

Delegated Report

Full Planning Application

Planning Application No: 20260694

Location: 73A Whitehill Road Gravesend Kent DA12 5PF

Description: Erection of a single storey rear extension.

Applicant: TES Construction Limited

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
D-01 - Site Location Plan
D-02 A – Block Plan as Existing As Proposed
D-03 A – Floor Plans and Elevations as Existing
D-05 B – Floor Plans and Elevations as Proposed
Arboricultural Report
Design and Access Statement
Photograph of Rear Drive
Email received from agent on 4th September 2026

Relevant Planning History

No relevant planning 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
- T1 – Access to the Identified Highway Network

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
- Section 15 – Promoting Sustainable Transport
- Section 19 – Conserving and Enhancing the Natural Environment

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

7no. surrounding properties were consulted and 0 comments were received. The final date to submit comments ended on 7th August 2026.

Officer's Analysis

Site Description

The property is a two-storey buildings which has been subdivided into two flats. The Government Council Tax Band checker indicates that the council tax banding for these separate flats has been in place since 1993. There is no planning history for the building.

Property information for GND FLR 73 WHITEHILL ROAD, GRAVESEND, DA12 5PF		Property information for 1ST FLR 73 WHITEHILL ROAD, GRAVESEND, DA12 5PF	
Local Authority	Gravesham	Local Authority	Gravesham
Local authority reference number	204007300	Local authority reference number	204007301
Council Tax band	B	Council Tax band	B
Improvement indicator	No	Improvement indicator	No
With effect from	1 April 1993	With effect from	1 April 1993
Mixed-use property	No	Mixed-use property	No
Court code	None	Court code	None

The property is gable fronted, with a two-storey flat roof outrigger to the rear. To the northern boundary there are a row of well-established trees

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking.

Design, Character and Appearance

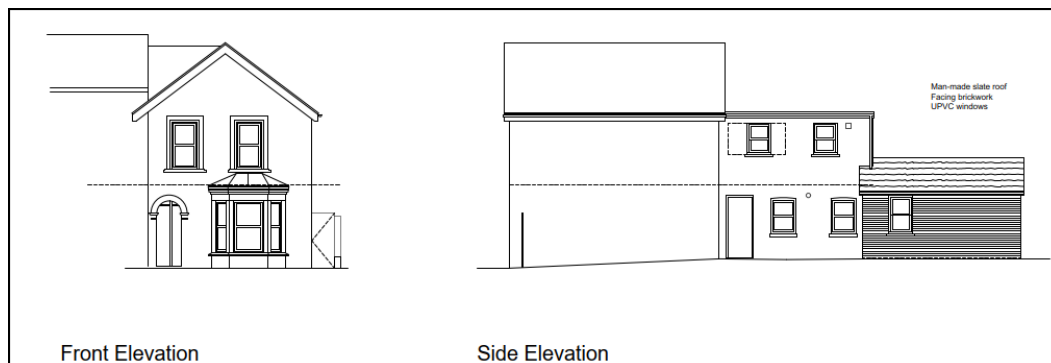
The below image shows the frontage of the building, within the streetscene.

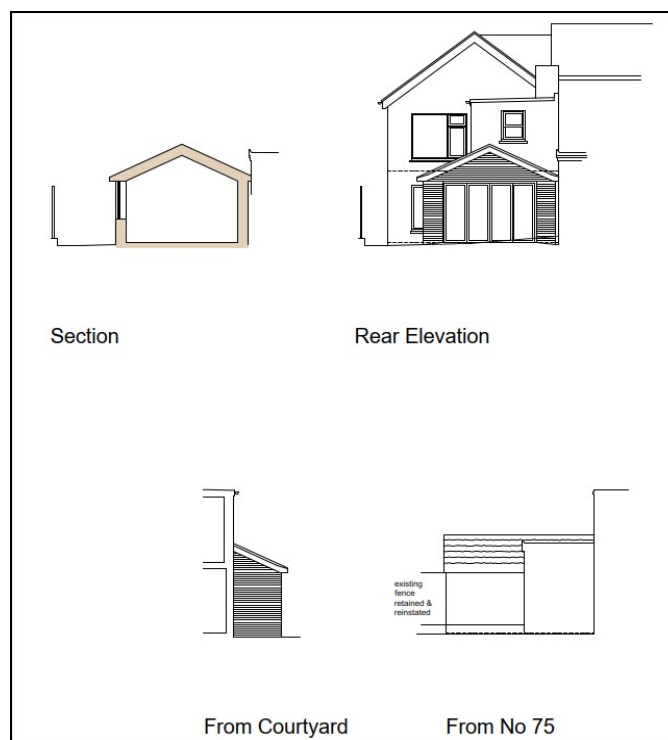


(Google Earth image)

The proposal is for a single storey extension to the rear, with a gable end. It would use synthetic slate roof tiles, brick walls externally and upvc framed windows. It would be 5.6m deep, 4.8m wide, 3.4m high and, 2.1m eave height.

The below elevations are shown for information, and are not to scale.

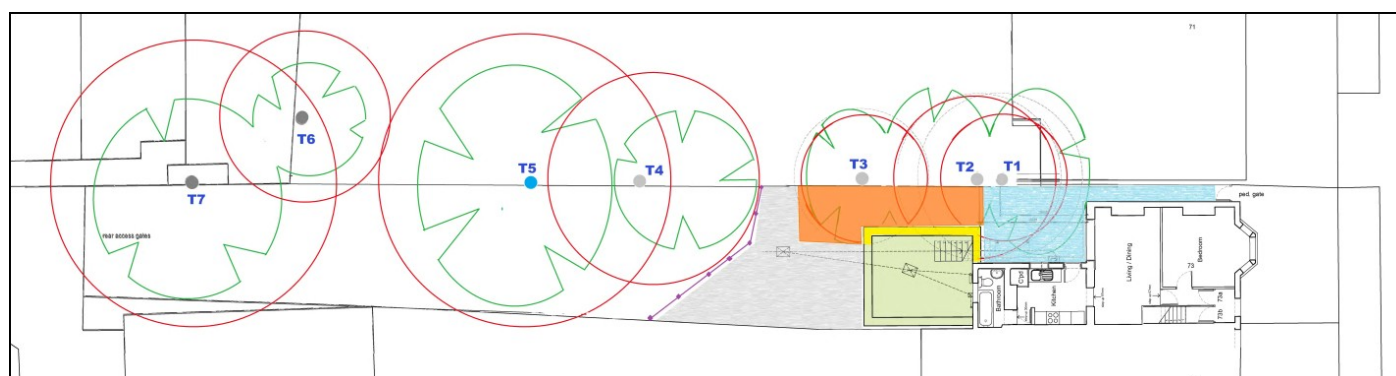
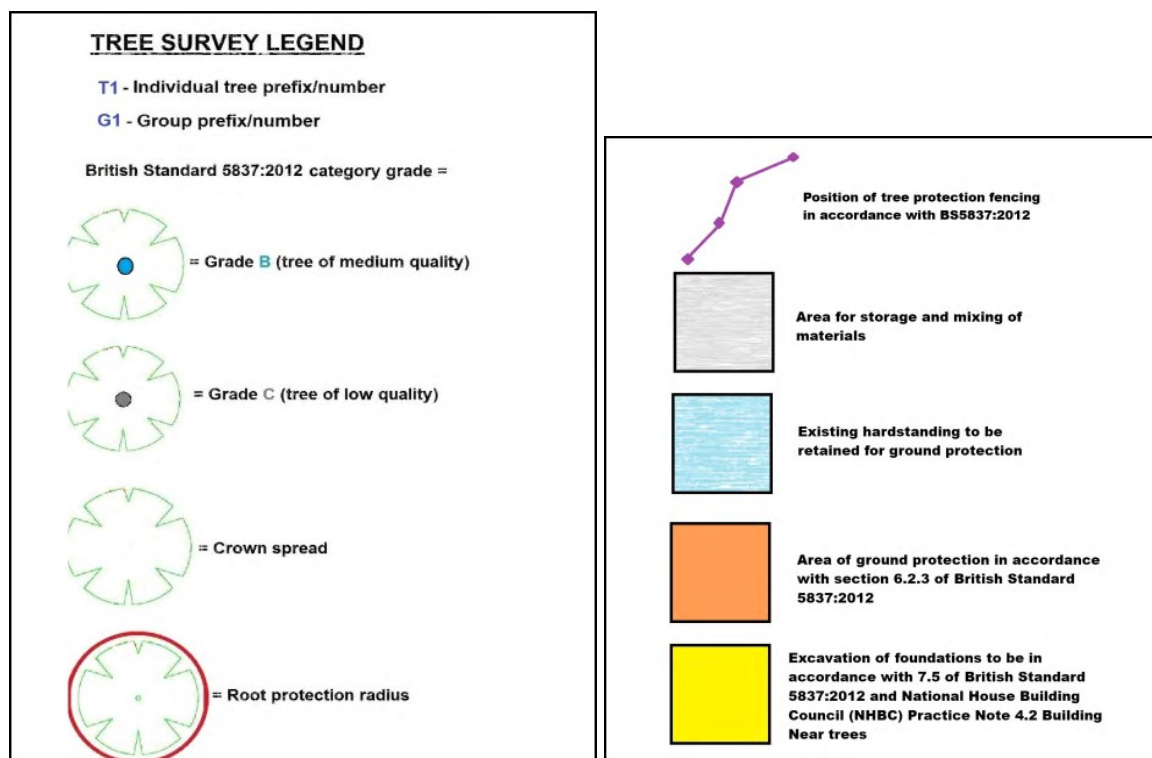




The property as an existing two-storey rear projection which the new extension would deepen at single storey level.

The proposed extension would be single storey in height, with no visibility from the public perspective/ to the front of the property. Its scale would be relatively minor in comparison to the main dwellinghouse and would appear subservient. Whilst a more central and symmetrical location on the elevation is usually favoured in this instance, given the existing two-storey outrigger, it would be more sensible to follow the pattern of 'tucking the extension in to the side'. The use of a gable end, with pitched sides, allows a level of reflectivity to the main dwellinghouse whilst softening the appearance, as opposed to a flat roof addition. The proposed depth would be similar to the depth of other properties in the row, and so would not be uncharacteristic in this feature. The materials would be appropriate for this dense urban setting. The external staircase would also be removed which would be a positive in terms of design as it would reduce the amount of external clutter.

In terms of trees the northern boundary is edged with trees which straddle the border. Although none of the trees are protected and the site is not in a Conservation Area, a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement have been provided. These detail necessary maintenance works to the trees, their root protection area's extent of impact and protection measures during the construction.



The above extracts taken from the Arboricultural reports shows that the excavation and foundations would intercept the RPA of T1, T2 and T3. In addition, these trees could be impacted by ground compaction due to the construction access within their RPA's. The report therefore identifies the mitigation measures as shown in the table below:

Tree No	Type of potential damage to the tree by the development	Mitigation measures recommended to prevent damage
T1, T2 & T3	Construction of new foundations/footings for the new extension partly within the RPA of the trees causing potential root disturbance	Use a specialist pile and beam foundation within RPA laid at or above ground level and cantilevered as necessary to avoid tree roots in accordance with section 7.5 of BS5837:2012 and/or current NHBC Standards Chapter 4.2 Building Near Trees
T1, T2 & T3	Construction access required around the northern side of the new extension (as shown on tree protection plan at Appendix C) within the RPA of the trees causing potential ground compaction and root asphyxiation.	Lay ground protection for pedestrian operated plant and wheeled & tracked construction traffic in accordance with section 6.2.3.3 of BS5837:2012.

In addition to this the protective fencing would also prevent impacts to the trees, such that the tree bounded

edge would be protected.

The resulting development would respond appropriately to the character and features of the site and its surroundings, whilst allowing for an appropriate degree of change, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Policy DP3 of the NPPF (2026).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed so as to safeguard the amenity of future occupiers, including in respect of privacy, daylight and sunlight. Policy L2 of the National Planning Policy Framework (2026) requires sensitive redevelopment and additional development within existing plots to maintain acceptable living standards for residents in terms of access to daylight, sunlight, privacy and external amenity space. Policy P3 further requires development to provide healthy living conditions for occupiers, including adequate access to light.

Room Type	Proposed Space (m²)	Minimum Space Standards (m²)
<i>Double Bedroom</i>	14.2	11.2
<i>Single Bedrooms</i>	7.6	6.5
<i>Lounge/Diner</i>	15.3	18.0
<i>Kitchen</i>	9.1	7.2
<i>Bathroom & WC</i>	3.3	3.5

It is noted that the rooms on the first floor flat would not be altered so these have not been measured. In addition, the bathroom and WC would be under the minimum space standard required. However, this only marginally falls below the standard and would be better located as it would be no longer accessed directly via the kitchen.

Overall, it is considered that the revised proposal would provide an acceptable standard of residential accommodation and would safeguard the living conditions of future occupiers. The proposal therefore complies with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the relevant Residential Layout Guidelines, and Policies L2 and P3 of the National Planning Policy Framework (2026).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, 0 comments from members of the public were received.

The neighbours most likely to be impacted by the development are 71 Whitehill Road to the north and 75 Whitehill Road to the South.

71 Whitehill Road

This neighbour is located to the north of the property. The properties, while locationally close in built form, are separated more privately along the rear depth of the garden by substantial trees and planting. The proposed extension would be 1.8m from the shared boundary with this neighbour. Given the distance, the single storey nature of the proposal and the tree lined boundary which limits visibility, the development is considered unlikely to result in substantial impacts to those residing in this neighbouring dwelling.

75 Whitehill Road

This neighbour is located to the south of the site and is attached. The rear garden is separated by close

boarded fencing, but given that the dwellings are attached there is a close relationship between the property's. This neighbour's property currently extends beyond the rear boundary line of the subject property. The proposed extension would result in the single storey projection being 2.3m deeper than this neighbour's rear boundary. This would not be excessive and given the orientation of the roof so that the pitched element is to the sides, the immediate height at the boundary would be the 2.1m eaves, with the peak of the ridge located further from the shared boundary.

The development is therefore considered to safeguard neighbouring amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the relevant principles of the Council's Householder Extensions/Alterations Guidance, and national decision-making Policies L2, DP3 and P3 of the National Planning Policy Framework (August 2026).

Parking and Highways

In terms of parking, it is unclear whether the property does provide any onsite parking amenity. The site is also accessible from Sharland Road where a number of neighbouring properties have rear accessible garages. However, this property appears to have no garage. Though it may be possible that the rear garden is still used for vehicular parking.

The proposed works would increase the bedrooms on the ground floor from 1 to 2 and retain 1 bedroom on the first floor.

The KCC Parking Standards (2006), provides the following standards for Class C3 dwellings:

Maximum Vehicle Parking Standards	
	Car Parking
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

As such, the ground floor flat would have a maximum parking standard of 2 spaces and the first floor flat of 1 space. The first floor flat would continue to have a maximum parking requirements of 1 space. In total therefore there would be a maximum parking requirement of 3 spaces per dwelling.

The planning agent has confirmed that there is a rear drive although this appears have been in disuse for some time. It is accessible via rear gates and the below image was provided by the agent to evidence this.



It is considered clear that this rear drive is capable of accommodating a good level of parking provision. It is also clear that this opportunity should also be taken to reduce the level of clutter in the rear garden space to make the existing spaces usable. As such a condition could be included which would require the clearing of the existing drive, maintenance and repair of the existing gates, and provision of a parking plan including proposed layout and justification for the level of parking provision proposed if this would be below the maximum standards of 3.

Adequate vehicle and cycle parking provision would therefore available subject to conditions, and the sustainable location of the site weighs in favour of the application. The proposal would be in accordance with policies TR3 and TR4 of the National Planning Policy Framework (2026), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

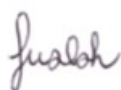
Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve the application subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	



Dated:	2nd September 2026	Dated:	04 September 2026