



Delegated Report

Householder Planning Application

Planning Application No: 20260681

Location: 14 Lime Avenue Northfleet Gravesend Kent

Description: Demolition of rear projection and erection of a single storey rear extension and loft conversion comprising rear dormer and hip to gable roof alteration.

Applicant: Mr Gareth Davies

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Existing Block Plan
- Proposed Plans, Elevations and Sections
- Existing Plans, Elevations and Sections

Supplementary Information

- Design Notes

Relevant Planning History

Reference	Description	Outcome	Decision Date
20020205	Erection of a detached double garage at the rear.	Permitted	13.05.2002

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

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

- 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)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

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.

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 2 surrounding properties. The consultation period expired on 07.08.2026 and no comments were received.

Analysis

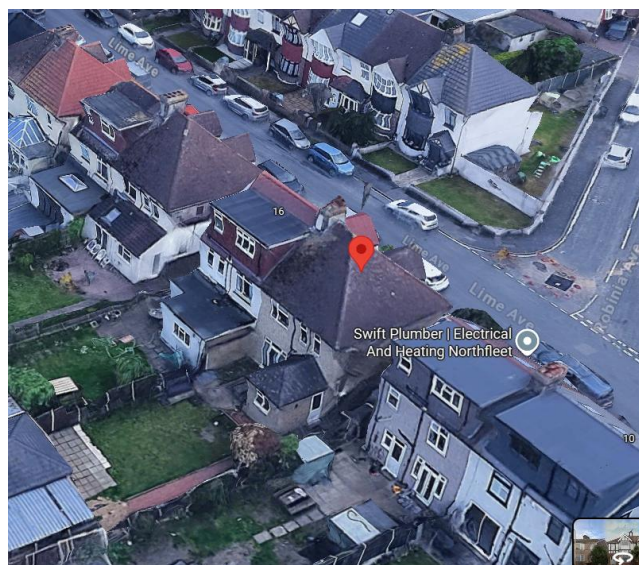
Proposal

The proposal seeks to demolish an existing rear projection and erect a single storey rear extension and loft conversion comprising rear dormer and hip to gable roof alteration.

Character Appearance

The application site is a two storey semi detached house with a hipped roof form. To the rear of the site there is a part width single storey extension also with a hipped roof form.

The proposal seeks to remove the single storey projection and alter the roof form to a gable end.



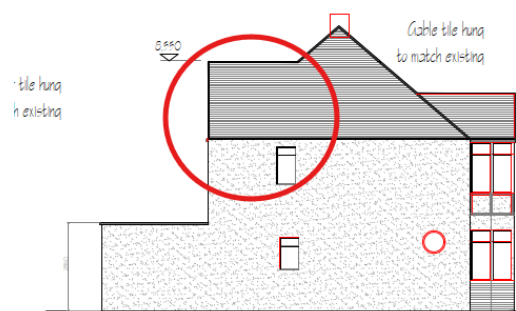
As can be seen from the above image the adjoining semi has carried out similar works to the proposal and there are examples of other properties having similar extensions within this row of properties. It is therefore considered that the principle of development is established and extensions to the dwellinghouse of such a

nature would be acceptable in this locality.

The proposed single storey rear extension would be finished with a flat roof and would span full width, although it would be set away from the shared boundary with the adjoining property. The rear extensions is acceptable in terms of its design and scale.

The proposed hip to gable alteration would be acceptable and would match the adjoining semi. Whilst this does increase the built form and introduces a fair amount of massing between the semis it has to be acknowledged that such works can be permissible without the benefit of planning permission.

The proposal also seeks to erect a flat roof dormer, there are several examples of rear dormers in the locality however what sets the proposed dormer apart is that it is not set back from the eaves and would be built in line with the rear elevation.



Para 10.8 of the council's adopted design guidance states:

Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.

The proposed rear dormer would also be not be set in from the side and as can be seen from the above extract from the submitted plans, this would introduce a dormer which is not well designed.

The proposed rear dormer, by reason of its siting, not being set in from the side boundary of the roof slope nor being set back from the eaves is contrary to guidance. As a consequence, the development would appear as a dominant, bulky and incongruous addition that fails to remain subordinate to the host dwelling and would result in harm to the character and appearance of the property and surrounding area. The proposal therefore fails to achieve a high standard of design and is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the Householder Extensions/Alterations Design Guide SPD (2021), and Policy DP1 (Achieving Well-Designed Places) of the National Planning Policy Framework (2026), which seeks to secure high-quality, visually attractive development that responds positively to local character and context.

Amenity of Future Occupiers

The proposal would increase internal living space and number of bedrooms from 3 to 5. The resultant garden space would be 100sqm which is compliant with the adopted standard.

The proposed bedrooms sizes are compliant with the technical standard with both being the equivalent of a double bedroom. Bedroom 2 in the attic would have sufficient light and outlook, however bedroom 1 would only be served by roof lights.

Whilst not ideal a refusal on this basis would not be balanced as a loft conversion could be carried out under permitted development.

The proposal safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed development is not liable to harm amenity of neighbouring occupiers due to scale and nature of development. The rear extension is modest and would not have any windows in the flank elevations which would give rise to overlooking. The flat roof form reduces the profile of the extension thus reducing any potential for a loss of light or outlook.

The rear dormer and hip to gable would not reduce light or outlook and it would not impact privacy.

The proposal safeguards neighbouring privacy.

Parking and Highways

The proposal will increase on site parking requirement due to the increase in number of bedrooms. To the rear of the site there is a garage with a drive in front of it which is capable of accommodating parking need. The proposal therefore complies with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below:

The proposed rear dormer, by reason of its siting, not being set in from the side boundary of the roof slope nor being set back from the eaves is contrary to guidance. As a consequence, the development would appear as a dominant, bulky and incongruous addition that fails to remain subordinate to the host dwelling and would result in harm to the character and appearance of the property and surrounding area. The proposal therefore fails to achieve a high standard of design and is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the Householder Extensions/Alterations Design Guide SPD (2021), and Policy DP1 (Achieving Well-Designed Places) of the National Planning Policy Framework (2026), which seeks to secure high-quality, visually attractive development that responds positively to local character and context.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	07/09/2026	Dated:	7th September 2026