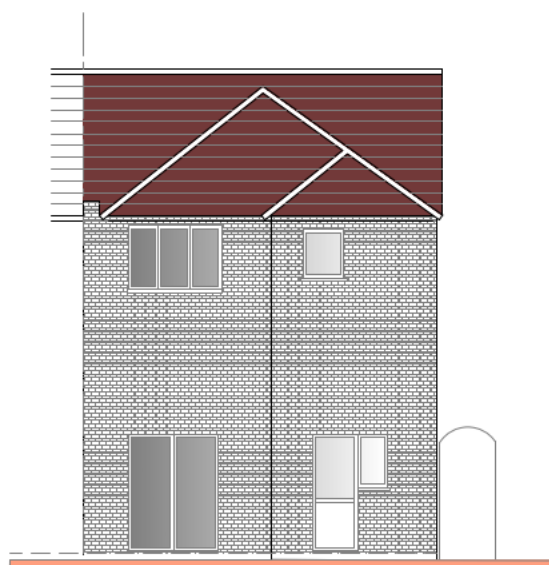
The proposed extension would be constructed with a flat roof and would be approximately 3.00m in height, 6.07m in width and 2.00m in depth (following the contour of the rear elevation). The development would create space for internal layout changes including the creation of a new snug, utility room and study.



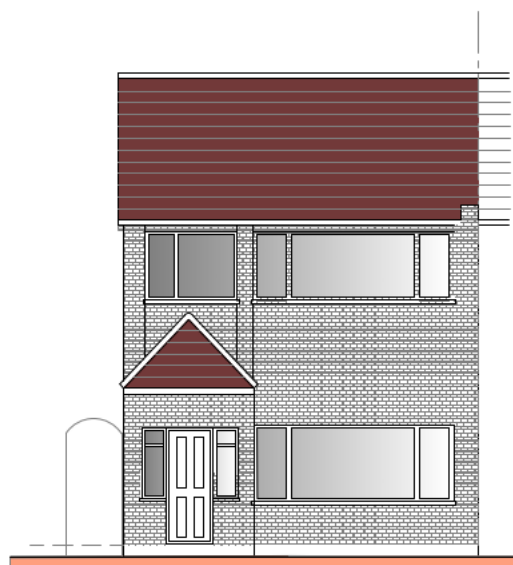
Existing Ground Floor Plan



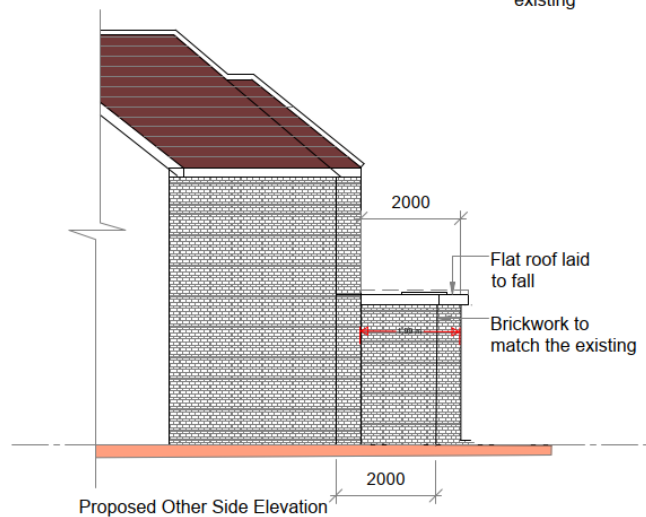
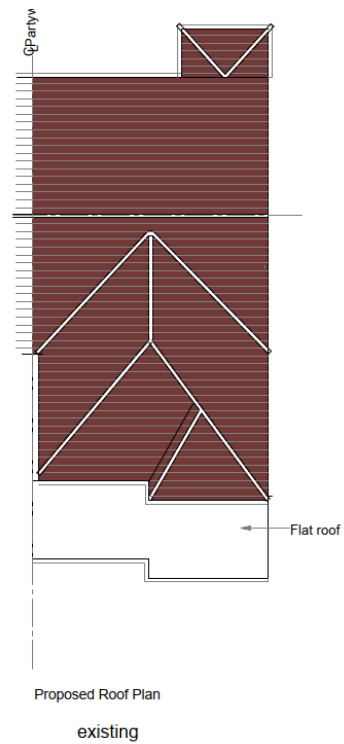
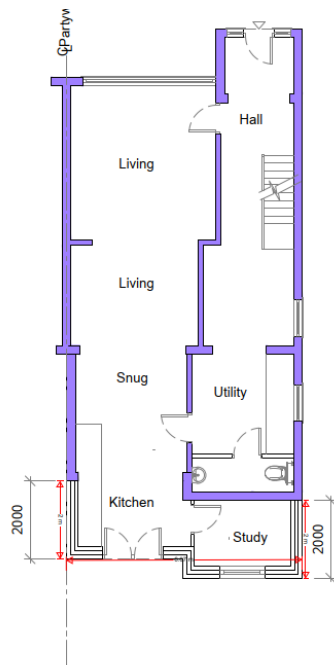
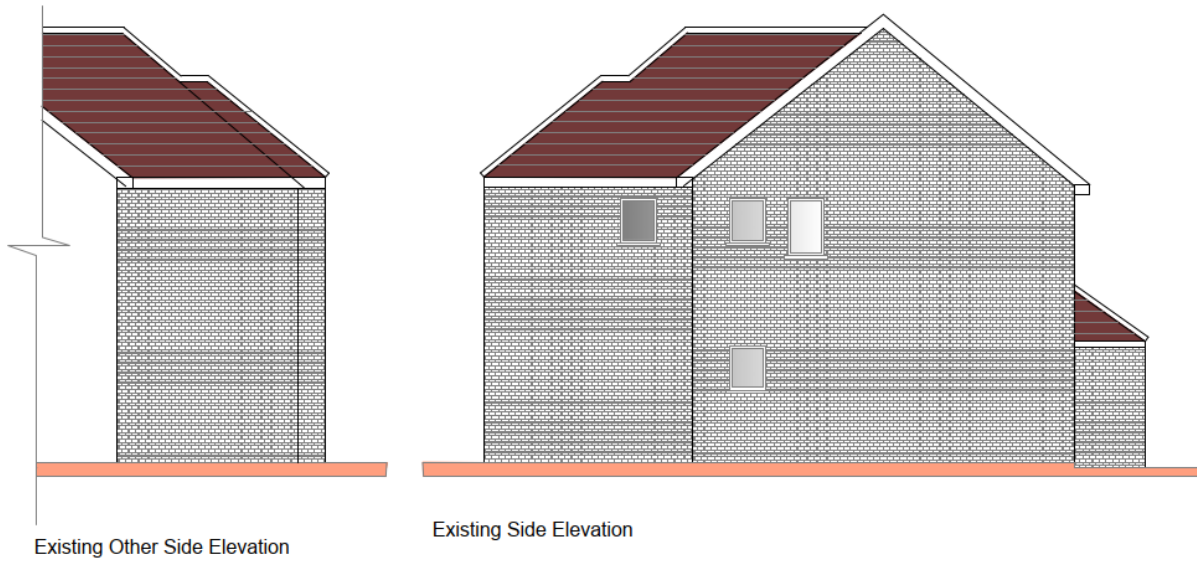
Existing Roof Plan

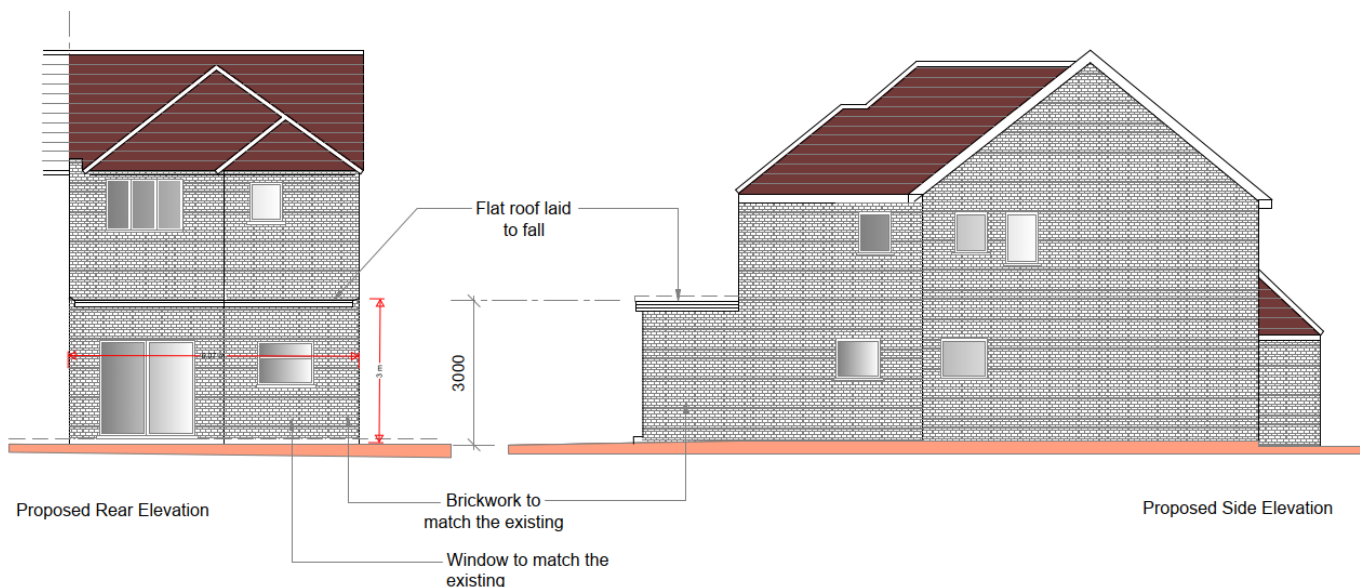


Existing Rear Elevation



Existing Front Elevation





Design, Character and Appearance

Generally, extensions to extensions can be considered unacceptable, as set out in the Gravesham Householders Design Guidance (2021). Notwithstanding this, the proposed extension within this current application is not excessive in overall scale and would be constructed using external materials to match the existing dwelling. Although the rear garden is on differing land levels, the plans show no land level changes would be required to carry out the development:

Right Move Images





Previously for sale: March 2023 to November 2023



In addition, it is noted that a neighbouring property within close proximity to the application property has carried out a similar development, albeit with a pitched roof rather than a flat. On balance, with consideration to the above, 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).

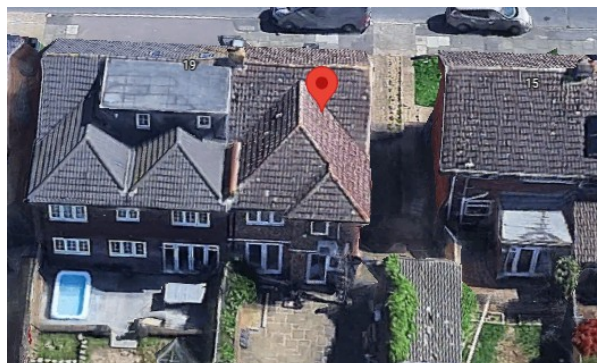
Amenity of Future Occupiers

The development would create sufficient room area post development. In terms of garden area, there would be no increase in bedrooms and sufficient garden area would remain. The development is therefore in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The proposed development in situ, being single storey and minimal height, is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of light, loss of privacy or loss of outlook. There is an enlargement to the existing ground floor flank window facing towards No. 15, however this is not dissimilar to the existing situation. In addition, there is a new flank window at ground floor level proposed. This new window would serve a utility room, which is non habitable, and it is also noted that there is an existing boundary fence in situ. Notwithstanding this, the orientation of the window within the existing extension could give a sense of perceived overlooking and as such can be conditioned to be obscure glazed and fixed shut to ensure privacy.

Google Aerial Image



Overall, the development 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).

Parking and Highways

There are no concerns in terms of 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.

Gas Pipelines

Due to the presence of a gas pipeline in the vicinity of the site, the applicant must contact southern gas networks (SGN) prior to carrying out any works.

Conclusion

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

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	12th August 2026	Dated:	12th August 2026