



Delegated Report

Householder Planning Application

Planning Application No: 20260403

Location: 2 Dene Holm Road Northfleet Gravesend Kent

Description: Erection of a two storey side and rear extension, single storey side and rear extension and barn hip to gable enlargement.

Applicant: Mr S Gill

Site Visit Date: Desktop Assessment

Preliminary Matters

The applicant was asked to reduce the scale of the original development as it was considered that the proposed two storey rear element would result in overdevelopment of the dwelling. There were also potential concerns relating to loss of light and outlook to the adjoining semi. The applicant agreed to amend the plans. Below is an extract for the now superseded plans.



Submitted Documents/Plans

- Application Form
- Drawing No: 26/500/02 REV A (Proposed Plans and Elevations and Block Plan)
- Drawing No: 26/500/01 (Existing Plans, Elevations, Block Plan and Location Map)

Superseded

- ~~Drawing No: 26/500/02 (Proposed Plans and Elevations and Block Plan)~~

Supplementary Information

- Planning, Design and Access Statement

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

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

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 15.05.2026 and one objection was received from someone who was not originally consulted on this application. Despite this objection being received out of time the LPA will assess material planning considerations against the comments received.

The main points raised were:

Highway safety concerns

- Property is located at a busy junction with existing visibility and access issues
- On-street and pavement parking restricts sightlines for drivers
- Increased risk of accidents for motorists and pedestrians

Parking problems

- Current occupants already keep multiple vehicles
- Existing driveway and garage are often not used
- Vehicles are frequently parked on the road or pavement
- Pavement parking obstructs access for pedestrians, wheelchair users, and pushchairs

Potential intensification of use

- Proposed extension could increase occupancy levels

- Likely to attract larger households or multiple occupants
- This may lead to more vehicles associated with the property
- Would worsen existing parking and highway safety issues

Visual impact and character

- Prominent corner location makes the extension highly visible
- Scale and design risk appearing dominant and intrusive
- Development may be out of keeping with surrounding properties
- Could negatively affect the overall street scene and local character

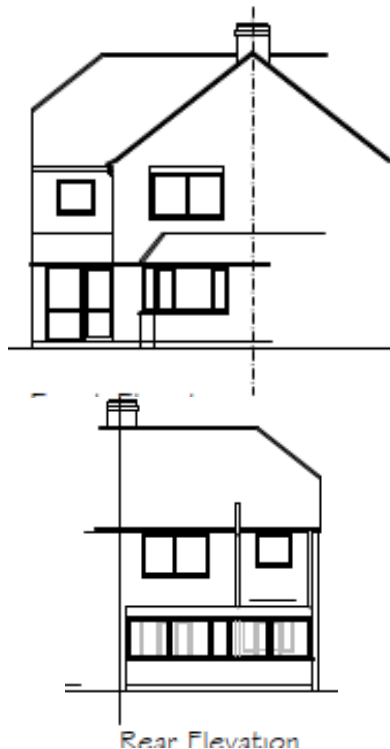
The applicant's ownership of multiple vehicles and existing use of garage and driveway are not material planning considerations and will not form part of this process. Whilst parking is assessed, the council cannot control whether the parking shown on plans is utilised, applications are assessed based on the information submitted.

Analysis

Proposal

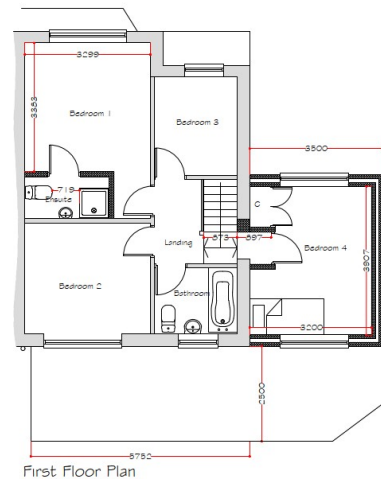
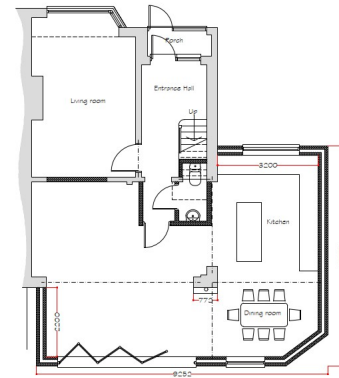
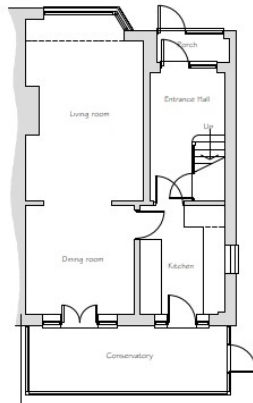
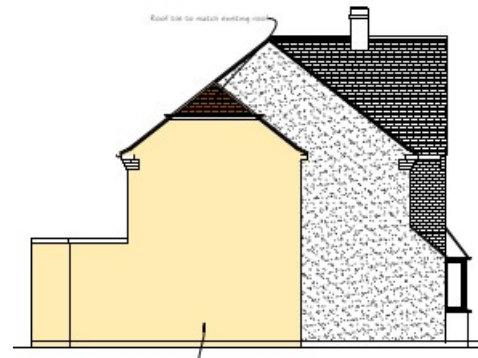
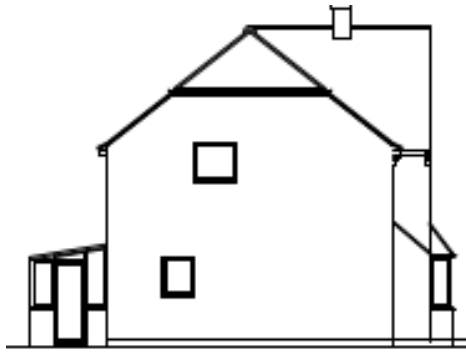
The proposal seeks the erection of a two storey side and rear extension, single storey side and rear extension and barn hip to gable enlargement.

Existing



Proposed

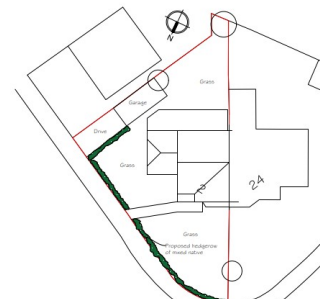
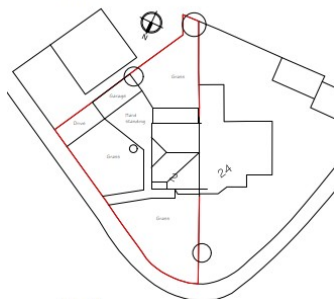




Existing

First Floor Plan

Proposed



Character and Appearance

The application site is a two storey semi detached dwelling located in the urban part of Gravesham. The site currently has a rear conservatory and is situated on a prominent corner plot. The site benefits from a



garage and a parking area which allows for parking of two vehicles in tandem. The application site will be retained as a single family dwelling.



Due to its prominence it is important for any proposed extension to be well designed and in keeping with the adjoining semi. The adjoining semi has a near identical extension which comprises a two storey side element which has added a hip to gable enlargement of the main roof and a barn hip to the proposed extensions roof. This extension can be seen below:



The neighbouring extension appears to have skylights in the front elevation and a rear dormer which is the main difference between the two double storey extensions. The proposed single storey rear extension at the application site is full width as opposed to the neighbouring properties part width glazed rear conservatory.



The proposed extension is considered to be subserviently designed due to it being set back and set down. The proposed use of materials matches that in the existing dwelling and due to the neighbouring extension being identical in design the extension balances the pair of dwellings.

The rear extension is modest in depth, something larger could potentially be erected under permitted development.

It is noted that concerns were raised that the proposed development would be out of keeping and appear dominant and intrusive. Given the near identical nature of the development to the adjoining semi it is considered that the proposed is in keeping with the surrounding context and of an appropriate scale.

Concerns were raised around multiple occupancy or a larger household, given that there is only one additional bedroom this is balanced with the average extension in the borough and it would not result in such an intensification of use which would materially alter the use of the dwelling. It is important to note that this application is for a single family dwelling.

The terms of design character and appearance the proposed extension is compliant with CS19 Local Plan core strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed extension will create a fourth bedroom which will have adequately light and outlook and is acceptable in terms of its size. The extensions to the ground floor will allow for additional living space.

Post development the resultant garden space will equate to approx. 60sqm which is below the council's technical standard. There is scope to utilise the existing side garden area to increase the garden area in a similar manner to the adjoining property.



Whilst the garden area is undersized it is considered that a refusal would not be balance as the adjoining property was granted permission for a similar extension on a similarly sized plot. The only variance is that the application site has a rear extension which is full width, however the neighbouring property has utilised a side garden area and added an outbuilding, therefore the level of development is similar on both plots.

On balance the proposal is compliant with SPG2 Residential Layout Guidance 2021.

Neighbouring Amenity

The bulk of the development is located on the flank elevation and will not impact light or outlook to neighbouring properties, furthermore there are no flank windows which omits any concerns around loss of privacy.

The proposed rear extension is modest in scale and height and would not harm light or outlook levels to the adjoining semi to a detrimental level. In terms of privacy the proposed will not harm neighbouring privacy and the proposal is therefore compliant with SPG2 Residential Layout Guidance 2021.

Parking and Highways

The proposed development will increase parking requirements on site from one to two however there is a garage and a parking space in situ as well as unrestricted on street parking which means the development is served by adequate parking.

An objection received raises concerns that the existing parking on site is not used, the council cannot control whether parking is used and assessment is made on the basis of what parking is available.

It is noted that there are concerns regarding existing visibility and access issues however the parking is an existing arrangement and the council cannot control the intensification of use or visibility, especially as this is a historical arrangement without any conditions.

The onstreet parking cannot be attributed to the proposed development especially if this is an existing problem. Whilst the proposed development would increase the number of bedrooms at the property this may not always translate to increased parking. It is important to note that the proposed development is still a single family dwelling.

The proposed development complies with SPG4 KCC Parking Standards 2006.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	08.06.2026	Dated:	11th June 2026