

Delegated Report

Householder Planning Application

Planning Application No: 20260483

Location: 44 Coombe Road Gravesend Kent DA12 5PB

Description: Demolition of existing rear conservatories. Erection of a single-storey rear extension.

Applicant: Witelife Properties

Site Visit Date: 09/09/2026

Procedural Note

This report relates solely to the application for the demolition of the existing rear conservatories and the erection of a single-storey rear extension. Any existing or proposed dormer extension, together with the current or future use of the property, including any potential HMO use, falls outside the scope of the submitted application and is not subject to assessment within this report. The determination of this application is therefore confined to the acceptability of the single-storey rear extension only.

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: P11 Rev A (PROPOSED ROOF PLAN AND VERTICAL SECTION A-A)
- Drawing No: P12 Rev A (PROPOSED ELEVATIONS)
- Drawing No: P10 Rev A (PROPOSED FLOOR PLANS)
- Drawing No: E12 (EXISTING SITE PLAN)
- Drawing No: P12 (PROPOSED SITE PLAN)
- Drawing No: E02 (EXISTING ELEVATIONS)
- Drawing No: E01 (EXISTING FLOOR AND ROOF PLANS AND VERTICAL SECTION AA)

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

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

- 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)

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.

Local Ward Councillors

No comments received.

Neighbouring properties

The application was publicised by means of a site notice and notification letters sent to four neighbouring properties. The consultation period expired on 1 October 2026. A total of 27 representations were received; however, several were from the same individuals.

The main points raised were:

- Concerns that the development as built does not accord with the submitted plans.
- Concerns regarding the accuracy and completeness of the submitted drawings.
- Retrospective nature of the development and concerns that works were undertaken prior to planning approval.
- Concerns regarding the rear dormer/roof extension and whether it has been accurately represented within the application.
- Concerns that the dormer exceeds permitted development limits.
- Overlooking and loss of privacy to neighbouring dwellings and gardens.
- Direct views into neighbouring habitable rooms.
- Extension and dormer considered visually intrusive, dominant, overbearing and out of character with the surrounding area.
- Concerns regarding the scale, bulk and massing of the development.
- Concerns regarding overdevelopment of the site.
- Potential adverse impact on the character and appearance of the area.
- Concerns regarding the scale and intensity of occupation of the property.
- Concerns that the property is being used, or intended to be used, for multiple occupation/HMO purposes.
- Noise and disturbance associated with intensified occupation.
- Concerns regarding compliance with HMO amenity standards, including provision of communal facilities and outdoor amenity space.
- Concerns regarding refuse storage and waste management arrangements.
- Increased parking pressure on surrounding roads.
- Existing on-street parking capacity is limited.
- Concerns regarding cumulative parking impacts arising from nearby development and existing HMOs.
- Concerns regarding highway congestion, accessibility and highway safety.
- Adverse impact on neighbouring residential amenity.

A number of representations have been received in relation to the application. In determining this application, only those comments relevant to the proposed demolition of the existing rear conservatories and erection of a single-storey rear extension have been taken into account. Comments relating to matters outside the scope of the current application, including the existing dormer extension, the use or potential use of the property as a House in Multiple Occupation (HMO), and any other works not forming part of the submitted proposal, are not material to the determination of this application and have not been assessed within this report.

Analysis

Proposal

This proposal seeks retrospective permission for the demolition of existing rear conservatories and the erection of a single storey rear extension.

Background

The works at the site have already been completed, the works have included the erection of a rear dormer as well as a single storey rear extension. Whilst the proposal shows a rear dormer and internal alterations this does not form part of this assessment, an assessment regarding the lawfulness of the rear dormer and potential future use of the property would be subject to a separate lawful development certificate and if concerns arise that any of the aforementioned are contrary to planning legislation then these can be reported to the planning enforcement team.

Character and Appearance

Scope of Assessment

This application seeks planning permission for the demolition of the existing rear conservatories and the erection of a single-storey rear extension.

Whilst a number of representations have been received raising concerns regarding matters beyond the scope of the current application, these are not relevant to the determination of the proposal before the Local Planning Authority and have therefore not been assessed within this report.

The assessment that follows is confined solely to the planning merits of the single-storey rear extension, which has already been constructed.

The extension projects approximately 3 metres beyond the original rear elevation. Whilst its depth may ordinarily fall within permitted development tolerances, the internal floor level of the dwelling sits noticeably above the garden level, resulting in the extension exceeding the maximum height limitations applicable under permitted development legislation.

The extension has been constructed wholly within the applicant's ownership and incorporates parapet walls along both side boundaries. It has an overall height of approximately 3.7 metres. The site inspection confirmed that the development has been substantially completed, with steps leading from the extension into the rear garden.

Although the extension exceeds the permitted development height threshold, its overall scale and projection are relatively modest. In assessing its impact, it is noteworthy that the adjoining property benefits from an existing outbuilding with a mono-pitched roof, the highest point of which is broadly comparable in height to the extension. Whilst that structure has a shallower footprint than the development under consideration, it nevertheless provides a useful point of comparison when assessing visual impact and scale.

On balance, the extension is not considered excessive in either scale or design terms.

Furthermore, two-storey rear outriggers are a common characteristic of properties within Coombe Road, many of which are supplemented by single-storey rear additions. The extension is therefore viewed as a sympathetic addition that does not appear incongruous within the established built form of the street. Accordingly, it is considered that the development accords with the design objectives of Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

Post-development, the resulting private amenity space would fall significantly below the Council's adopted standard. Prior to the construction of the rear extension, the property benefited from



approximately 50sqm of rear garden space, which is reflective of the relatively modest garden sizes characteristic of properties along Coombe Road.

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Notwithstanding this shortfall, a balanced assessment is required. In this case, it is considered that a refusal solely on the grounds of inadequate private amenity space would be unlikely to be sustained on appeal, having regard to the site's circumstances and the existing pattern of development within the locality.

The proposed bedrooms and living accommodation would be served by adequate levels of natural light and outlook and would meet the relevant space requirements set out in the Nationally Described Space Standard (2015).

Accordingly, the proposal is considered to comply with the requirements of SPG2 Residential Layout Guidance (2020).

Neighbouring Amenity

The application site is located between No's 42 and 46 Coombe Road which are two storey dwellings.

Impact on No.42

Below is a historical image taken from the rear garden of No. 42, obtained from Rightmove. The image shows a small rear outrigger attached to the main dwelling. The outrigger is shared between Nos. 44 and 42 and is constructed from the external ground level, which gives it a relatively prominent appearance in height despite its modest projection. The recent image shows a raised decked area with steps providing access down to the garden area.

Historical Image



Recent Image

Below is a recent image of No.42 which appears to show a shed constructed along the shared boundary with No.44.



The existing rear projection and shed already appear to offer an element of screening from the single storey extension at No.44.



The proposed extension appears prominent when viewed from the neighbouring property and, at approximately 3.7 metres in height, could initially be regarded as substantial. However, it is important to note that the mono-pitched roof of the neighbouring store reaches a comparable height to the extension.

As a result, the occupiers of the adjoining property already experience a degree of enclosure and a restricted outlook from the rear double doors due to the presence of this existing structure.



The extension contains no side-facing windows and therefore does not give rise to overlooking or any loss of privacy. Whilst the development may result in some additional overshadowing during the morning hours, this impact would be limited in duration due to the path of the sun. Furthermore, the extension would not materially increase the level of overshadowing currently experienced when compared with that arising from the existing shed and store structures.

Taking these factors into account, the proposal is not considered to result in a significant loss of outlook, privacy, daylight or sunlight to the neighbouring occupiers. On balance, the development is therefore considered acceptable in terms of residential amenity.

Impact on No.46

The extension at No. 44 projects a relatively modest distance from the rear elevation and remains single storey in form. Furthermore, the adjoining property on the opposite side of the terrace already benefits from a substantial rear extension built on or close to the shared boundary. As such, the immediate area is characterised by rear additions of a similar scale and form.

Below image obtained from Rightmove



Due to its limited projection and single-storey nature, the development is not considered to result in an unacceptable loss of outlook. Whilst there may be some additional localised overshadowing in the late afternoon in the vicinity of the shared boundary, this impact would be limited and would not materially diminish the reasonable enjoyment of neighbouring gardens or habitable rooms.

No side-facing windows have been installed within the extension and therefore no harmful overlooking or loss of privacy would arise as a consequence of the development.

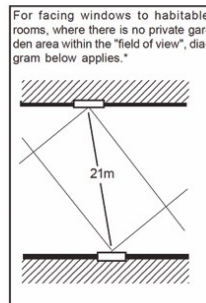
Impact on Laurel Avenue

The adopted guidance states:



....a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling..

Figure 1



Objections have been raised regarding overlooking and a loss of privacy from this extension. The extension does not have a raised platform outside and has some steps which lead into the garden. The use of the extension even if deemed a habitable room is still compliant with the above as there is a 21m separation distance.



In order to further safeguard privacy a condition will be imposed which prohibits alterations or introductions to the fenestrations without prior planning permission.

On balance, the proposal is considered to have an acceptable impact on the amenities of neighbouring occupiers and accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and SPG2 Residential Layout Guidance 2020.

Parking and Highways

The application site is not served by any private parking, however Coombe Road does have unrestricted parking on the highway.

Furthermore the site is a 4 minute walk from the nearest bus stop and is therefore considered to be in a sustainable location.



Whilst additional parking cannot be provided on site, the sustainable location satisfies the requirements of CS19 Local Plan Core Strategy 2014.

Conclusion & Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	29.09.2026	Dated:	5th October 2026