



Delegated Report

Householder Planning Application

Planning Application No: 20260786

Location: 96 Wrotham Road Gravesend Kent DA11 0QQ

Description: Demolition of existing single storey rear extensions and erection of single storey rear/side extension.

Applicant: Jaswant Singh Cheema

Site Visit Date: 24 September 2026

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 01 Existing layout and elevations;
Drawing no. 02 Proposed layout and elevations;
Drawing no. 03 Red line site boundary plan; and
Drawing no. 04 Existing and proposed block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210479	Extension of vehicle crossover with a reduction in the gradient of the driveway and access widening.	Permitted	10.09.2021
19920652	Erection of single storey side extension to form a conservatory.	Permitted	22.12.1992
19860659	Erection of a single storey rear extension to form kitchen	Permitted	10.10.1986
19840863	Conversion of dwelling into two self contained flats incorporating single storey rear extension to form kitchen and bathroom	Refused	17.12.1984
19840186	Conversion of dwelling units into two self contained flats incorporating two storey rear extension to form kitchens and bathrooms	Refused	08.06.1984

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)
- 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

GBC Environmental Protection Team (Regulatory Services)

The property falls within the buffer zone of a historic landfill site. The following are advised.

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition:

Please apply as appropriate due to the proximity of other dwellings and also as demolition is to take place.

Neighbouring properties

The application was publicised by a site notice and to five neighbouring properties by letter. No representations have been received. The overall consultation period expired on 28 August 2026.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The proposed development would result in the removal of two existing single storey rear extensions (one of which adjoins the boundary with no. 98 Wrotham Road) and their replacement with a larger, single storey rear extension, which would be set back one metre from the side boundary with no. 98 Wrotham Road. The proposed facing materials would be brick and tile, the roof would be pitched and have a maximum height of 3.8 metres, an eaves height of 2.5 metres (on the southern side) and a parapet wall height of 3.3 metres (on the northern side). The extension would have a depth of 8.2 metres and a width of 6.7 metres and would project slightly beyond the side wall of the main building. Although a sizable rear extension, by virtue of its single storey nature, the proposal would be subservient in

size to the existing building. The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of the existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would not adversely affect the private amenity space or internal layout of the application property and would not have a detrimental impact on the privacy, daylight or sunlight of its occupants. It is noted that the retained rear garden (even accounting for existing outbuildings) would have an area and depth which exceed the minimum requirements of the RLG.

It is also noted that an existing rear extension precludes external access to the rear garden of the application property. Therefore, the proposed introduction of an external access to the rear garden would improve living conditions for future occupants.

Overall, the proposed development would not be detrimental to the amenity of future occupants and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupants. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 94 and 98 Wrotham Road (located to the north and south respectively) and nos. 1, 1C and 1D Tivoli Mews, Windmill Street, which are located to the east.

The proposed development would extend some 2.1 metres beyond the closest rear wall of no. 94 Wrotham Road (which has a matching extension to that currently at the application site) and the proposed parapet wall would have a height of 3.3 metres. No. 94 Wrotham Road has a kitchen window in the rear elevation that would be subject to some overshadowing and overbearing impacts and a loss of sunlight. However, due to the affected window being to a non-habitable room, due to the small depth of the proposed projection and due to the orientation of the property, it is considered the adverse overshadowing or overbearing impacts would not be so significant as to warrant a refusal.

Due to the design of the proposed development (having no north facing side windows) and to the screening provided by the existing boundary fence at no. 94 Wrotham Road, there would be no adverse overlooking impacts to its residential occupants.

The proposed development would extend some 4.9 metres beyond the rear wall of the existing extension at the application site, adjacent to no. 98 Wrotham Road and the proposed eaves height would be 3.3 metres. It is noted that the extension would be set away from the boundary with no. 98 by one metre and that there are no windows in the rear elevation of no. 98 located close to the application site boundary. Furthermore, the proposed roof design results in a reduction in the bulk of the roof closest to no. 98 Wrotham Road. As such, it is considered that there would be no adverse overshadowing or overbearing impacts to the residential occupants of no. 98 Wrotham Road.

Due to the design of the proposed development (having no south facing side windows) and to the screening provided by the existing boundary treatment of no. 98 Wrotham Road, there would be no adverse overlooking impacts to its residential occupiers. No neighbour representations have been received.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

The application site is located within the buffer zone for the Nine Elms historic landfill site and the GBC Environmental Protection Team have set out the wording for a watching brief condition. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

Due to the proximity of neighbouring dwellings and because demolition is proposed, the GBC Environmental Protection Team have requested that the Code of Practice on Construction and Demolition informative be attached to any planning permission granted.

The application site is located within Groundwater Source Protection Zone 3, an area of medium palaeolithic and multi-period background archaeological potential, a Site of Special Scientific Interest (SSSI) Impact Risk Zone and a smoke control area. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to any sensitive habitats, archaeological features or groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

The rear boundary of the application site adjoins the Windmill Hill Conservation Area boundary but the proposed development would not be visible from any public vantage points located within the conservation area. It is noted that the modern development at Tivoli Mews, Windmill Street is located at the edge of the conservation area and screens the application site from view. As such, the proposal would have no impact on the character or appearance of the conservation area.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Contamination watching brief

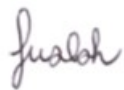
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	

Dated:	24th September 2026	Dated:	25 September 2026
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