



Delegated Report

Householder Planning Application

Planning Application No: 20260393

Location: 6 Bramblebank Vigo Gravesend Kent

Description: Erection of single storey rear/side extension. Installation of a roof light and alterations to fenestration.

Applicant: Mr Tom Kimber

Site Visit Date: 27/4/26

Submitted Documents/Plans

- Drawing No: 2026028-100-05 Rev 1 (Existing and Proposed Roof Plan)
- Drawing No: 2026028-100-03 Rev 1 (Existing and Proposed Elevations)
- Drawing No: 2026028-100-02 Rev 2 (Existing and Proposed Ground floor Plan)
- Drawing No: 2026028-500-04 Rev 0 (Existing and Proposed Block Plan)
- Drawing No: 2026028-500-01 Rev 0 (Site Location Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20260325	Erection of a front infill extension and conversion of garage to habitable room.	Pending Consideration at point of this application being determined	N/A
20250694	Application for a Proposed Lawful Development Certificate; Installation of a dropped kerb.	Certificate Granted	08.09.2025
19880139	Erection of two storey rear extension to form enlarged lounge and enlarged kitchen/breakfast room with two bedrooms over.	Permitted	29.04.1988

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

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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Kent Downs National Landscape Management Plan (2021-2026)
- Gravesham Landscape Character Assessment (2009)

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.

Vigo Parish Council

No comments received.

Kent Down National Landscape Unit

Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape.

Neighbouring properties

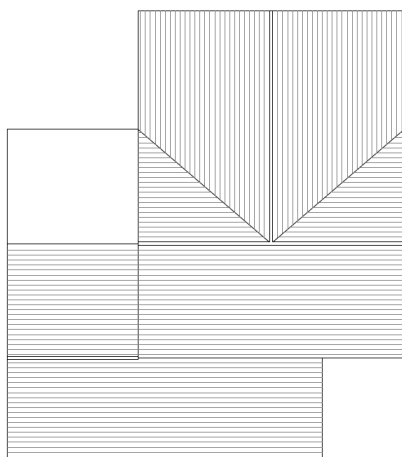
The application was advertised by way of site notice and letters to two surrounding properties. The consultation period expired on 22.05.2026 and no comments were received.

Analysis

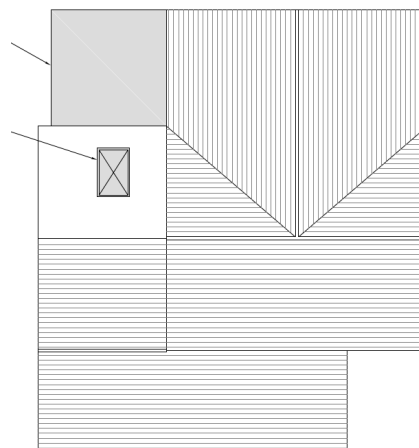
Proposal

The proposal seeks the erection of a part width infill extension to the rear of the property which will be finished with a flat roof. The extension will be utilised as an extension to the kitchen and will include a window and door in the rear elevation.

Existing



Proposed





Background

The application site has been previously extended by way of a two storey rear extension under reference 19880139. There is also a side extension to the northern elevation of the original dwelling which does not have any planning history. There is also a front canopy which appears to be a later addition for which there is no planning history.

Given the passage of time these extensions are now lawful. There is also a pending planning application at

the same site for the erection of a front infill extension.

Character and Appearance

The application site is a two storey detached dwelling located at the top of the Bramblebank Cul de Sac. The site is located within a rural settlement which is inset from the greenbelt, the site is a designated landscape character area and within the Kent Downs National Landscape.

The proposed extension is modest and located to the rear of the application site thus having no impact on the streetscene as its not visible from a public vantage point. The continuation of the flat roof form allows the extension to seamlessly blend in with the host dwelling and whilst this is an incremental increase to the dwelling on top of the past extensions it is felt that it is not a significant addition which will result in material harm.

The proposal will also add a sky light to the existing development which will be low profile and is acceptable. The extension is appropriately designed with materials to match the existing. The development complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed development will increase the size of the kitchen and will be served by adequate light and outlook. The garden area will have a very modest decrease and still be compliant with the requirements of SPG2 Residential Layout Guidance 2021.

Neighbouring Amenity

The proposed site is location between No's 5 and 7 Bramble Bank.

Impact on No 7

The proposed development will not impact this site in terms of light outlook or privacy due to the siting and scale of development.

Impact on No 5

Due to the scale of the extension there will be no meaningful harm in terms of loss of light or outlook on this property. The extension does not include any windows in the flank elevation so the privacy of this property is safeguarded. A condition will be added which will prohibit any alterations to the fenestration of the extension without prior permission from the planning authority.

The proposed development safeguards the amenity of neighbouring occupants in line with the requirements of SPG2 Residential Layout Guidance 2021. No neighbour representations have been received.

Parking and Highways

The proposed development will not impact any existing parking arrangements so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

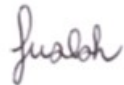
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

As the site lies within the settlement, the proposal will not have any adverse impact on the natural beauty of the KDNL or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposed development 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:	08.06.2026	Dated:	08 June 2026