



Delegated Report

Householder Planning Application

Planning Application No: 20260413

Location: 48 Vale Road Northfleet Gravesend Kent

Description: Erection of a first floor side extension and internal reconfiguration.

Applicant: Mrs Amanda Leech

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form dated 16.04.2026;

OS Plan;

Drawing Number PL-02-48VRL-SD102 (Roof Plan and Site Plan – Existing);

Drawing Number PL-02-48VRL-SD101 (Floor Plans – Existing);

Drawing Number PL-02-48VRL-SD103 (Elevations – Existing);

Drawing Number PL-02-48VRL-SD105 (First Floor Plan – Proposed);

Drawing Number PL-02-48VRL-SD104 (Ground Floor Plan – Proposed);

Drawing Number PL-02-48VRL-SD106 (Elevations – Proposed); and

Drawing Number PL-02-48VRL-SD1027 (Roof Plan and Site Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230169	Application for non-material amendment to planning permission reference number 20210519 relating to erection of a first floor side extension, single storey rear extension and internal reconfiguration; to allow a change to the roof profile	Refusal of Non-Material Amendment	22.03.2023
20230311	Erection of a first floor side extension, single storey side and rear extension and internal reconfiguration.	Application Refused	18.05.2023
20210519	Erection of a first floor side extension, single storey rear extension and internal reconfiguration.	Permitted	23.06.2021
19910435	Erection of single storey side extension to form conservatory and w.c	Permitted	08.08.1991

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

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)
- Design for Gravesham – Design Code (2024)

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

Ward Councillors – No comments received

Neighbouring properties

24 surrounding properties were consulted and site notice was displayed on 4th May 2026. No responses were received and the consultation period ended on 29th May 2026.

Officer's Analysis

Design, Character and Appearance

48 Vale Road is a two storey semi-detached property located on the corner of Vale Road and Colyer Road. The property has previously been extended by a single storey on the side and a detached double garage in the rear garden. It is raised above the highway with a brick retaining wall and steps up to the front door.



This application proposes the erection of a first floor above the existing side extension. The extension will have a maximum height of 7.22m, an eave height of 5.1m, a depth of 6.3m and a width of 3.15m. It will have a gable roof design to match the original two storey outrigger. The extension is clearly defined as an addition by virtue of subservience to the ridge height and set-back from the front elevation, which is considered good design.

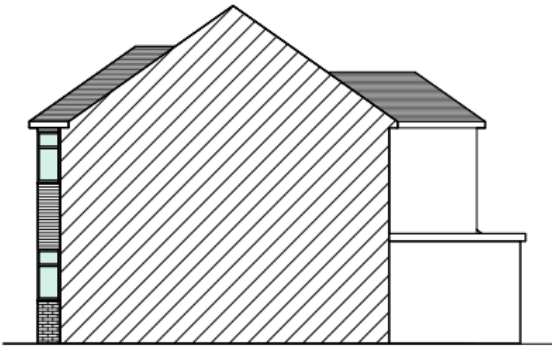
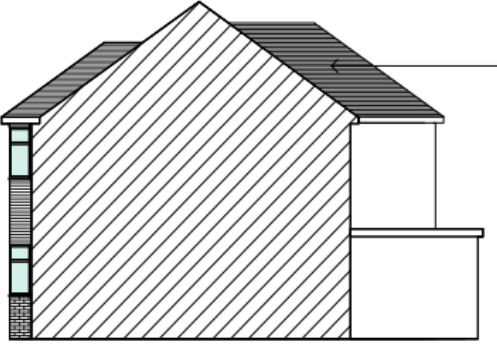
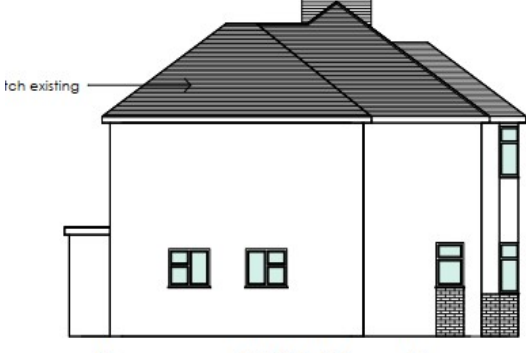
It should be noted that a two storey side extension has previously been approved under reference 20210519, and one subsequently refused since under reference 20230311. The application was refused for the following ground;

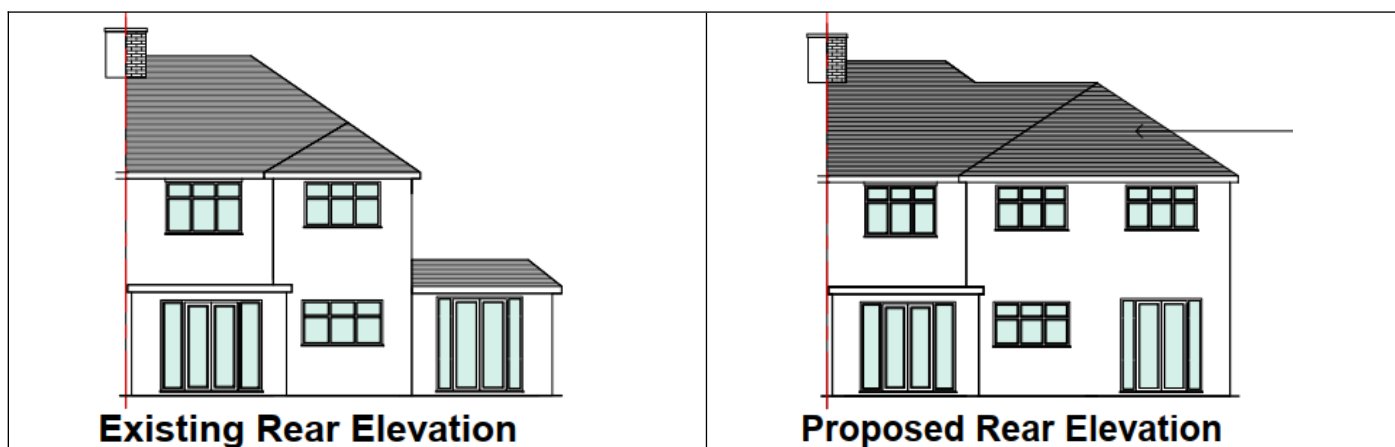
- 1. By virtue of the design and prominence of the property, of the first floor side/rear extension is considered to be a poorly designed and detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene, the application is considered to be*



contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

The current application must overcome the previous ground of refusal.

Existing	Proposed
 Existing Front Elevation	 Proposed Front Elevation
 Existing LH Elevation	 Proposed LH Elevation
 Existing RH Elevation	 Proposed RH Elevation



The extensions will create space for an additional ensuite bedroom to the first floor. There will be two small forward facing windows, one serving the shower room, and one larger rear window serving the bedroom. Any window serving a WC/shower room will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The extension is subservient in its design and follows the household design guide. While the extension is on a prominent corner plot, the extension will not be detrimental to the wider street scene. Whilst the roof is a little bulky, this is considered more attractive than the previously refused design.

On balance, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application increases the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines states that a 4-bedroom property should have a minimum requirement as set out below:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the application site would retain a rear garden space of 192.5m² and a minimum depth of 11.5m, in accordance with the above guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The application introduces a habitable window fronting the rear of the application site at first floor level, however, this is set away from the boundary of neighbouring property known as 42 Vale Road and furthermore would have no more of an impact than the existing first floor habitable window. There are no properties located to the rear of the application site. As such, there are no concerns with the impact to neighbouring privacy.

The development is set to the south of the application site, situated away from neighbouring properties and as such there are no concerns with the impact on neighbouring outlook, overshadowing or loss of light.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

There are no parking or highway issues with this application.

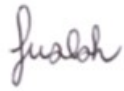
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	8th June 2026	Dated:	09 June 2026