



Delegated Report

Householder Planning Application

Planning Application No: 20260610

Location: 427 Valley Drive Gravesend Kent DA12 5UE

Description: Enlargement of a dwelling by construction of additional storey

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

001 A – Location Plan, Existing Block Plan, Proposed Block Plan

002 A – Existing Floor Plans

003 A – Existing Elevations

004 A – Proposed Floor Plans

005 A – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20251139	Application for a prior approval of a proposed; Enlargement of a dwelling by construction of additional storey with a maximum height of 8.69 metres of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA.	Prior Approval Not Required	22.01.2026
20251140	Prior approval application for a single storey rear extension with a depth of 6.50 metres, maximum height of 3.18 metres and eaves height of 2.70 metres.	Granted	19.12.2025

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 – Impact of Development on the Highway Network

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)
- Design for Gravesham – Design Code (2024)

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

Consultees

Ward Councillors

No comments received.

Neighbouring properties

10 surrounding properties were consulted and 0 comments were received from members of the public. The final date to submit comments ended on 10th July 2026.

Officer's Analysis

Proposal

This application proposed to increase the scale of the dwellinghouse by adding an additional storey. However, It is noted that recent prior approval for additional storey was granted under reference 20251139, and so there is a fallback position for such a development.

Approved Elevations (20251139)



Proposed Front Elevation

Proposed Side Elevation (North)



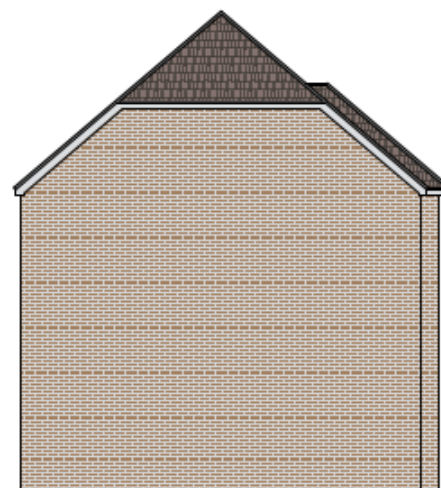
Proposed Rear Elevation

Proposed Side Elevation (South)

Proposed Elevations



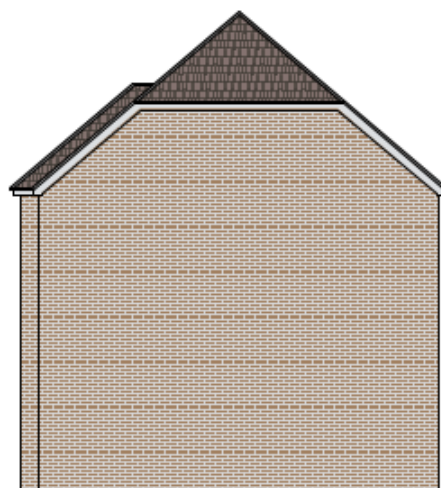
Proposed Front Elevation



Proposed Side Elevation (North)



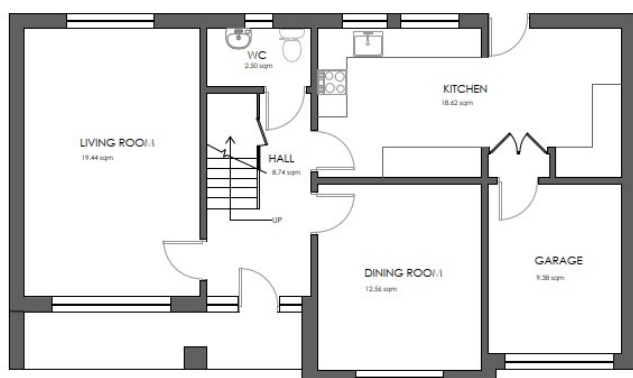
Proposed Rear Elevation



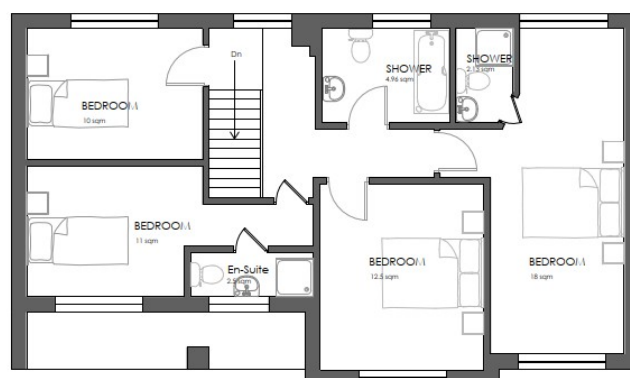
Proposed Side Elevation (South)

As can be seen from the approved and proposed elevations, the schemes are very similar. The external change proposed from the approved being the replacement of the garage door with a window opening and part extension to the front elevation incorporating the existing canopied area.

Approved Floor Plans (20251139)

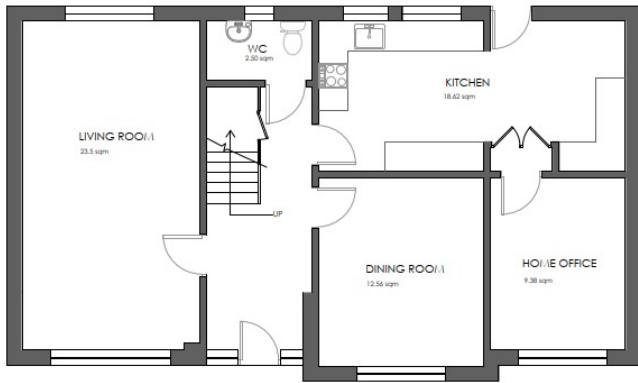


Proposed Ground Floor Plan



Proposed First Floor Plan

Proposed Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan

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



Google Earth Image

This dwellinghouse is located in an area of two-storey dwellings. This dwellinghouse is partly two-storey to the front and rear already. This application would essentially allow the raising of the roof at the front and infilling of the canopy area which would result in a two-storey dwellinghouse throughout. This is consistent with the area and would be appropriate in appearance. In addition, the proposed replacement garage door would be replaced with a window of similar size to the existing, and would retain a symmetrical appearance in terms of its positioning. The proposed walls would also match the existing. However, it is noted that no

details have been provided for the materials of the roof or window openings and so if consent is given, a condition would need to be included which ensures appropriate materials are used.

Noting the fallback position and minor nature of the changes proposed to that extant approval, the proposed development would not be visually harmful.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Bedrooms	12.3 13 12.5 18	11.2
Shared Bathroom and WC	4.96	3.6
WC	2.5	1.3
Living Room	23.5	13.2
Kitchen	18.62	7.2

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	603m ²	100m ²
Depth	34.6m	10m

The proposed rooms, and external amenity space for a 4 bedroom property would exceed the minimum space standards of Gravesham's Residential Layout Guidelines (2015). As such, it is considered that appropriate spaces would be provided for the future amenity of occupiers.

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, no objection to the proposal was received.

The proposed development would not result in any side facing windows and so there is no concern regarding overlooking and privacy. This is evident in the image below.



Google Earth Image

The neighbour to the north of the site; 425 Valley Drive does not have any first-floor side facing windows which would be impacted by the raised catslide section of the roof. The dwellinghouse already has two-storey elements to the rear so the actual increase in bulk is limited to the front section of the roof, which would not extend beyond the neighbours front elevation in any case.

429 Valley Drive is located to the south but given the significant distance from the subject property there would be no impact of the development in terms of loss of light on these neighbours building

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014

Parking and Highways

The proposals would see the existing garage blocked up. A 4 bedroom dwellinghouse, is considered to need a maximum of 4 vehicle parking spaced under the KCC Parking Standards (2006). It is also noted that this scheme would create an additional bedroom so spacing for the storage of 1 cycle would also be required.

Although the garage would be taken out of use and converted to a home office, the dwellinghouse benefits from a large drive to the front which would be unchanged, and capable of accommodating an adequate number of vehicles. In addition, although no cycle store has been provided, the large rear garden and front drive evidences that if needed, the property is capable of providing cycle storage.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), 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:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th August 2026	Dated:	10th August 2026