

Delegated Report

Planning Application

Planning Application No: 20260388

Location: 48 Parrock Road, Gravesend DA12 1QH

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

Applicant: Mr And Mrs Stephen Dalton

Submitted Documents/Plans

Application form

Drawing no. 104A (existing and proposed block plan)

Drawing no. 102B (proposed plans)

Drawing no. 101B (existing plans)

Drawing no. 103 (site location plan)

Relevant Planning History

20260501	Retrospective application for hard & soft landscaping to front garden with infilling of existing swimming pool.	Pending Consideration	
20260187	Erection of a single storey rear/side extension with roof lanterns.	Permitted	23.03.2026
20150408	**REVISED DESCRIPTION** Erection of single storey one bedroom annex.	Application Refused	16.06.2015
20120085	Erection of two storey, three bedroom detached dwelling with two car parking spaces	Application Refused, appeal dismissed	05.04.2012
20110973	Erection of a detached two storey, three bedroom dwelling with three car parking spaces.	Application Refused	04.01.2012
20080506	Application for variation of condition 2 of Appeal Decision reference number APP/K2230/C/02/1085707 for retention of the open fronted garage and roof store over; to permit the room over to be occupied by a lodger.	Permitted	12.11.2008

20070806	Application for a Lawful Development Certificate in respect of the existing use of the room above the open-fronted garage as residential subservient to the existing dwelling.	Certificate Refused	27.03.2008
20010441	Retention of open fronted garage and roof store over.	Application Refused	30.07.2001
19920341	Application for the variation of condition (iii) attached to planning permission ref. no. GR90/830 for the formation of a driveway and access onto Parrock Road.	Permitted	14.01.1993
19900830	** REVISED LAYOUT PLAN ** Erection of 2 no detached two storey dwellings each with an attached double garage at the side.	Permitted	22.02.1991
19880193	Outline application for erection of 2 no detached dwellings with garages and access onto Parrock Rd	Application Refused, appeal allowed	29.07.1988
19860088	Outline application for the erection of two detached dwellings with double garages and access on to Parrock Road.	Application Refused	07.04.1986

Development Plan

Gravesham Local Plan Core Strategy (September 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 4 – Decision-making
- 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);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006); and
- 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

Neighbouring properties

The application has been advertised by letters to seven neighbouring properties. No letters of representation have been received and the overall consultation period expired on 03 June 2026.



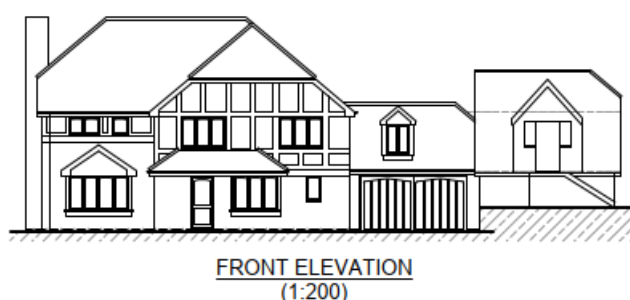
Officer's Analysis

Proposal

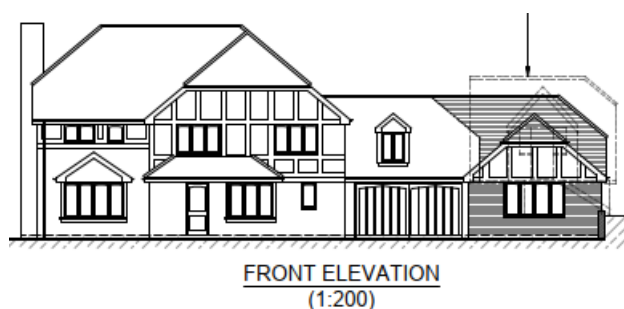
This application seeks planning permission for the demolition of a two-storey garage. Erection of a single storey front/side extension.

The existing garage is located to the front/side of the dwelling and is at a higher level. It has residential accommodation above with stairs to the side. This will be demolished and a single storey side extension is proposed. This will be approx. 13.75m deep, 5.61m wide and approx. 6.6m high with a hipped roof. Internally it will provide a gym and golf simulation/cinema room. All materials are proposed to match the existing dwelling.

Existing front elevation:



Proposed front elevation:

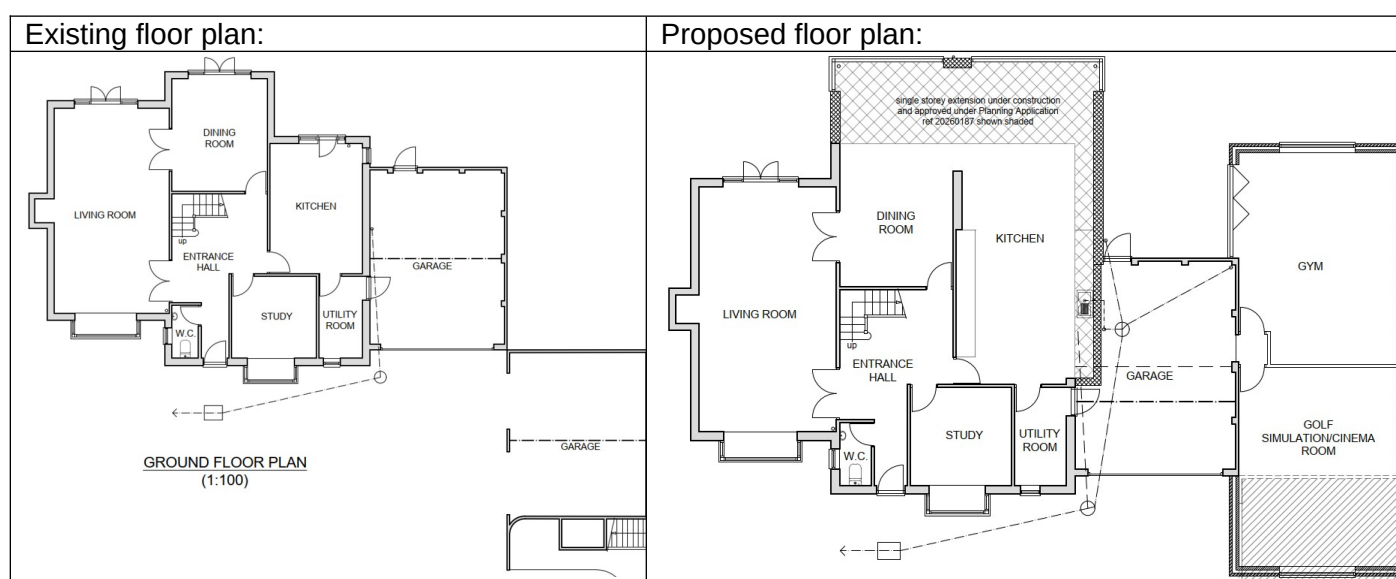


Design, Character and Appearance

The application site is a two storey detached dwelling with an attached garage to the side and a further garage attached to the front of this as can be seen below:



The proposed side extension will be larger than the existing frontwards garage however it will be at a lower level and will not project as far forward as the existing building as shown below:



Whilst the proposed extension will be larger than the existing garage, it will be lower than the existing building to be demolished and will not contain a first floor. It will also not project as far forward as the existing building. It will not project as far to the rear as the recently approved rear extension. Although it is larger than the building to be demolished it will not be as readily visible due to the lower height. The proposed roof will complement the dwelling as it will be similar to the existing garage roof. In terms of the design, the proposal is shown to have black beams, brick and render which match the existing dwelling. Given the secluded location of the dwelling within an urban area the proposal will not be visible from the street and not readily visible from neighbouring properties.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Future Occupiers

The proposed extension will not result in a significant loss to garden space and the remaining garden will far exceed the adopted residential layout guidelines.

Neighbouring Amenity

The nearest property is no. 4 Old Manor Drive. This property is orientated in the opposite direction to the application property and therefore the proposed side extension will be adjacent to the side boundary of their rear garden. As it is a single storey building and, due to the presence of boundary treatment and planting, the proposed extension will have no significant detrimental impact in terms of outlook, privacy, sunlight or daylight. No other properties are within close proximity and therefore will not be affected in terms of amenity and no objections have been received.

Ecology and Biodiversity

Biodiversity Net Gain

Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

As this is an application for household development BNG is not required.

Parking and Highways

The proposed extension will not result in any additional bedrooms. It will result in the loss of two garage spaces however two further spaces will be retained and there is ample off road parking to serve the property. Therefore no objections are raised on highways grounds.

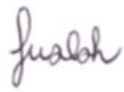
Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, amenity, parking or highway safety and therefore accords with the abovementioned policies.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	25 June 2026	Dated:	26 June 2026