

Delegated Report

Householder Planning Application

Planning Application No: 20260208

Location: 3 Wingfield Bank Cottages Springhead Road Northfleet Gravesend

Description: Erection of a single storey front extension and demolition of rear outbuildings and erection of a new rear outbuilding.

Applicant: Mr Darcy Packer

Site Visit Date: 29th April 2025

Submitted Documents/Plans

Existing Block Plan – S01.P1
Proposed Block Plan – S02.P1
Existing & Proposed Plans - S03.P1
Existing & Proposed Plans – S04.P1
Proposed Plan for Outbuilding – S05.P1
Proposed Plan for Outbuilding – S06.P1
Proposed Plan for Front Porch - S07.P1; and
Proposed Plans for Front of main dwelling - S08.P1.

Relevant Planning History

No relevant planning history

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

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)

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

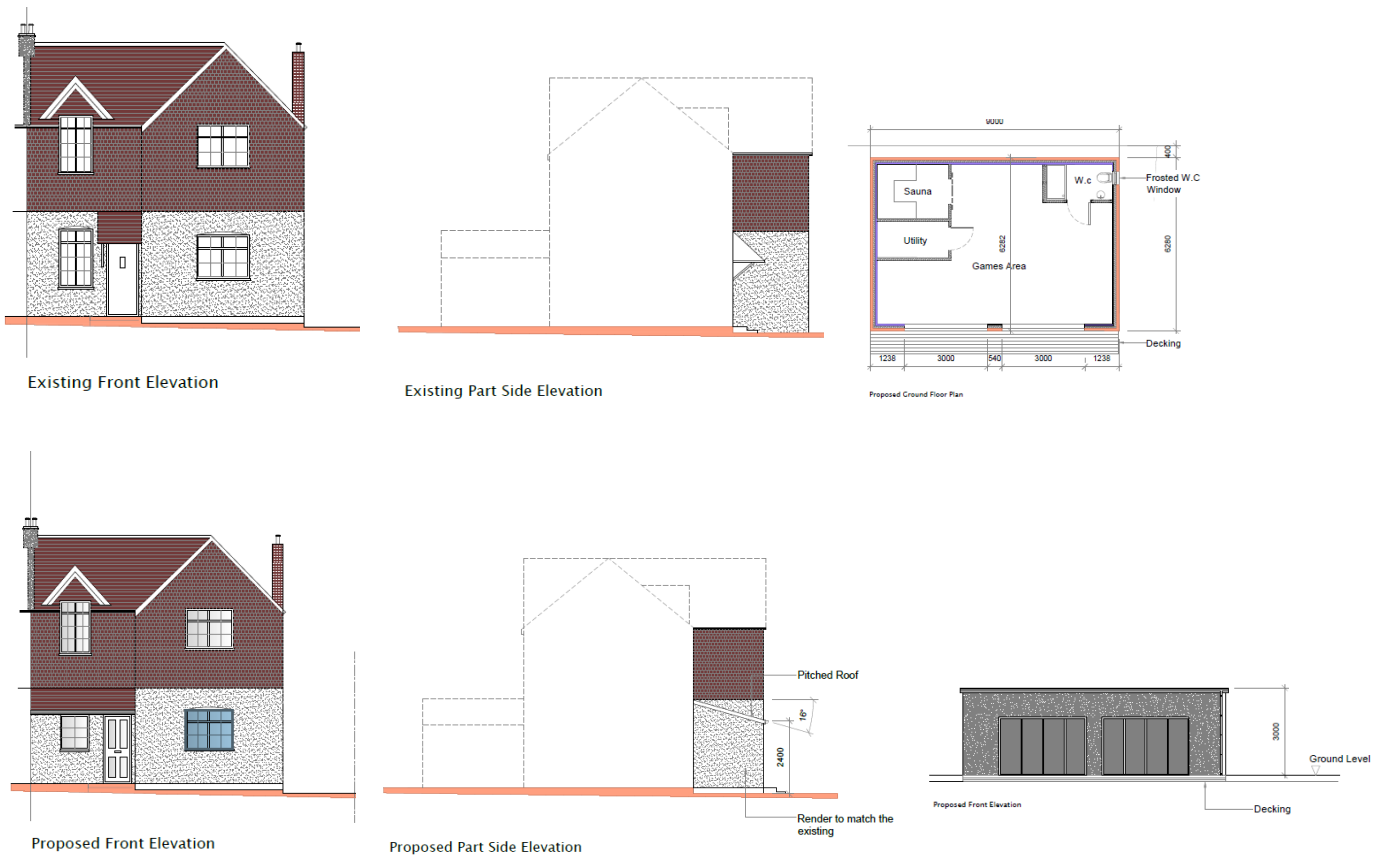
There have been no consultees consulted on this application.

Neighbouring properties

Two surrounding properties were consulted with a consultation expiry date of 08.04.2026, no representations have been received in response.

Officer's Analysis

Proposal



Design, Character and Appearance

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (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.

The application property is a two-storey semi-detached house located on the western side of Springhead Road. The property benefits from a single storey rear extension, and two outbuildings within its rear garden. The application seeks permission for the demolition of the existing outbuildings, the erection of a replacement outbuilding and the erection of a front porch.

The proposed front porch would infill the area to the side of the original two storey front projection. It would have a mono pitched roof over it which would have an eaves height of 2.4m. The porch extension would be built flush with the front elevation of the original gable roofed front projection, it would have a width of approximately 3.2m and a depth of 2.29m. The porch would be generously sized, however, as it does not project forward of the original front projection, and would be set down from the first-floor windows, it would appear subservient to the host property. Externally, the porch would be rendered to match the main dwelling, and would be covered in a red roof tile which would also match the host property. The use of matching materials would ensure the extension harmonises well with the host property.

The proposal includes the removal of two existing timber outbuildings, and the erection of a replacement flat roofed outbuilding. The outbuilding would be positioned to the rear of the garden, it would have a width of 9m and a depth of 6.28m. The building would have a height of 3m, and there would be an area of decking to the front of the building. The outbuilding would be similar in character and scale to existing garden buildings of neighbouring properties on the west side of Springhead Road. It is considered that the outbuilding would not dominate the rear garden and would be acceptable in terms of its design and size. As

such, it is considered that the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), SPD4 Householder Alterations and Extensions Guidance 2021 and Section 12 (Achieving well designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The development would not increase the number of bedrooms at the property whilst providing additional internal living space. The proposal is considered to safeguard future occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) seeks to protect amenity and ensure acceptable future living conditions. Section 12 of the NPPF (2024) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to "secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings".

The neighbouring property most likely to be impacted by the development is the adjoining no.4 Springhead Road. The proposed front porch extension would be sited along the southern boundary shared with this property, it would project 2.3m forward of the front elevation of the adjoining dwelling. There is a single window in the primary front elevation serving this property, recent planning records show that this window serves a living area.

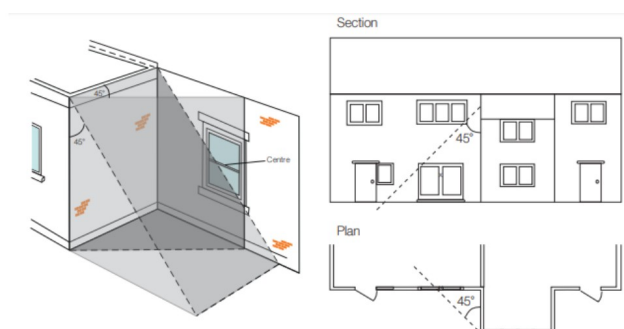


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.



The BRE 45-degree test has been carried out to assess the impact of the proposed front extension on the neighbouring living room window. The centre point of the neighbouring window is where the two red lines meet, the test shows that the centre point of the window lies outside of the 45 degree angle, as such, it is considered that the development is unlikely to result in any significant reduction in light to this property. The proposed outbuilding is unlikely to result in any loss of privacy to neighbouring properties as the existing boundary treatment would be sufficient to screen any views to the neighbouring property. It is therefore considered that the development would be acceptable in regard to its impact on neighbouring amenity and would be compliant with Polic CS19 in this regard.

Parking and Highways

The existing dwelling has onsite parking currently for more than two cars provided by the hard paved

forecourt area. The development would not result in the loss of any existing parking or generate additional parking requirement as there are no bedrooms to be added. The resultant parking provision would be acceptable for a property of this size in this location.

Conclusion

It is considered that the proposed extension, and outbuilding would be acceptable in terms of their character and appearance. There would be no harm to the amenity of neighbours or occupants of the property arising from the development, and there would be no highway safety impacts. As such the proposed development would be compliant with local and national planning policies.

Recommendation

For detailed conditions and informatives, see draft Decision

Case Officer:	Adeoye Lawal	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2 nd June 2026	Dated:	3 rd June 2026