

Delegated Report

Householder Planning Application

Planning Application No: 20260414

Location: 22 Admers Wood Vigo Gravesend Kent

Description: Erection of a single storey side extension with roof light.

Applicant: Mr and Mrs Barry and Katie Kennedy

Site Visit Date: 27.04.2026

Preliminary Matters

The applicant was asked to reduce the development as it was not deemed compliant with policy. The applicant agreed and amended plans were submitted, which this assessment is based on.

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Existing Block Plan
- Drawing No: BK/26/03 A (Proposed Plans and Elevations)
- Drawing No: BK/26/01 (Existing Plans and Elevations)

Superseded

- ~~Proposed Block Plan~~
- ~~Drawing No: BK/26/02 (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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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
- Section 15 – Conserving and enhancing the natural environment

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)
- Kent Downs National Landscape Management Plan (2021-2026)
- Gravesham Landscape Character Assessment (2009)

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.

Vigo Parish Council

Thank you for notifying us of the above application.

We note that the finish of the proposed extension is to match the existing.

We are pleased to be able to inform you that we have no objections to this proposal.

We would be obliged, if you are minded to approve the application, that you inform the resident that they should apply to the Parish Council for covenant approval.

Kent Down National Landscape Unit

Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

- In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape.

Neighbouring properties

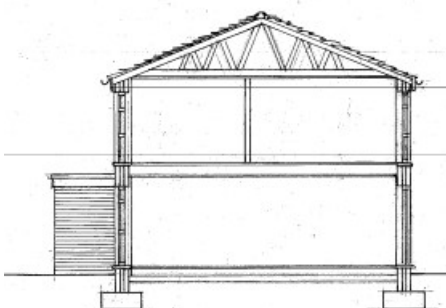
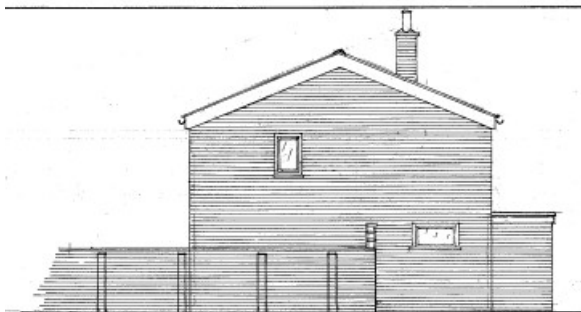
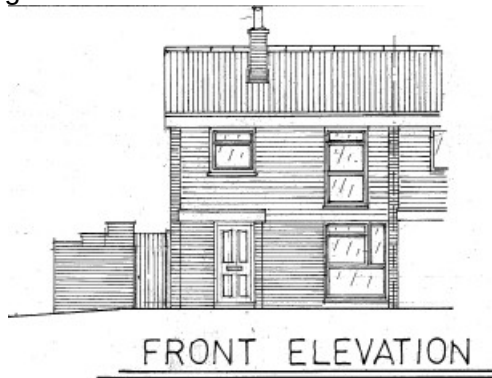
The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 22.05.2026 and no comments were received.

Analysis

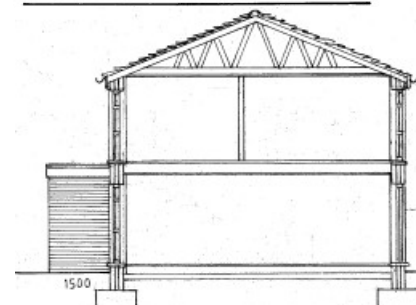
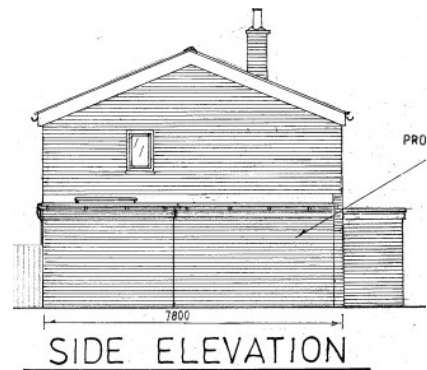
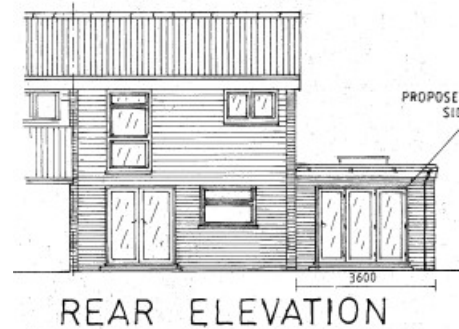
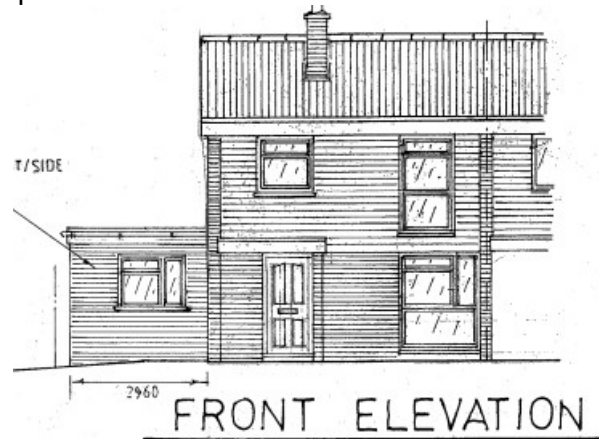
Proposal

The proposal seeks the erection of a single storey front and side wrap around extension with a flat roof and two sky lights, the extension will create a new bedroom and an extension to the existing kitchen.

Existing



Proposed







The proposal seeks to erect a flat roof single storey side extension which will be set away from the boundary. The extension will be stepped inwards as it approaches the front of the property due to the tapered nature of the plot.

There are similar extensions within the vicinity which are larger in scale to what is being proposed and therefore the extension would not be out of character. It is noted that the previous extensions were permitted under historic policies, therefore the adopted design guidance would not be applicable.



The proposed extension will follow a flat roof form which is currently seen on the property porch, therefore the flat roof design will not appear out of character against the main dwelling.

Although the proposed extension set back is modest, there is a set back and on balance a refusal is not balanced, especially when considering surrounding development.

The proposal is compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed bedroom will be compliant with the Nationally Described Space Standard in terms of its size, there will be sufficient outlook and light. The resultant garden area will also be compliant with the Council's technical guidance, The proposal is therefore policy compliant with SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development is not liable to impact neighbouring amenity due to its siting, there are no windows proposed in the flank elevation.

In order to further safeguard privacy a condition will be imposed to prohibit the insertion of any flank windows without the prior consent of the LPA.

No neighbour representations have been received.

The proposal is compliant with SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development would increase the number of bedrooms on site which would increase parking needs. However the site does not have any dedicated parking on site. Therefore parking provision cannot be requested.

The proposal is therefore compliant with SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

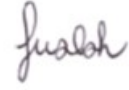
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Policy MMP2 of The Kent Downs National Landscape Management Plan 2021-2026 states that individual local authorities will give high priority to the National Landscape management Plan vision, policies, and actions in Local Plans, development management decisions, planning enforcement cases and in carrying out other relevant functions.

As the site lies within the built up part of the village, the proposal will not have any adverse impact on the natural beauty of the KDNL or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23/06/2026	Dated:	25 June 2026