



Delegated Report

Householder Planning Application

Planning Application No: 20260398

Location: 24 Dover Road Northfleet Gravesend Kent

Description: Erection of a detached garage.

Applicant: Mrs Lina Kuneckiene

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: SL-001-210 Revision P3 (Proposed Plans, Elevations, Location Map and Block Plan)
- Drawing No: SL-001-211 Revision P1 (Existing Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250317	Erection of a first floor side and rear extension.	Permitted	22.07.2025

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)

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

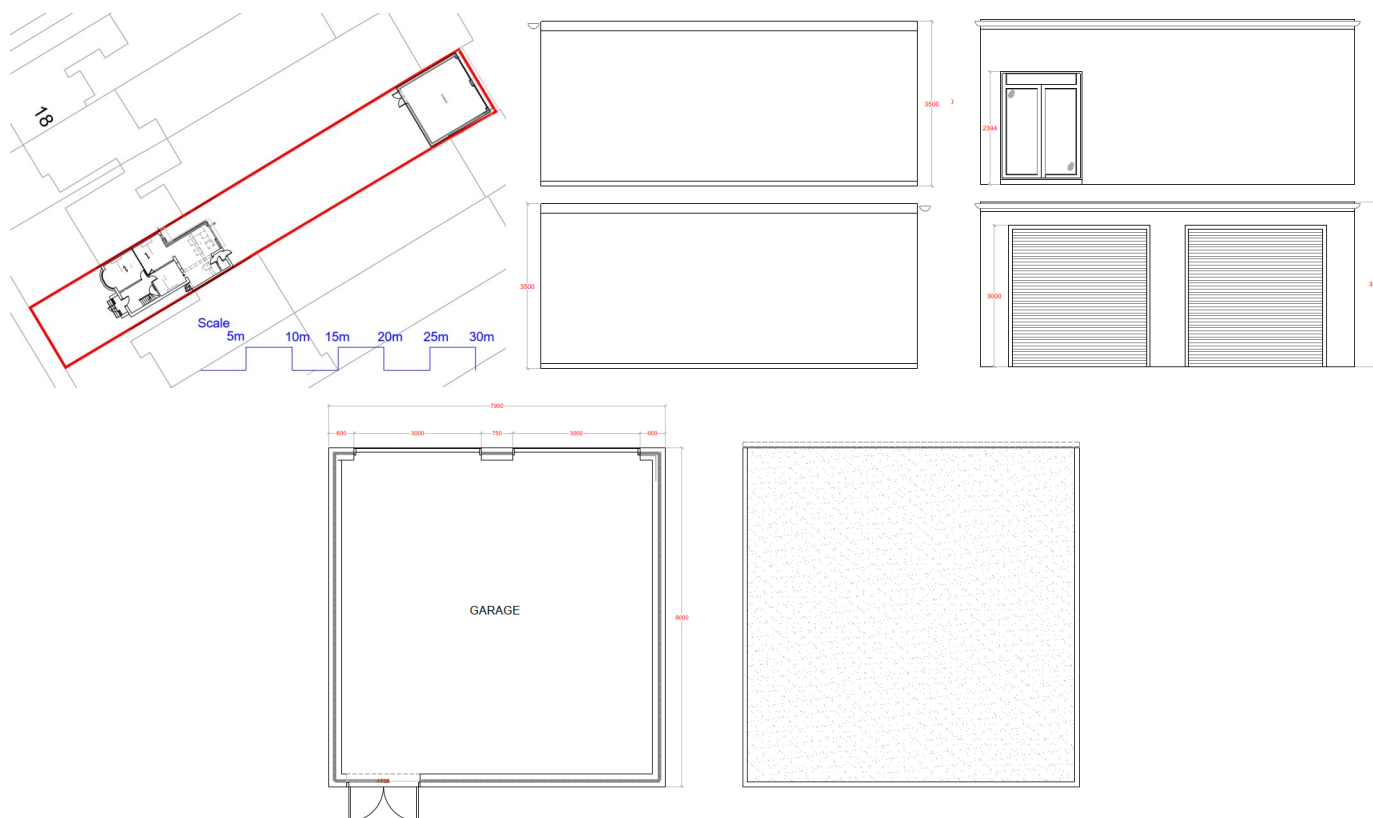
The application was advertised by way of site notice and letters to six surrounding properties. The consultation period expired on 05.06.2026 and no comments were received.



Analysis

Proposal

The proposal seeks the erection of a detached garage at the rear of the plot.



Character and Appearance

The application site comprises a two storey semi detached house which has previous planning permission for a first floor side and rear extension under reference 20250317. The extension depth permitted under 20250317 was 5.6m and at the time of granting the previous application the extension was already partially built. The submitted plans do not show this extension on the existing site plan but does show it as being built on the proposed.



The proposal seeks to erect a 3.5m high detached garage at the foot of the plot. As can be seen from google earth, similar garages are common in this ribbon of development due to them being accessible as parking spaces from Lime Avenue.



The Council's adopted design guidance states:

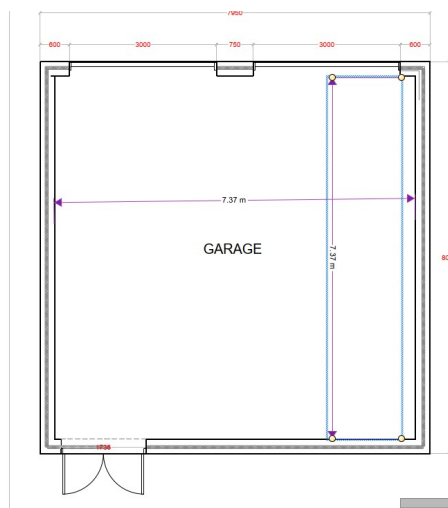
Garages

10.17 Detached garages should reflect the design, materials, character and style of the existing property. Garages should not be located in a position which would detract from the attractiveness of the street scene. Usually garages should be positioned to the side of a dwelling.

10.18 In order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car and 5.5m by 6m width for 2 cars.

The proposed garage will be constructed with blocks and finished with render to match the existing dwelling, sited to the rear of the dwelling. It is not visible from the public realm, and would not detract from the attractiveness of the street.

The garage has internal dimensions of circa 7.37mx7.37m which is compliant with the above guidance.



The garage includes two shutters in the rear elevation which will allow for the parking of two vehicles, the garage is accessible via a rear access way.



The proposal is compliant with the requirement of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the resultant amenity space will exceed 100sqm which complies with the standards of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed will be utilised as a garage and will be conditioned appropriately so to ensure the use of the structure remains as a garage and not a habitable area. There are no windows proposed in the flank elevations so there are no concerns relating to a loss of privacy.

In terms of loss of light or outlook, there is no material harm as the structure is sited at the foot of the plot away from the main residential development.

The proposal complies with the standards of SPG2 Residential Layout Guidance 2020.

Parking and Highways

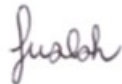
Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 7.37m by 7.37m. The Council's adopted design guidance has a preferred standard of 5.5m deep by 6m wide for two cars. In order to ensure the garage is kept for the use of off road parking it will be conditioned so that any alternative change of its use is subject to a further grant of planning permission.

The garage is compliant with KCC Parking Standards 2006 and SPD4 Householder Alterations and Extensions Guidance 2021.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29.06.2026	Dated:	30 June 2026