

Delegated Report

Householder Planning Application

Planning Application No: 20260620

Location: 16 Dover Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension and extension to existing outbuilding.

Applicant: Mr Rakesh Kumar

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 14/06/2026;
Supplementary Information – Design and Access Statement;
OS Plan;
Block Plan – Existing and Proposed;
Drawing Number A2.00 (Floor Plan and Elevation – Existing);
Drawing Number A2.01 (Floor Plans and Elevations – Proposed);
Drawing Number A2.03 (Garage / Outbuilding Floor Plans and Elevations – Existing); and
Drawing Number A2.04 (Garage / Outbuilding Floor Plans and Elevations – Proposed).

Relevant Planning History

No relevant history

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 (2024), 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



Consultees

Ward Councillors – no comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 27th July 2026. No responses were received and the consultation period ended on 21st August 2026.

Officer's Analysis

Design, Character and Appearance

16 Dover Road is a two storey semi-detached dwellinghouse located on the northern side of the highway. The property is soft landscaped to the frontage with an off road parking space and garage / outbuilding to the side / rear.



The application proposes the erection of a single storey rear extension and extension to existing outbuilding.

Section 14 of the NPPF (2026) seeks to promote high-quality places and sets out the Government's requirements in relation to design issues. Policy DP3(1) states that development proposals should respond positively to their context, including the history, character and features of the site and its surroundings, ensuring they integrate with and enhance the local area. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The single storey rear extension would have a flat roof at a height of 2.76m, a width of 5.95m and would project from the rear elevation by 3m. The extension would create space for an extended kitchen / dining room with WC. There would be a window and doors to the rear elevation and a window to the flank

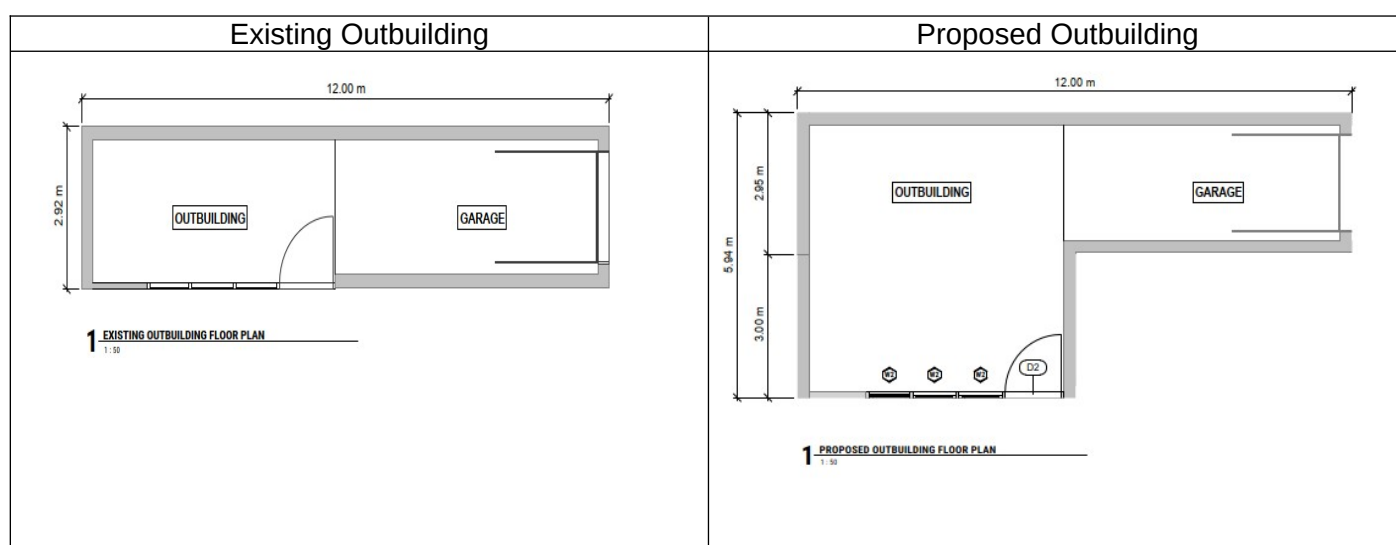
elevation serving the WC which would be conditioned to be obscure glazed to Pilkington Level 3 or above.

The extension would be constructed with a brick finish to match the existing dwelling.

As such, the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy DP3(1) of the National Planning Policy Framework (NPPF) (2026).

The application also proposes an extension of the existing outbuilding / garage to the base of the rear garden. The application seeks to retain the existing garage and extend the outbuilding to create space for a summer room.

The application would extend the depth of the existing outbuilding by 3m. The application does not propose to increase the height of the outbuilding:



The proposed outbuilding would introduce window and a door to the rear elevation, leading to the rear garden. The outbuilding would be constructed with a brick finish to match the existing dwelling.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. It will be of a similar scale to the outbuilding on the neighbouring property and will not appear out of context. A condition will be attached restricting the use of the outbuilding.

As such, 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 Policy DP3(1) of the National Planning Policy Framework (NPPF) (2026).

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users.

Post development, the private amenity area retains an area of 113.71m² and a minimum depth of 16.73m. As such there are no concerns with the amenity of future occupiers in regard to garden size.

As such the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy

Framework (NPPF) 2026.

Neighbouring Amenity

Policy DP3 of the National Planning Policy Framework (2026) requires development proposals to respond positively to their context and integrate successfully with their surroundings. In addition, Policy P3 seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

The single storey rear extension is modest in height and does not look to introduce any habitable windows to the flank elevations. As such the proposed rear extension is not considered to have a detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

The extended outbuilding will be located at the base of the rear garden and the surrounding neighbouring rear gardens. The windows of the outbuilding are considered non-habitable, with rear boundary treatments in place to further obscure views. Therefore, the outbuilding is considered sufficient distance and is not considered to have a detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light. This will be further restricted via condition to restrict any alternative uses of the outbuilding.

Overall, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policies DP3 and P3 of the National Planning Policy Framework (NPPF) 2026.

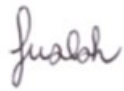
Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted 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:	2nd September 2026	Dated:	02 September 2026