

Delegated Report

Householder Planning Application

Planning Application No: 20260453

Location: 77 Hever Court Road Gravesend Kent DA12 5EG

Description: Erection of a single storey rear extension with roof light and enlargement to first floor side dormer.

Applicant: Mr Gurpreet Singh

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 77HCR/A3/01 – Site Map and Existing GF & FF plans;
- Drawing no. 77HCR/A3/02 – Proposed Ground Plan;
- Drawing no. 77HCR/A3/03 – Proposed First Plan;
- Drawing no. 77HCR/A3/04 – Existing and Proposed Front/Rear Elevations;
- Drawing no. 77HCR/A3/05 – Existing and Proposed Sides Elevations; and
- Drawing no. 77HCR/A3/06 – Existing and Proposed Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220706	Conversion of the existing garage, erection of a single storey rear extension and extend first floor side dormer.	Permitted	17.08.2022
20211338	Erection of first floor extension over garage, erection of a single storey rear extension and extension of first floor side dormer.	Withdrawn	25.05.2022
19850727	Erection of single storey side extension to form an enlarged bathroom	Permitted	12.11.1985
19800106	Erection of two first floor extensions in the side roof slope to form bedroom and wc	Permitted	14.04.1980

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

No response:

- Ward Councillors

Neighbouring properties

4 surrounding properties were consulted with an overall expiry date of 01.06.2026 – no responses received.

Officer's Analysis

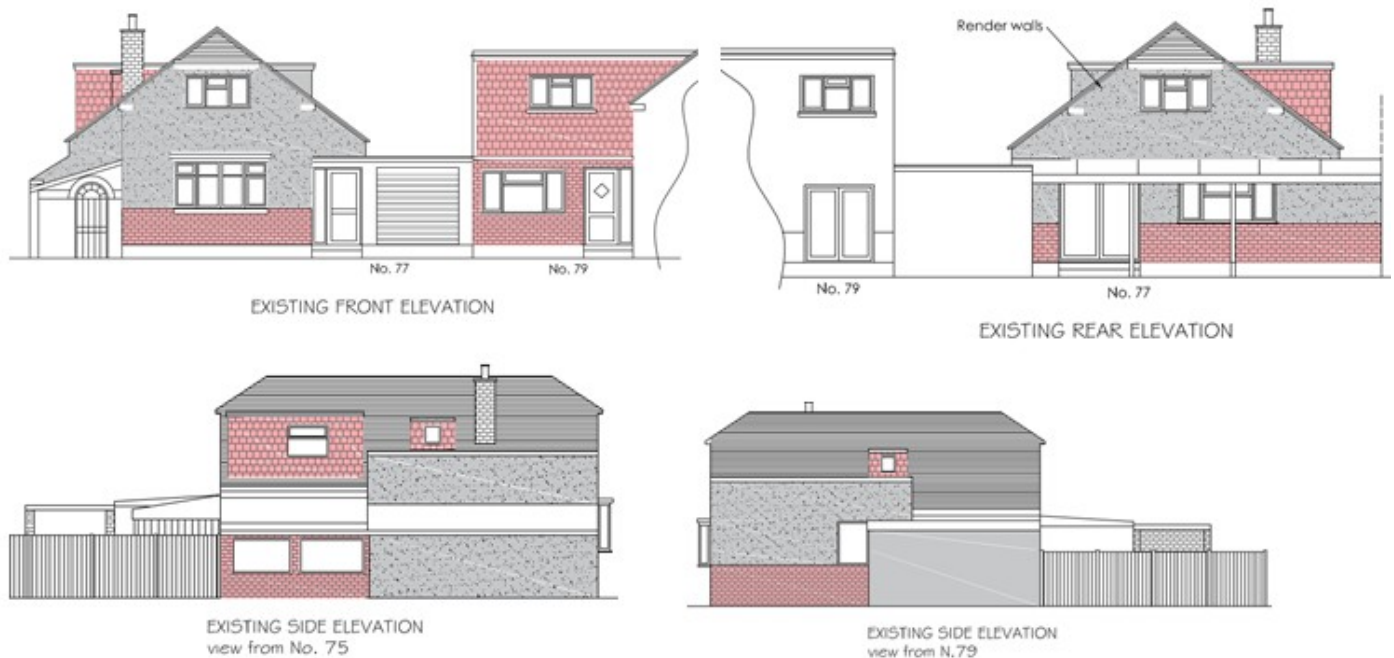
The application site consists of a two storey detached dwelling situated on the north side of Singlewell Road. The property has an integral garage, two dormers in the west side roof slope and one dormer in the east side roof slope; single storey extension and canopy at rear.

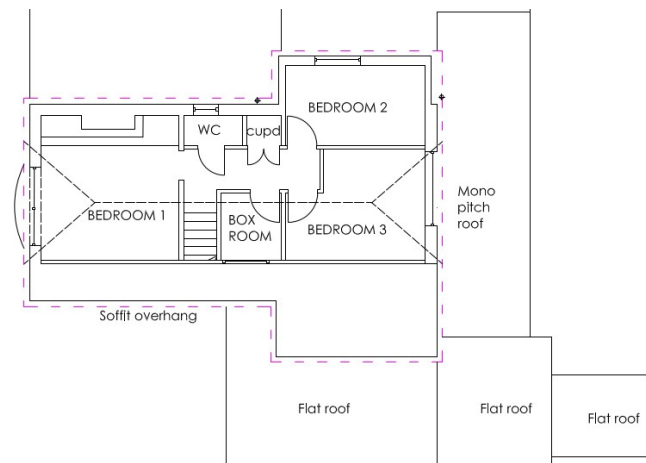
Planning permission was approved in 2022 for 'Conversion of the existing garage, erection of a single storey rear extension and extend first floor side dormer', under application ref. 20220706 on 17.08.2022.

This permission has not been implemented and the permission has since lapsed. This current application is for the same development again in that it is for the erection of a single storey rear extension with roof light and enlargement to first floor side dormer but it does not include the garage conversion element.

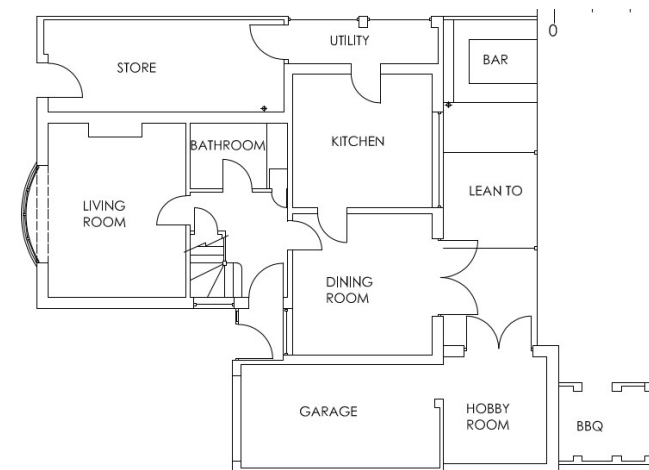
For ease of reference, the existing, permitted and proposed elevations are as follows:

Existing





Existing FF Plan Scale 1:100



Existing GF Plan Scale 1:100

Permitted (ref. 20220706)



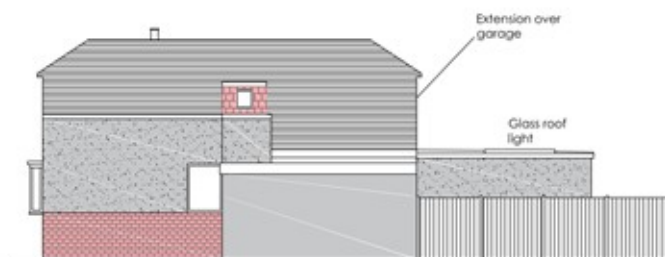
PROPOSED FRONT ELEVATION



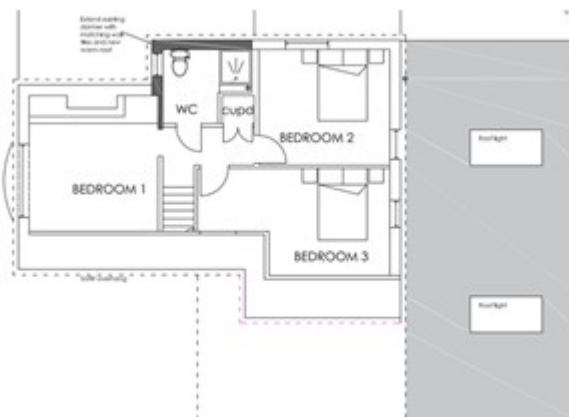
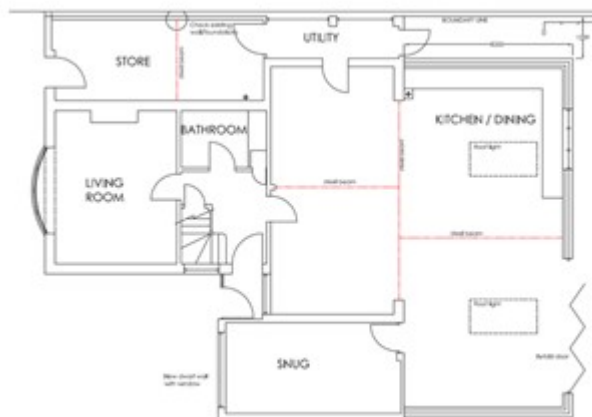
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
view from No. 75



PROPOSED SIDE ELEVATION
view from No. 79





Proposed (this current application – which is the same as what was permitted in 20220706)



The principle considerations in the assessment of this application are as follows:

Principle of Development

The application site consists of no. 77 Hever Court Road which is located within the urban area of Gravesend.

Policy CS02 of the Gravesham Local Plan Core Strategy (2014) (LPCS) prioritises development in the urban area as a sustainable location. The extension of this existing building in the urban area would therefore be acceptable in terms of the principle of the development subject to all other considerations which are discussed below.

Design, Character and Appearance

Single storey rear extension

The single storey rear extension would result in the removal of the existing lean-to structure on the rear of the property and the hobby room and BBQ extensions behind the garage, which is to remain. The

proposed extension would be 5m in depth, almost full width (it would be set in 1.26m from the western flank wall) and 3.1m to the top of the flat roof. The extension is fairly large in terms of width and depth however, given the extension is at the rear of the property, single storey only and taking into consideration the depth and height of the existing host dwelling, it is considered that it would be in keeping with the scale and character of the host dwelling.

Dormer

There are already two dormers in the west flank elevation, a larger one and a smaller one and it is proposed to remove the smallest dormer and extend the larger dormer forwards by 2.7m in length. Although it would be long (6.5m), the dormer would still be set back from the front elevation by 3.7m and would match the existing dormer in design. To all intents and purposes, from the front elevation the dormer would not appear overly different than the existing situation therefore and would also one dormer in the western roof slope would look appear more uniform than two dormers of different sizes.

Overall, in respect of design, character and appearance the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The property would remain a three-bedroom dwelling. The garden area (grass and patio) as a result of the proposal would be 208 sq. m and 17.6m in depth which would exceed the minimum garden area and rear garden depth as set out in SPG2 for a dwelling with three bedrooms. In respect of the amenity of occupiers the proposal is therefore considered acceptable in compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Single storey rear extension

The proposed extension as stated would be virtually the full width of the dwelling and 5m in depth. The property has an existing extension at the side forming a garage, hobby room and BBQ adjacent to the boundary with the neighbouring property to the east no. 79 which extends some 5.4m beyond the rear elevation of the dwelling. The nearest opening in the rear of no. 79 is a door which appears to serve a living room/dining room. The proposed single storey rear extension would extend from the rear elevation by 5m and so would be 400mm less than the existing hobby room and BBQ extensions combined. The height to the top of the existing extensions is 2.9m and the height of the proposed extension would be 3.2m therefore would only be 300mm greater in height. There are no windows proposed in either flank elevation therefore no overlooking to no. 79.

The property to the west is no. 75, due to the scale of the proposed extension and the distance between the properties is some 2.8m it is considered there would be no undue impact on no. 75 with regards overshadowing and there are no windows proposed in the west flank elevation therefore no overlooking.

Dormer

The existing smaller side dormer in the west flank roof slope would be removed. It is proposed to extend the existing larger dormer in length. Due to the scale of the proposed extension to the existing dormer and the distance from the neighbouring property no. 75 there would be no overshadowing caused to no. 75. A window would be installed in the front of the dormer and so no issues with overlooking to no. 75 (it would be an improvement on the existing situation which has a facing window to no. 75). Due to the distance to the properties opposite there would be no issues regarding overlooking to them.

In respect of the amenity of neighbouring properties the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Parking and Highways

The property would remain a three bedroom dwelling and the garage would remain, a large part of the front garden is hard paved with space for a number of cars and the maximum parking spaces as set out in SPG4 for a three bedroom dwelling (two spaces) would therefore be met. In respect of parking and highway safety it is considered the proposal would compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

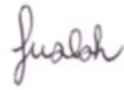
Conclusion

The proposed single storey rear extension and extension to existing dormer are considered acceptable in respect of design, character and appearance, amenity of occupiers, amenity of neighbouring properties and parking and highways safety. It is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th June 2026	Dated:	25 June 2026