

Delegated Report

Householder Planning Application

Planning Application No: 20260230

Location: 58 Codrington Crescent Gravesend Kent DA12 5DD

Description: Erection of part two-storey rear extension; Two storey side extension with garage and re-positioning of main entrance door to front elevation.

Applicant: Mrs Ellisha Duffield-Goodyear

Site Visit Date: 28th April 2026

Submitted Documents/Plans

2222 Location Plan;
2222 Existing Plans;
2222 Existing Block Plan;
2222 Existing Elevations;
2222 Proposed Block Plan;
2222 Proposed Plans.B; and
2222 Proposed Elevations.B.

Superseded Plans

~~2222 Proposed Plans.A; and~~
~~2222 Proposed Elevations.A.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20050199	Erection of single storey side extension to form enlarged lounge, enlarged kitchen and shower room/w.c.	Permitted	05.04.2005

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)

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

Neighbouring properties

Two neighbouring properties were consulted with a response date of 03.04.2026, no representations were received in response.

Officer's Analysis

Design, Character and Appearance

Policy CS19 (LPCS) requires development to conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. This stance is reflected in chapter 12 (Achieving well-designed places) of the NPPF.

The application seeks permission for the erection of a two-storey side extension and a first floor rear extension. The proposed two storey side extension would have a width of 2.8m, it would be set back 0.3m from the front elevation of property and set down slightly from the ridge line. The extension would have a gable ended roof over it which would match the pitch of the original roof.

The rear element of the extension would project 3.5m in depth from the property's rear elevation, it would have a width of 7.3m and would be set in 2.15m from the property's southern boundary. There would be a separation of 1.45m between the flank elevation of the extension and the northern boundary of the site with the shared access road. The extension would have a hipped roof over it the character of the rear extension would be in keeping with the character of existing neighbouring extensions along Codrington Crescent.

In relation to two storey rear extensions, the Householder Extension-s/Alterations Design Guide (2021) sets out that they should not dominate the host property in terms of depth (extensions to extensions will not generally be supported); should not be of greater width than the original building; should generally not be built adjoining the side boundaries of the site, should have roof designs that reflect and not overwhelm the main roof and window patterns and proportions that are in keeping with the host building and local character.

Whilst it is noted that the extensions would result in a generous enlargement of the property, they have been designed to appear subservient to the host property, and would be in keeping with the character of it. As required by Gravesham's Householder Design Guide, the side extension would not exceed half the width of the original dwelling house, and would maintain separation from the sites side boundary, and the roof form to the side and rear extensions would harmonise well with the buildings original roof form.

As a part of the development, the entrance to the property would be relocated from the side of the property to its front elevation. It is noted that some properties along Codrington Crescent have already relocated their entrances to their front elevations, the proposed development would be in keeping with this. The extensions would be constructed from brick, and the first floor would be rendered and painted, the roof tiles and windows would also match the existing. It is considered that the extensions would harmonise well with the host property, and despite their generous scale would not dominate the property and would be compliant with Policy CS19.

Amenity of Future Occupiers

Development should not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 127 of the NPPF which requires the amenity of existing residents to be protected.

The development would add two additional bedrooms to the dwelling resulting in a total of four bedrooms. Bedroom 3 would have an internal floor area of 9.2m², which would exceed the minimum internal floor area requirement for a single bedroom, whilst bedroom 4 would have a floor area of

11.65m², which would exceed the minimum floor area requirement for a double bedroom. The property would have a total floor area of 155m², which would exceed the minimum floor area requirement set out in the NDSS for a four bedroom six-person property. It is considered that the proposed habitable rooms would be provided with good levels of amenity and their windows would be sufficiently separated from neighbouring windows to ensure they are not overlooked.

Externally there would be 260m² of amenity space to the rear of the dwelling with the external side access retained. The retained external amenity area is sufficient and complies with the council's residential layout guidelines which require 100m² of amenity space. The garden depth would exceed the minimum depth of 10m as required by SPG 4. The development is considered to provide occupants with good levels of amenity and would be compliant with policy CS19 and SPG4 in this regard.

Neighbouring Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions are included in the LPCS. The NPPF also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to "secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings".

The neighbouring properties most impacted by the proposed development are the adjoining no.60 Codrington Crescent and the neighbouring no.56c to the north.

The application property currently benefits from a single storey flat roofed extension built to a depth of 4m along the boundary shared with the adjoining property which retains its original rear elevation. The first-floor rear element of the extension would be set in 2.15m from the shared southern boundary. The BRE 45-degree test has been carried out to assess the impact of the first floor rear extension on the rear windows of the adjoining property, the test shows that the extension would not intersect a 45-degree line drawn from the centre of the first-floor window to the rear elevation of this property. The test therefore shows that it is unlikely that the extension would have a harmful impact on this window. The test has also been carried out to assess the impact of the extension on the ground floor glazed door to the rear elevation of the adjoining property. The extension passes the 45 degree test on elevation, which shows the extension is unlikely to result in harm to this glazed door. It is considered that the extension is unlikely to result in harm to the amenity of the occupants of the adjoining property.

There are two first floor windows to the neighbouring no.56c, planning records show that these windows serve a bathroom and a landing, and a w/c window at ground floor level. Whilst the development may result in some impact on these openings, they serve non habitable rooms, the resultant impact would not result in significant loss of amenity to the occupants of this property. It is noted that there are two windows proposed to the flank elevation of the side extension, a condition would be placed on the decision requiring these windows to be obscure glazed, to mitigate overlooking.

It is considered that the development would be acceptable in regard to its impact on the amenity of occupants of neighbouring properties. The proposal would therefore be compliant with Policy CS19 in this regard.

Parking and Highways

Any proposals would need to be considered against saved policy T1 (LPFR) (1994) and Policy CS11 of the Gravesham Local Plan Core Strategy (2014). These policies ensure that development provides an acceptable amount of parking in accordance with the adopted KCC Parking Standards and the access and parking arrangements do not have a detrimental impact on highway safety.

The maximum required off street parking provision for a dwelling with three or more bedrooms is two spaces. There is a hardstanding to the front of the property which would provide space for one vehicle, as well as provision to the rear. It is noted that the proposal would provide an integral garage, however this

garage would not meet the minimum garage size set out in SPG4 and so could only accommodate a small car. On balance, there is sufficient parking provision and the development would be compliant with Policy CS11 in this regard.

Conclusion

The proposed development is recommended for permission.

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	13th May 2026	Dated:	15 May 2026