



Delegated Report

Householder Planning Application

Planning Application No: 20260633

Location: 249 Valley Drive Gravesend Kent DA12 5SQ

Description: Demolition of existing outbuilding. Erection of single storey front/side/rear extension with roof lantern. Erection of front porch and new roof to bay window.

Applicant: Mr John Dixon

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 18/06/2026;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number 26/04/01 Rev 01 (Floor Plan – Existing);
Drawing Number 26/04/01 Rev 02 (Floor Plan – Proposed);
Drawing Number 26/04/01 Rev 03 (Elevations – Existing); and
Drawing Number 26/04/01 Rev 04 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20251163	Erection of a single storey rear/side extension with roof lantern. Erection of a double storey side extension with sun tunnel and erection of a single storey front porch extension.	Permitted	22.01.2026

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

6 surrounding properties were consulted and a site notice was displayed on 6th July 2026.

One representation was received with regards to rear access to be kept clear. This is not considered to be a material planning concern and as such is not addressed within the following report.

The consultation period ended on 31st July 2026.

Officer's Analysis

Design, Character and Appearance

249 Valley Drive is a two-storey semi-detached dwellinghouse located on the eastern side of the highway. The application site is part soft landscaped and part hardstanding for off road parking, although there is no dropped kerb in situ.



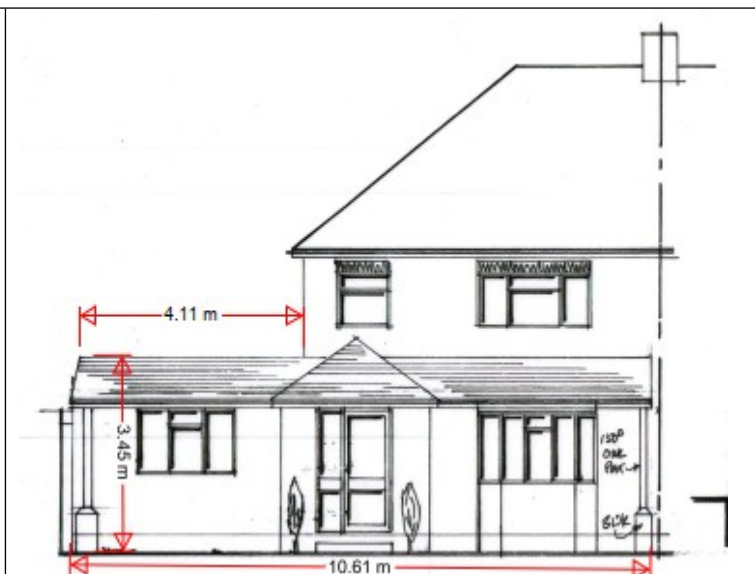
The application proposes the demolition of the existing outbuilding and the erection of single storey front/side/rear extension with roof lantern, the erection of front porch and new roof to bay window.

The extension would have a false pitched roof with dimensions as below:

Existing Front Elevation	Proposed Front Elevation
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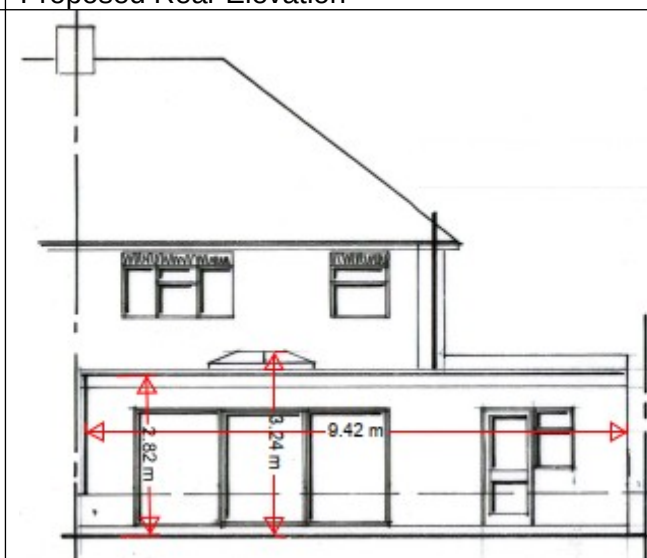
Existing Rear Elevation



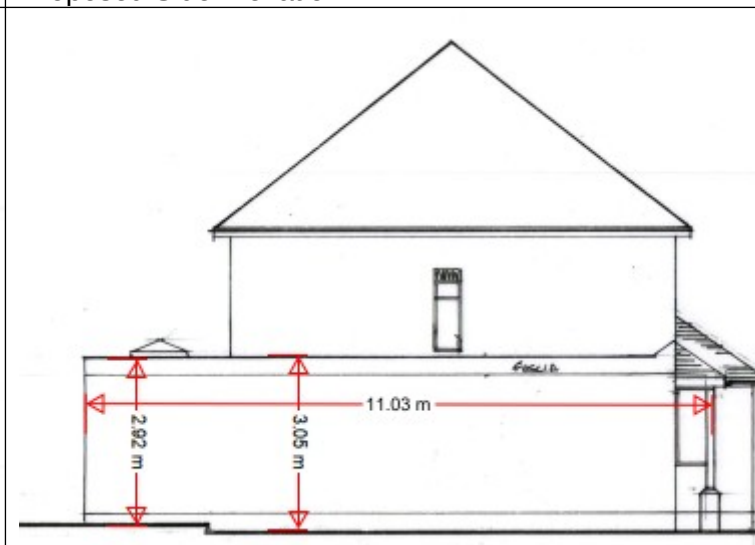
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



The extension would create space for a bedroom with shower room and utility room to the side and an open plan kitchen / diner to the rear. There would be a window to the front elevation serving the bedroom, bi-fold doors to the rear elevation serving the kitchen diner and an additional door to the rear

serving the utility room. The extension would be constructed with a brick finish to match the host dwelling.

The proposed porch would have a pitched roof at a height of 3.8m and an eaves height of 2.73m. It would project from the original front elevation by 2.08m and measure 2.87m in width. There would be an entrance door and glazed panel to the front elevation and the porch would be constructed with a brick finish to match the existing dwelling.

Policy CS19 (Development and Design Principles) (LPCS) (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. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design for Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

Gravesham's Householder Extensions/Alterations Design Guide (2021) sets out the design expectations for the borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

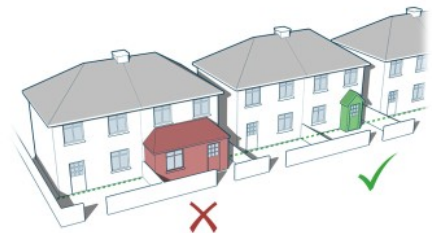
Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



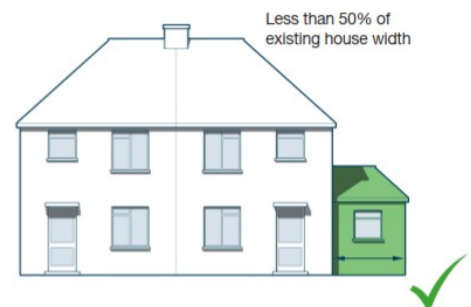
Large extensions which break the building line and do not respect the scale of the house will be rejected.

Side Extensions

Single Storey Side

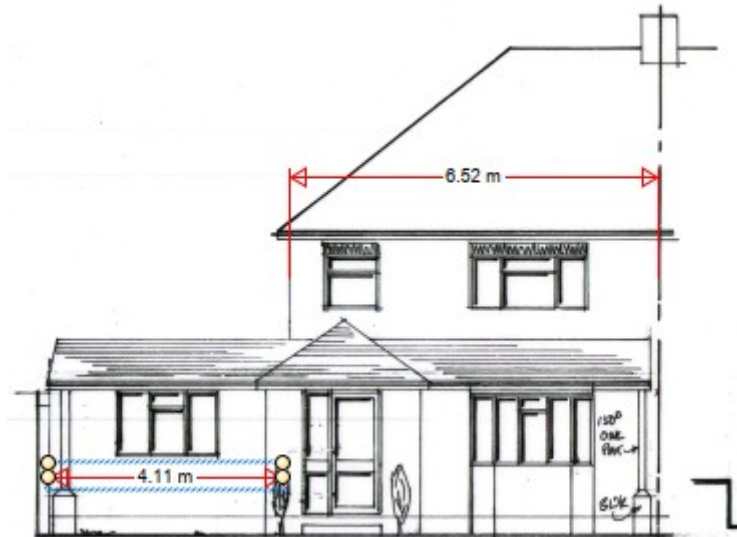
10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

As set out above, a side extension should not measure greater than half the width of the existing dwellinghouse. The host dwelling measures a width of 6.52m, whilst the proposed side extension measures 4.11m:



As such the side extension measures over half the width of the host dwelling and subsequently results in an incongruous and dominant feature which is contrary to current policy.

Furthermore, the host dwelling is a semi-detached property which retains symmetry with the adjoining property known as 251 Valley Drive and is a repetitive feature throughout the immediate street scene:

Existing Semi Detached Properties



Street Scene



The bulk of the proposed front and side extension would disrupt the existing symmetry, especially with the removal of the bay window and would unbalance the semi-detached properties. Moreover, there are no similar front and side extensions to the surrounding properties and as such the proposal would be out of keeping with the wider street scene:

Existing Semi-detached Properties	Proposed Front Elevation
	

Therefore, in terms of character and appearance, as submitted, the proposed development would result in an incongruous and dominant dwelling of substantial mass and scale and is considered to be unsympathetic to the host dwelling and the immediate street scene.

Overall, the proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to 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 looks to increase the number of bedrooms at the property from three to four.

Post development the application site would retain a private amenity area of circa 140m² and a minimum depth of 13.9m.

Furthermore, all proposed rooms are in accordance with the recommended guidelines.

Therefore, 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 single storey extension is of a modest height and does not introduce any windows to the flank elevations. As such, there no concerns with neighbouring privacy, outlook of overlooking.

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

The application proposes to increase the number of bedrooms at the property from three to four. However, it is considered that due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

As such, there are no concerns with parking and highways.

Conclusion

The proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to 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).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3 rd August 2026	Dated:	4 th August 2026