



Delegated Report

Householder Planning Application

Planning Application No: 20260734

Location: 3 Wingfield Bank Cottages Springhead Road Northfleet Gravesend

Description: Erection of a two storey side extension with single storey rear extension.

Applicant: Mr D Packer

Site Visit Date: Desktop Assessment (Visit carried out on 29th April 2025 for previous application)

Submitted Documents/Plans

Application Form;
Existing Block Plan showing existing roof plan – S01.P1;
Proposed Block Plan showing proposed roof plan – S02.P1;
Existing Ground Floor – S04.P1;
Existing First Floor – S05.P1;
Existing Elevations – S06.P1;
Proposed Ground Floor Plan – S07.P1;
Proposed First floor plan – S08.P1; and
Proposed Elevations – S09.P1.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260208	Erection of a single storey front extension and demolition of rear outbuildings and erection of a new rear outbuilding.	Permitted	03.06.2026

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 (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)
- 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

There have been no responses

Neighbouring properties

Eighteen neighbouring properties were consulted with a response date of 11.08.2026. No representations have been received in response.

Officer's Analysis

Design, Character and Appearance

Policy DP3 of the NPPF states that Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed two storey side extension would be built flush with the front elevation of the host property, to the front elevation the extension would have a width of 1.7m, this would taper out to 2.6m to the rear, due to the angled side boundary. The extension would have a gable roof over it, it would be have a height of 6.4m, and would be set down from the ridge of the host property. The extension would be a modest addition to the property, it would be in keeping with the existing side extension to the neighbouring 186 Springhead Road. The proposed single storey rear extension would be flat roofed with a depth of 4.4m, it would extend across the full width of the property. Whilst it is noted that the extensions would result in a generous enlargement of the property's footprint, they would not dominate the host property, and would be in keeping with existing neighbouring extensions. As such the proposed development is considered to comply with Policy DP3 of the NPPF.

Amenity of Future Occupiers

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 proposal would add an additional first floor bedroom to the property, the resultant property would remain a three bedroom property with a gross internal floor area of 155m². The Nationally Described Space Standards set a minimum floor area of 93m² for a three bedroom five occupant property, the resultant floor area would exceed this minimum requirement. The proposed first floor bedroom would have a floor area of 8m², and a maximum width of 1.9m, it is noted that the NDSS suggests a minimum width of 2.15m for a single bedroom. Whilst the room would not meet this minimum width it is considered that as the gross floor area of the bedroom would exceed 7.5m, it is considered that the bedroom would provide occupants with an acceptable area. All habitable rooms would be served by a window to the front or rear elevations, it is considered that they will be provided with acceptable levels of outlook and daylight. It is considered that the proposal would provide acceptable living conditions for future occupiers and would be compliant with Policy P3 of the NPPF and Policy CS19 (LPCS).

Neighbouring Amenity

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 Policy P3.2 of the NPPF which requires the amenity of existing residents to be protected.

The neighbouring properties most likely to be impacted by the proposal are the adjoining 4 Wingfield Bank Cottages and the Neighbouring 186 Springhead Road to the South.

The adjoining property at no.4 Wingfield Bank Cottages benefits from a single storey lean to built to a depth of 2.3m along the shared boundary. The proposed single storey rear extension would have a depth of 4.3m, and would project 2m beyond the lean to the rear of the adjoining property, the extension would have a flat roof with a modest height of 2.7m along this boundary. The modest height and projection beyond the neighbouring lean to would ensure there would be no overshadowing or overbearing to the rear windows of the adjoining property. The two storey side extension would project 1.3m beyond the rear elevation of the property, and would be set in 7.3m from the boundary shared with this property, it is considered that the modest projection beyond the rear elevation of this property, and the separation from the boundary would ensure there would be no harmful impact on the first floor rear windows.

There would be a separation of 4.5m between the side elevation of the two storey side extension and the neighbouring property at no.112 Springhead Road. It is noted that there is a first-floor window to the side elevation of this property, from the officers site visit it was confirmed that this window serves a non habitable room. As such, whilst it is noted that there may be some reduction in the daylight to this window, however, as it serves a non habitable room, it is considered that any impact on this window would not result in harm to the amenity of occupants. At ground level, there would be sufficient separation between the properties to ensure there would be no harm to the ground floor windows of this property. It is considered that the proposed extension would be acceptable in regard to its impact on the amenity of occupants of neighbouring properties, and would be compliant with Policy P3 of the NPPF and Policy CS19 of the LPCS..

Parking and Highways

The proposed development would not result in the loss of any existing parking spaces, and as there would be no increase in the total number of bedrooms at the property, there would be no requirement for additional parking. It is therefore considered that the development would be acceptable in regard to its impact on parking and highway safety and would be compliant with Policy CS11.

Recommendation

For detailed conditions and informatives, see draft decision.

Case Officer:	Adeoye Lawal	Team Leader:	Richard Hart
Signed:	<i>Ade Lawal</i>	Signed:	<i>R Hart</i>
Dated:	9th September 2026	Dated:	14 th September 2026