



Delegated Report

Householder Planning Application

Planning Application No: 20260710

Location: 253 Singlewell Road Gravesend Kent DA11 7RN

Description: Erection of a two storey front/side extension.

Applicant: Mrs Sonny Randhawa

Site Visit Date: 2nd September 2026

Submitted Documents/Plans

Application Form;
Drawing No. 4011 – 014 – Location Plan;
Drawing No. 4011 – 010.B – Floor Plans;
Drawing No. 4011 – 011.A – Proposed Elevations;
Drawing No. 4011 – 012 – Existing Floor Plans; and
Drawing No. 4011 – 013.A – Existing Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220546	Retention of front boundary fence	Application Refused	20.07.2022
20201119	Application for a minor material amendment to planning permission reference number 20200681 for the Erection of a part single storey, part two storey rear and side extension; to allow an increase in the first floor space of the extensions.	Permitted	11.01.2021
20200681	Erection of a part single storey, part two storey rear and side extension	Permitted	14.09.2020
20200233	Erection of a part single storey, part two storey rear and side extension	Application Refused	12.05.2020

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

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012

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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 4 -Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – Achieving well-designed places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- 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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject 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 compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

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 of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. 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

Four surrounding properties were consulted with a response date of 04.08.2026, no representations have been received in response.

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 14 (Achieving well- designed places) of the NPPF (2026) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

The Design for Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The application seeks permission for the erection of a two-storey front and side extension, the extension would infill the area to the northern side of the property and would wrap around the side elevation. The proposed extension would have a width of approximately 2.85m and a depth of 6.7m. It would be built to the same ridge and eaves height as the host property, and at first floor level the extension would be setback from the front elevation of the property. There would be a barn style hip over the extension, which would ensure it harmonises well with the host property. The width of the extension coupled with the first floor setback would ensure that the extension appears subservient to the host dwelling. It is noted that the property benefits from a generous extension to the rear and the extension would further enlarge the property, however, it is noted that large side and rear extensions are part of the character of Singlewell Road, and the proposed development would be in keeping with this. As such it is considered that the development would be compliant with Policy CS19 in regard to its impact on the character and appearance of the site and its surroundings.

Neighbouring Amenity

Policy CS19 requires new development to be located, designed and constructed to: safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

Given the siting and scale of the proposed extension, the neighbouring property most likely to be impacted is the neighbouring 251 Singlewell Road to the north. The proposed extension would be set in 0.4m from the boundary shared with this property, the property at no.251 is set in 12.1m from the boundary shared with the application property. Given the separation from the shared boundary, and the scale of the extension proposed, it is considered that the proposed extension would be unlikely to result in any overshadowing or overbearing to this property. There are windows proposed to the front and rear elevations of the extension, there would be sufficient separation from properties opposite to ensure there would be no direct window to window overlooking occurring. It is considered that the development is unlikely to result in any harmful amenity impacts on the occupants of no.251 Singlewell Road. It is therefore considered that the development would be compliant with Policy CS19 in regard to its impact on neighbouring amenity.

Parking and Highways

The proposal would not result in an increase in the number of bedrooms at the property, and would not result in the loss of any on street car parking. As such, the proposal is not considered to result in any parking, or highway safety impacts. In this instance the development would be compliant with Policy CS11 in this regard.

Conclusion

The proposal is considered to be in keeping with the character and appearance of the host property, and would not result in harm to the amenity of occupants of the property, or occupants of neighbouring properties, there would also be no parking or highways safety impacts.

Recommendation

Permission

For detailed conditions and informatives, see draft decision

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	2nd September 2026	Dated:	04 September 2026