



Delegated Report

Householder Planning Application

Planning Application No: 20260423

Location: 6 Freeman Road Gravesend Kent DA12 4EF

Description: Erection of a two storey side and rear extension.

Applicant: Mr Avtar Singh

Site Visit Date: 02.07.2026

Submitted Documents/Plans

Application Form;
26/DA124EF/AR01B – Site Location Plan;
26/DA124EF/AR02B – Existing and Proposed Ground Floor Plans;
26/DA124EF/AR03B – Existing and Proposed First Floor Plans;
26/DA124EF/AR04B – Existing Elevations;
26/DA124EF/AR05C – Proposed Elevations;
26/DA124EF/AR06B – Existing and Proposed Elevations; and
26/DA124EF/AR07B – Existing and Proposed Block Plans.

Amendments:

An amended drawing 26/DA124EF/AR05C has been provided which replaces the originally proposed flat roof over the two-storey rear extension with a pitched roof.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251074	Erection of a part two storey part single storey rear extension, two storey side extension, rear dormer extension and 4x front velux windows.	Application Refused	10.02.2026
20050538	Erection of single storey rear extension to form a kitchen; construction of a dormer extension in the rear roof slope and conversion of the roof space into a bedroom.	Permitted	03.08.2005
20050539	Erection of an attached part two storey and part single storey dwelling incorporating dormer extension in the rear roof slope with associated parking in rear garden.	Application Refused	02.08.2005
20050227	Erection of an attached part two storey and part single storey dwelling incorporating dormer extension in the rear roof slope and associated parking in the front garden.	Application Refused	11.05.2005
20050226	Erection of single storey rear extension to form kitchen/diner and construction of dormer extension in the rear roof slope and conversion of the roof space into a bedroom	Application Refused	11.05.2005

Application 20251074 was recently refused at the site which also included a two storey side and rear extension. The application was refused for the following reasons;

1. *The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and surrounding area. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014), insofar as it seeks to ensure proposals are well-designed and integrate well with the surrounding area, along with Section 12 of the National Planning Policy Framework (2024). The proposal would also not adhere to guidance in the Householder Extensions and Alterations SPD (2021), which seeks subordinate extensions and harmonious rooflines, and the Design for Gravesham SPD (2024), which expects development to respect established scale and built form rhythm.*
2. *The proposed development would result in cramped living accommodation at second floor level and poor outlook for future occupiers. As such, the development is not considered to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).*
3. *The proposal would fail to safeguard the amenity of neighbouring properties in terms of the sense of overlooking and perceived overlooking of the private garden areas of neighbouring properties due to the substantial increase in fenestration at height. In addition, the proposal is considered to be an overbearing development, constructed up to the flank boundary at high level. As such the development fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).*
4. *The proposal fails to demonstrate sufficient off-street parking provision for an eight bedroomed property, as well as failing to provide adequate arrangements for vehicle manoeuvring on and off the forecourt. As such the proposal is not considered to accord with SPG 4 - KCC Parking Standards (2006) and Gravesham Householder Extensions/Alterations Design Guide (2021).*

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

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

- 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

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.

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted with a response date of 13.07.2026, no representations were received in response.

Officer's Analysis

Site Description

The application property is a two-storey end of terrace dwelling, which benefits from a front porch extension, the property benefits from a hard paved front and side garden area. The property is set in from the northern side boundary of the site shared with a vehicular access. Surrounding properties along Freeman Road are generally arranged in terraced rows, with some semi-detached properties. The land level slopes downwards to the north-east of the dwelling, and additionally there are land level differences between the rear elevation of the dwelling and the rear garden area, whereby access to the garden is achieved by steps leading down to the garden area. There is also a raised platform in situ.

Proposed Development



Design, Character and Appearance

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 14 (Achieving well- designed places) of the NPPF (2026) 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.

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.

The previous application at the site was considered to result in an incongruous, dominant and unsympathetic development which would be detrimental to the character of the surrounding area. The current application has addressed these concerns through the reduction in the scale of the extensions. The

side element of the proposed extension would have a width of 4.145m, at ground level, it would be built flush with the front elevation of the property and would be set back 0.75m at first floor level. The extension would have a total depth of 11.625m, with the ground floor element projecting 4m from the original rear elevation. At first floor level, the side and rear elements of the extension would project 2m from the original rear elevation. The side element of the extension would have a gable ended roof over it, it would be built to the same eaves height as the host property, and would be set down slightly from the ridge line. The first-floor rear element of the extension would have a mono pitched roof over it.

In relation to two storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the host property in terms of depth (extensions to extensions will not generally be supported); should not be of greater width than the original building; should generally not be built adjoining the side boundaries of the site, should have roof designs that reflect and not overwhelm the main roof and window patterns and proportions that are in keeping with the host building and local character.

Whilst it is noted that the extensions would result in a generous enlargement in the footprint of the property, and would exceed half the width of the host property, the extensions have been designed to appear subservient to the host property, and would be in keeping with the character of it. The side extension would maintain separation from the site's side boundary, and the roof of the extension would be set down from the ridge line of the host property, whilst it would also be setback from the front elevation of the dwelling at first floor level. The modest height and depth of the rear extension would ensure that it does not dominate the host dwelling. It is considered that the extensions would harmonise well with the host property, and despite their generous scale would not dominate the property and would be compliant with Policy CS19 of Gravesham's Local Plan.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan states that, the design and layout of new residential development, including conversions, will accord with the adopted Residential Layout Guidelines; Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development.

The resultant property would be a five-bedroom property, the nationally described space standards set a minimum required internal floor area of 119m² for a five bedroom seven occupant dwelling, the property would have a floor area of approximately 194m², which would exceed the minimum requirement for a property of this size. The new bedrooms would meet the minimum floor space requirements a double or single bedroom, they would also be provided with acceptable levels of daylight and outlook. It is therefore considered that the proposed development would provide occupants of the property with acceptable levels of amenity. The development would be compliant with Policy CS19 in regard to its impact on the amenity of future occupants of the property.

Neighbouring Amenity

Policy CS19 requires new development to be located, designed and constructed to: safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land. The neighbouring properties most likely to be impacted by the proposed development are the adjoining no.8 Freeman Road to the south and the neighbouring property at no.4 Freeman Road to the north.

The adjoining property no.8 Freeman Road retains its original rear elevation. The proposed extension would project 4m beyond the rear elevation of this property at ground floor level. At first floor level the extension would be set in 3.2m from the southern boundary shared with this property. The BRE 45-degree test has been carried out to assess the impact of the first-floor rear extension on the rear windows of the adjoining property, the test shows that the extension would not intersect a 45-degree line drawn from the centre of the closest first-floor window to the rear elevation of this property. The test therefore shows that it is unlikely that the extension would have a harmful impact on this window. The test has also been carried out to assess the impact of the extension on the ground floor kitchen window

to the rear elevation of the adjoining property. The extension passes the 45-degree test on elevation, which shows the extension is unlikely to result in significant harm to this kitchen window. It is considered that the extension is unlikely to result in harm to the amenity of the occupants of the adjoining property.

There is a single first floor window to the facing south elevation of the neighbouring property at no.4 Freeman Road. The window serves a landing, whilst the development may result in some impact on this neighbouring window, it does not serve a habitable room, the resultant impact would not result in significant loss of amenity to the occupants of this property. It is noted that a first-floor bathroom window is proposed to the flank elevation of the side extension, a condition would be placed on the decision requiring this window to be obscure glazed, to mitigate overlooking.

It is noted that there is a raised platform proposed to the rear of the extension, it would be set in from the side boundaries of the site. It would have a depth of 1.4m and a width of 4m, the platform would be raised approximately 0.65m. Given the modest size of the raised platform, it would not be practical to be used as a primary seating area, and would only function as a platform leading to steps down to the garden area. Furthermore, the separation of the raised platform from the side boundaries of the site would ensure there is no perception of overlooking. As such, it is considered that the proposed platform is unlikely to result in overlooking to neighbouring properties. It is considered that the development would be acceptable in regard to its impact on the amenity of occupants of neighbouring properties. The proposal would therefore be compliant with Policy CS19 in this regard.

Parking and Highways

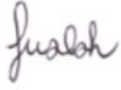
The proposal would result in the loss of the parking area to the side of the dwelling through the construction of the side extension. The property would retain space for two vehicles to the front of the site, SPG4 sets a maximum requirement of three off street car parking spaces for a property of this size. It is noted that on street car parking pressure is relatively low in the area, and the site is located within the urban boundary of Gravesend. As such, the proposed provision of two parking spaces is considered to be acceptable in this instance and the development would be compliant with Policy CS11 in this regard.

Conclusion

It is considered that the current application has addressed the concerns raised in the refusal of application, 20251074. The overall character, and scale of the extensions are acceptable and will not dominate the host property. There would be no harm to the amenity of occupants of the property and that of occupants of neighbouring properties. As such, the proposed development is recommended for permission.

Recommendation

For detailed conditions and informatives, see draft Decision

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	2 nd September 2026	Dated:	02 September 2026