

Delegated Report

Householder Planning Application

Planning Application No: 20260594

Location: 33 Imperial Drive Gravesend Kent DA12 4LL

Description: Erection of a single-storey front /side porch extension.

Applicant: Susan Pepper

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 02 (Site Location Map, Existing/Proposed Block Plans and 3D Renders)
- Drawing No: 02 (Existing and Proposed Plans and Elevations)

Relevant Planning History

No relevant planning history.

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

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

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)

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.

Neighbouring properties

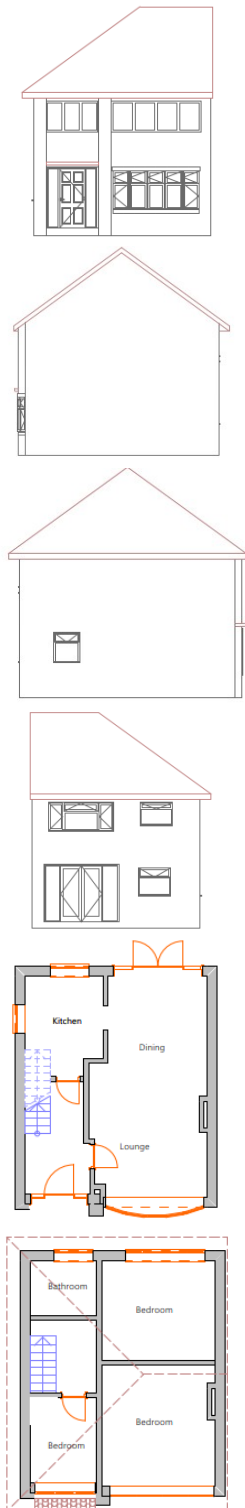
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 03.07.2026 and no comments were received.

Analysis

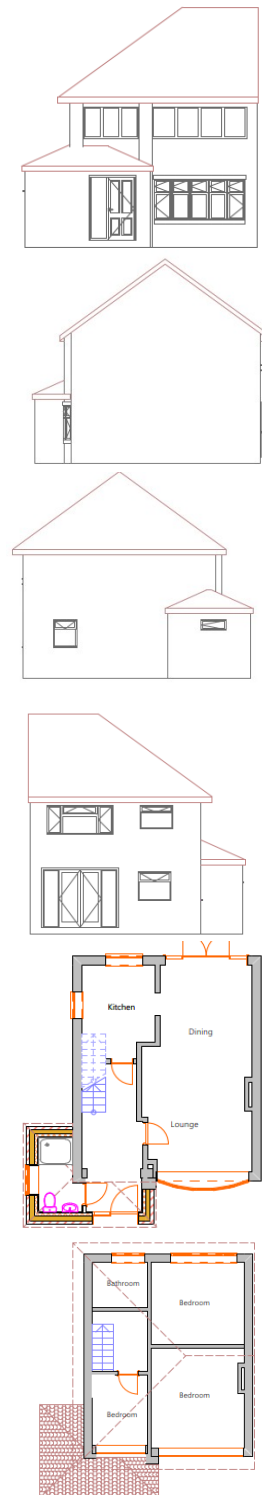
Proposal

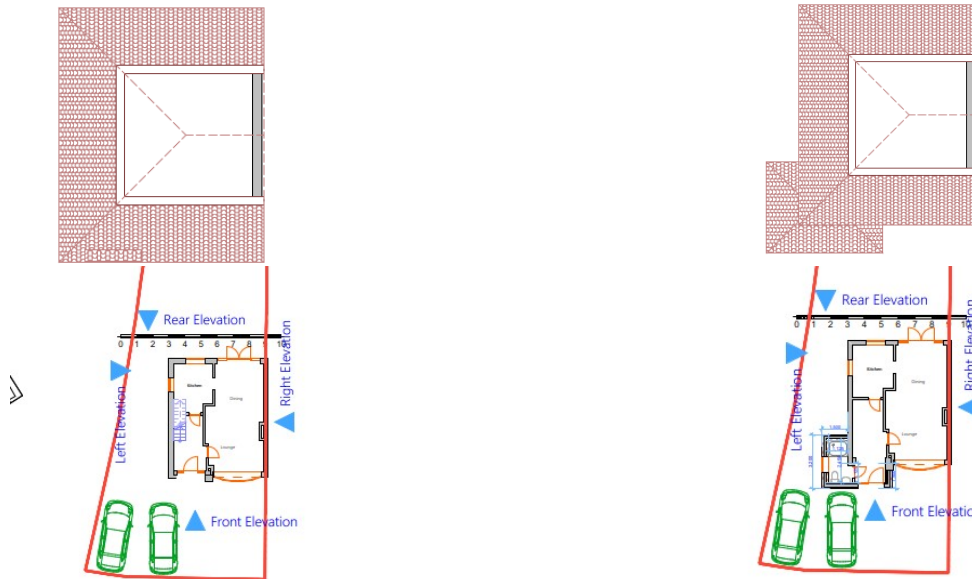
The proposal seeks the erection of a single storey wrap around porch which will project across the front and side elevations. The proposal will be finished with a hipped roof form and include a high level window in the flank elevation to serve a shower room.

Existing



Proposed



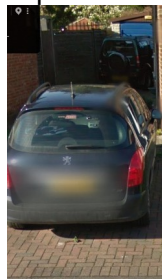


Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The site is located within a residential area known as Riverview Park which is an urban estate situated within Gravesend.



At present the frontage of the property is part soft landscaped with a driveway which leads to a garage. The current arrangement allows for two vehicles to be parked in tandem.



The proposed development will see a single storey wrap around erected on part of the driveway. Such development is not an uncommon addition within the area, there are several comparable developments within the vicinity.

The extension is acceptably designed and low scale in nature. The proposed use of materials is complimentary to the host dwelling with a hipped roof form which aligns with the main roof of the development.

The proposal is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will not impact internal amenity nor will it impact private amenity, the proposal therefore safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Due to the scale and siting of the development it is not liable to impact the light, outlook or privacy of No.35 Imperial Drive.

The proposal will be located on the flank elevation which faces No.31 Imperial Drive, in terms of light and outlook there are no concerns as there are no flank windows facing No.31 which would be impacted. There is a high level window in the flank elevation which faces No.31, this will be conditioned so that it is obscure glazed and top hung and non opening below 1.7m from the internal floor level. This will maintain neighbouring privacy.

The proposal safeguards the amenity of neighbouring occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will impede access to the rear parking area, however there is scope for additional parking to the property frontage. A refusal on the basis of a loss of parking is not balanced in this instance, especially as the development is not increasing the number of bedrooms.

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:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	27/07/2026	Dated:	4 th August 2026