



Delegated Report

Householder Planning Application

Planning Application No: 20260682

Location: 42 Haig Gardens Gravesend Kent DA12 1NE

Description: Erection of a single storey side extension and single storey rear/side extension with 3 rooflights.

Applicant: Mr Nick Suddi

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 03/07/2026;
Supplementary Information – Specification Notes;
Site Location Plan;
Block Plan – Existing;
Block Plan- Proposed;
Drawing Number 160526 1 (Ground Floor Plan – Existing);
Drawing Number 160526 2 (First Floor Plan – Existing);
Drawing Number 160526 3 (Elevations – Existing);
Drawing Number 160526 4 (Ground Floor Plan – Proposed);
Drawing Number 160526 5 (First Floor Plan – Proposed); and
Drawing Number 160526 6 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230300	Erection of a two storey side extension; single storey rear and front extension.	Application Refused	31.05.2023
20220244	Erection of a two storey side extension and erection of a dormer extension in the rear roof slope, 2no. roof light windows in the front roof slope and conversion of the loft space to form an additional floor space.	Application Refused	27.05.2022

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 (2024), 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

Six surrounding properties were consulted and a site notice was displayed on 13/07/2026. One response was received and raised comment with the following materials planning concerns:

- Impact on the character of the surrounding properties / area.
- Close proximity to neighbouring properties

These concerns will be addressed within the following report.

The following concerns were also raised:

- Generate excessive noise and vibration which would impact quality of life;
- External wall would be inaccessible;
- Close neighbouring excavation;
- Future access for drainage and maintenance.

These concerns are not considered to be material planning concerns and as such will not be addressed within the following report.

The consultation period ended on 7th August 2026.

Preliminary Matters

Application 2023033 for 'Erection of a two-storey side extension; single storey rear and front extension' was refused for the following:

The submission constitutes poor design and a cramped form of development which does not respect the surrounding built form. The proposal is therefore contrary to CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance (2021) and paragraph 130 of the National Planning Policy Framework (2021).

As such the current application looks to overcome the previous reason for refusal.

Officer's Analysis

Design, Character and Appearance

42 Haig Gardens is a two-storey semi-detached dwellinghouse located on the south side of the highway. The application site is block paved to the frontage for off road parking with a garage to the side. There is an existing conservatory to the rear which the application seeks to demolish.



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.

The application proposes a single storey side extension and single storey rear/side extension with 3 rooflights.

The single storey rear / side extension would have a shallow pitched roof at a height of 3.6m and an eaves height of 2.6m. It would project 3.5m from the rear elevation and 2.55m from the flank elevation, constructed behind the existing garage and as such not visible from a public vantage point. The extension would create space for a family room with patio doors and 2no windows to the rear elevation and 3no roof lights. The extension would be constructed with a brick finish and materials to match the existing dwelling.

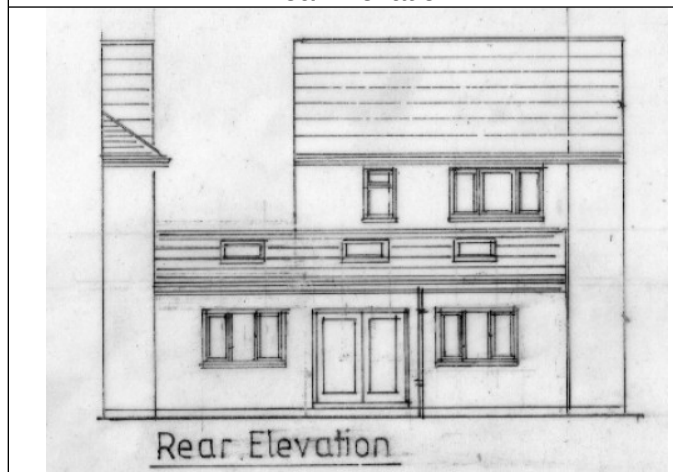
The application also proposes a side extension to extend the existing garage. The proposal would retain the existing shallow pitched roof at a height of 3.5m and an eaves height of 2.21m. It would project 2.43m from the flank elevation as existing. The extension would replace the garage door and the roof would be constructed with tiles as existing.

Previous application 20230300 for 'Erection of a two-storey side extension; single storey rear and front extension' was refused as it was considered that the two-storey side extension would be too close in proximity to the neighbouring property and subsequently would result in a terracing effect. Furthermore, it was considered that the extension at first floor level would diminish the open area and harm the visual character of the area.

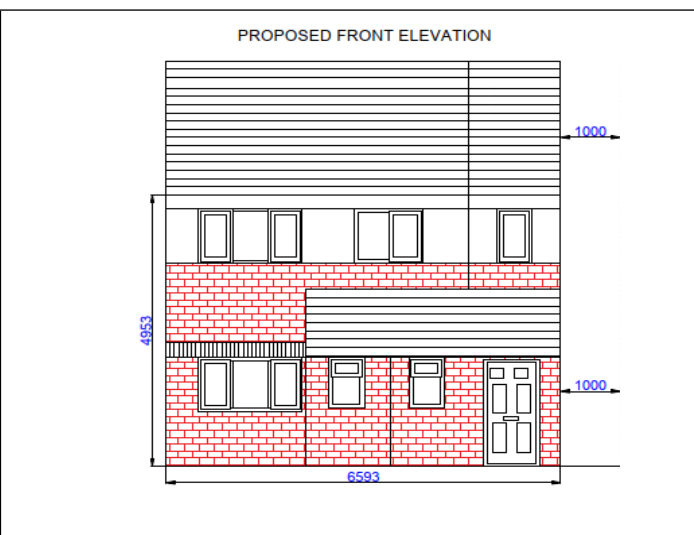
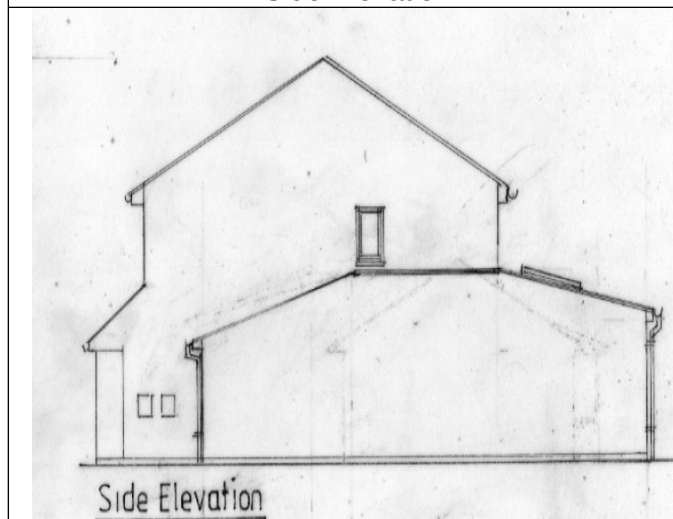
The current application does not propose to introduce a first floor side extension above the existing garage and as such would not have the resultant terracing effect of the previous submission. Furthermore, the removal of the first floor has resulted in a significant reduction to the bulk and massing of the proposal and as such would no longer diminish the open area or harm the visual character of the area:



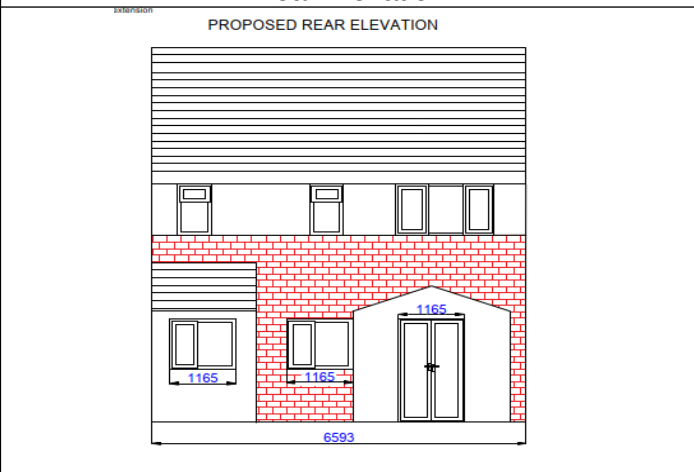
Rear Elevation



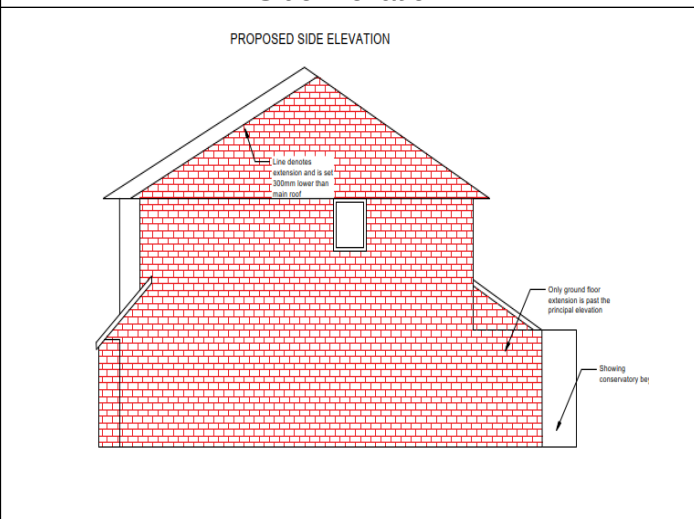
Side Elevation



Rear Elevation



Side Elevation



Neighbouring concerns were raised with the visual impact the development would have on the surrounding area / surrounding properties. As mentioned above, by way of the removal of the first floor, the proposal is not considered to be excessive in size or bulk and as such is acceptable in terms of design.

Therefore, it is considered that by way of the removal of the first-floor side extension, the current application has overcome the previous reasons for refusal and the application is not considered to be 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.

Gravesham's Residential Layout guidelines state that a three-bedroom property should have the minimum rear amenity space as set out below:

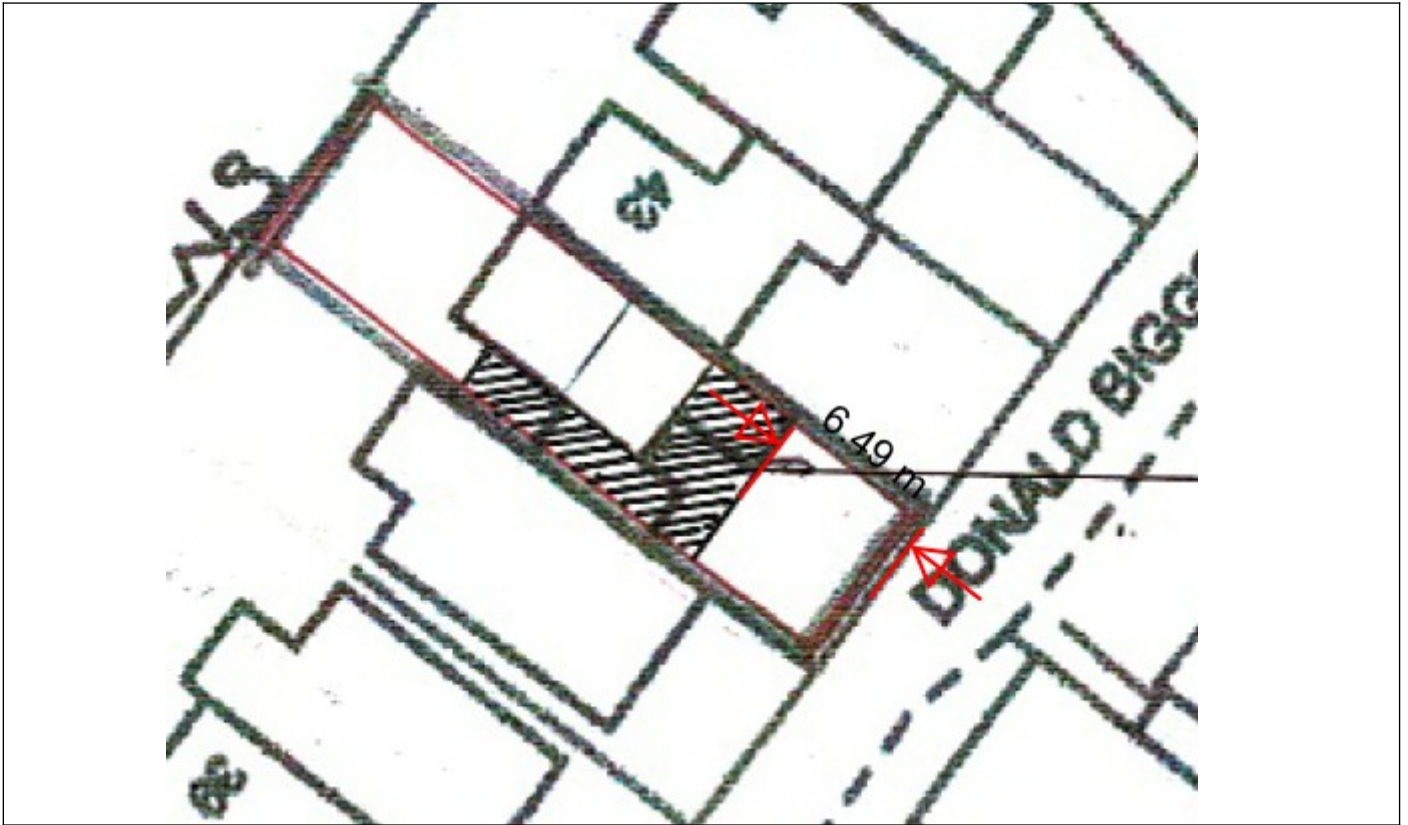
Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development, the application site would retain a depth of 6.49m and an area of 41.02sqm:

Post Development Garden Area	Post Development Garden Depth

Whilst both the remaining area and depth are below the recommended guidelines, the proposed extension does not seek to increase the number of bedrooms at the property. Furthermore, by way of the existing conservatory, which the application seeks to demolish, the private amenity area currently measures at 45.3sqm which is only marginally bigger than the proposed remaining amenity area:

Existing Amenity Space



As such, the reduction in amenity space is considered to be minimal and on balance it would be unreasonable to refuse the application on this alone.

Overall, there are no concerns with the amenity of future occupiers in regard to garden size 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.

Concerns were raised with proximity to neighbouring properties. However, the proposed extensions are modest in height and do not look to introduce any windows to the flank elevations.

As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

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 seeks to extend the existing garage and there is also sufficient off road hard standing to the frontage.

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

Conclusion

By way of the removal of the first-floor side 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:	24th August 2026	Dated:	24th August 2026