

Delegated Report

Householder Planning Application

Planning Application No: 20260818

Location: 249 Valley Drive Gravesend Kent DA12 5SQ

Description: Erection of a single storey side/rear extension. Erection of a front porch and internal alterations.

Applicant: Mr John Dixon

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form dated 07/08/2026;
Supplementary Information – Cover Letter;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number 01 (Ground Floor Plan – Existing);
Drawing Number 02 (Ground Floor Plan – Proposed);
Drawing Number 03 (Elevations – Existing); and
Drawing Number 04 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20260633	Demolition of existing outbuilding. Erection of single storey front/side/rear extension with roof lantern. Erection of front porch and new roof to bay window.	Application Refused	04.08.2026
20251163	Erection of a single storey rear/side extension with roof lantern. Erection of a double storey side extension with sun tunnel and erection of a single storey front porch extension.	Permitted	22.01.2026

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

Consultees

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 24th August 2026. No responses were received and the consultation period ended on 18th September 2026.

Preliminary Matters

Application 20260633 for 'Demolition of existing outbuilding. Erection of single storey front/side/rear extension with roof lantern. Erection of front porch and new roof to bay window' was refused as:

The proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

The current application seeks to overcome the above reason for refusal.

Officer's Analysis

Design, Character and Appearance

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.

249 Valley Drive is a two-storey semi-detached dwellinghouse located on the eastern side of the highway. The application site is part soft landscaped and part hardstanding for off road parking, although there is no dropped kerb in situ.



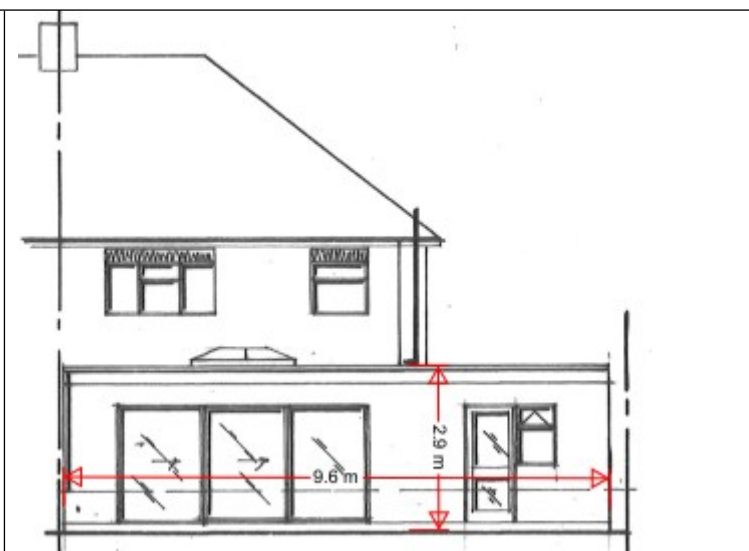
The application proposes the erection of a single storey rear / side extension and the erection of a front porch.

The extension would have a flat roof with the dimensions as below:

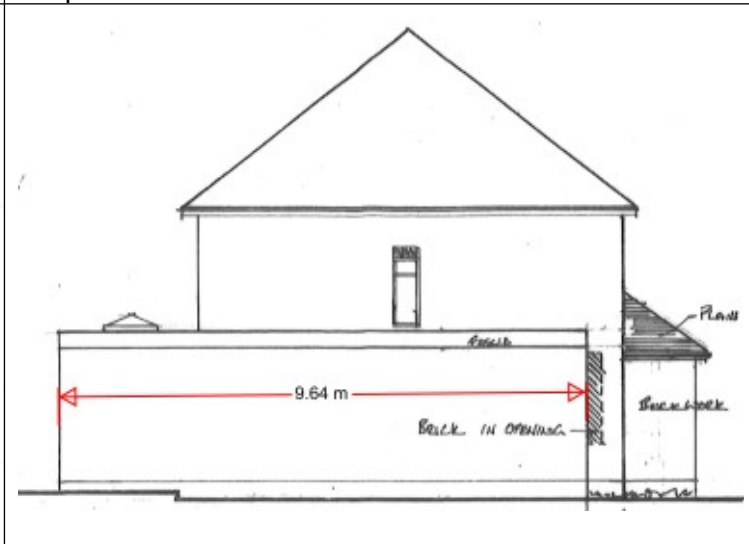
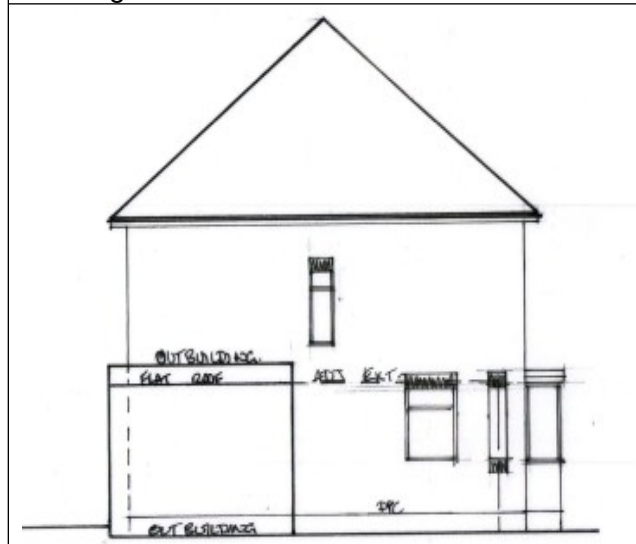
Existing Front Elevation	Proposed Front Elevation
Existing Rear Elevation	Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



The extension would create space for a bedroom with shower and utility room to the side and an open plan kitchen / diner to the rear. There would be a window to the front elevation serving the bedroom, bi-fold doors to the rear elevation serving the kitchen diner and an additional door to the rear serving the utility room. The extension would be constructed with a brick finish to match the host dwelling.

The proposed porch would have a pitched roof at a height of 3.72m and an eaves height of 2.55m. It would project from the original front elevation by 1.42m and measure 2.32m in width. There would be an entrance door and glazed panel to the front elevation and the porch would be constructed with a brick finish to match the existing dwelling.

Previous application 20260633 was refused as the proposed extension was considered to be an incongruous and dominant feature, which was over half the width of the host dwelling and was considered to disrupt the symmetry of the adjoining property. The proposed front extension and removal of bay window was considered to be detrimental in its bulk and there is no evidence of similar developments within the surrounding street scene.

The current application has addressed the reasons for the previous refusal by way of a partial removal of the front extension, retaining only a modest porch area. This has dramatically reduced the bulk and massing of the overall proposal:

Refused application 20260633

Current application 20260818



It is noted that the current side extension remains over half the width of the original dwelling and proposes a flat roof, which is regrettable and would usually be considered detrimental to the development. However, by way of the existing flat roof structure to the side of the dwellinghouse and the existing flat roof side extension to neighbouring property known as 247 Valey Drive, the proposal is considered to have a minimal impact on the dwelling house and the surrounding street scene and would be unreasonable to refuse the application on this alone:

Existing street scene



As such, the revised proposal is considered to have overcome the previous reasons for refusal.

Overall, by way of part removal of the front extension, the current application, the current application is considered to have overcome the previous reasons for refusal. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. 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 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.

The application looks to increase the number of bedrooms at the property from three to four.

Post development the application site would retain a private amenity area of circa 145.43m² and a minimum depth of 19.3m.

Furthermore, all proposed rooms are in accordance with the recommended guidelines.

Overall, there are no concerns with the amenity of future occupiers and 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 extension is of a modest height and does not introduce any windows to the flank elevations. As such, there are no concerns with neighbouring privacy, outlook or overlooking.

Therefore, 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.

Parking and Highways

The application proposes to increase the number of bedrooms at the property from three to four. However, it is considered that due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

As such, there are no concerns with parking and highways.

Conclusion

By way of the reduction in the bulk of the front extension, the application is considered to have overcome the previous reasons for refusal. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>

Dated:	5 th October 2026	Dated:	5 th October 2026
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