

Delegated Report

Householder Planning Application

Planning Application No: 20260498

Location: 30 Lamorna Avenue Gravesend Kent DA12 5QE

Description: Demolition of existing rear projection. Erection of a single storey rear extension with roof light and partial timber raised deck with steps to garden. Extension to existing loft to include rear facing dormer.

Applicant: Mr Harry Burra

Site Visit Date: 6/07/2026

Submitted Documents/Plans

- Application Form
- Proposed Block Plan and Location Map
- Existing Block Plan and Location Map
- Drawing No: P-09 (Proposed Section)
- Drawing No: P-08 (Proposed Side Elevation)
- Drawing No: P-07 (Proposed Side Elevation)
- Drawing No: P-06 (Proposed Rear Elevation)
- Drawing No: P-05 (Proposed Front Elevation)
- Drawing No: P-04 (Proposed Roof)
- Drawing No: P-03 (Proposed Loft)
- Drawing No: P-02 (Proposed First Floor)
- Drawing No: P-01 (Proposed Ground Floor)
- Drawing No: A-009 (Existing Section)
- Drawing No: A-008 (Existing Side Elevation From No.32)
- Drawing No: A-007 (Existing Side Elevation from No.28)
- Drawing No: A-006 (Existing Rear Elevation)
- Drawing No: A-005 (Existing Front Elevation)
- Drawing No: A-004 (Existing Roof)
- Drawing No: A-003 (Existing Loft)
- Drawing No: A-002 (Existing First Floor)
- Drawing No: A-001 (Existing Ground Floor)

Supplementary Information

- Drawing No: P10 (Proposed 3D)
- Drawing No: A010 (Existing 3D)
- Site Image Front
- Site Image Rear

Relevant Planning History

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 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.

Other material considerations

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

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

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

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 31.07.2026 and one representation was received.

The main points raised were:

- Concerns raised regarding the absence of a Party Wall Agreement and whether one is required before works commence.
- Requests clarification on how demolition of the shared rear outhouse/store will be carried out without affecting the adjoining property.
- Seeks details on how the exposed wall and roof will be repaired to ensure waterproofing and structural integrity.
- Queries whether the proposed roof works could impact the neighbouring property's roof.
- Requests full technical drawings, dimensions, and structural calculations for review.

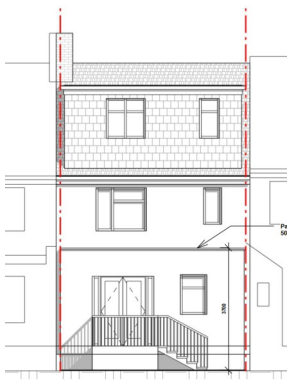
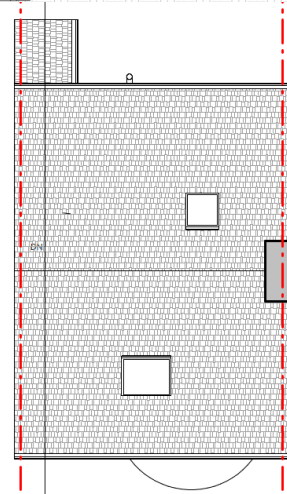
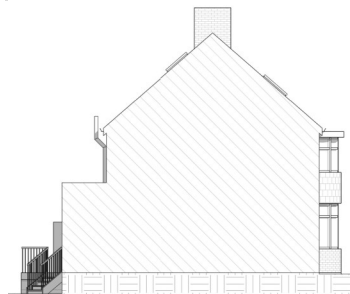
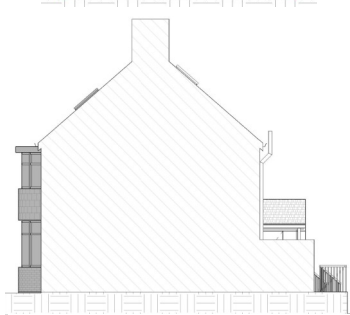
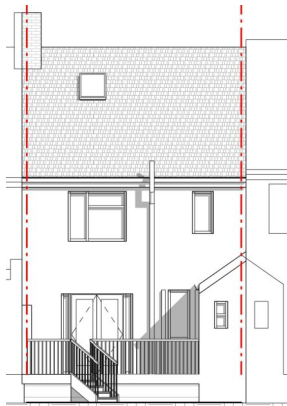
Analysis

Proposal

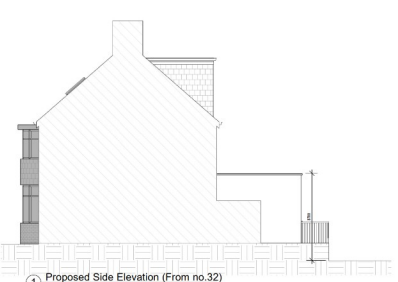
The proposal seeks to demolish an existing rear projection and erect a single storey rear extension with a roof light and partial timber raised deck with steps to garden. The proposal also seeks to create a rear facing dormer and relocate the front door.

Existing

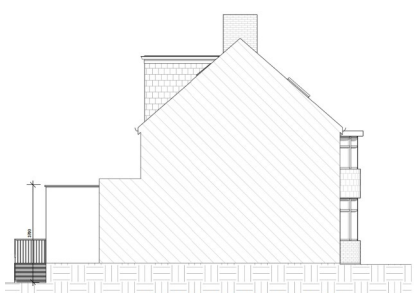
Proposed



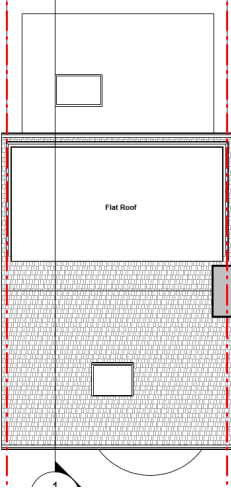
Proposed Rear Elevation

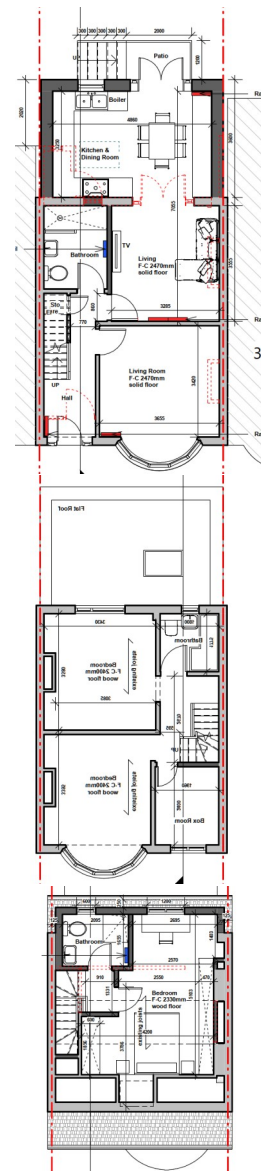
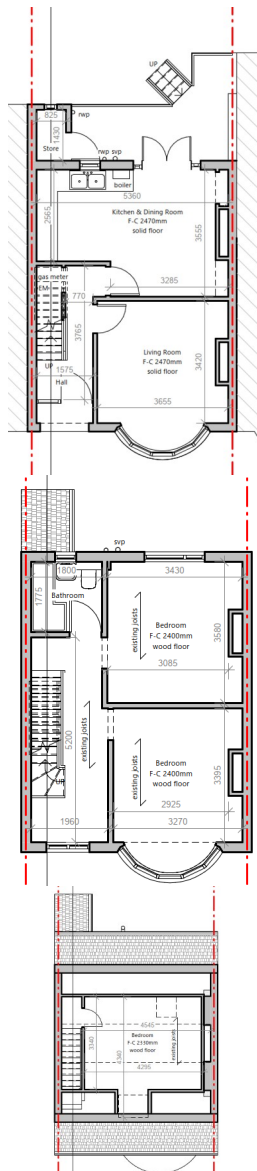


Proposed Side Elevation (From no.32)



Proposed Side Elevation (From no.28)





Character and Appearance

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 site comprises a two-storey mid-terraced dwelling. The land slopes downward towards the rear, resulting in a level difference between the internal floor level and the external ground level. To the front, the property benefits from a dropped kerb providing access to a hardstanding, while to the rear there is a small store/outhouse attached to the neighbouring property at No. 28.

The proposal includes the demolition of a store located within the applicant's ownership. Whilst a Party Wall Agreement may be required should the works have the potential to affect the adjoining property, matters relating to the Party Wall Act are private civil matters and are not material planning considerations.



The first element of the proposal is the erection of a single-storey rear extension incorporating parapet walls. As demonstrated by the images below, similar rear extensions are a common feature within the surrounding area and are therefore not considered out of character with the prevailing pattern of development.

The extension is wholly contained within the applicant's curtilage and is considered acceptable in terms of its scale, siting and design. The proposed materials are appropriate and would integrate satisfactorily with the host dwelling.

The extension would be served by a modest, decked area providing access to the rear garden via a set of steps. Given its limited size and functional purpose, the deck is intended primarily as a means of access necessitated by the site's level changes, rather than as an outdoor seating or amenity space. Furthermore, it is set away from neighbouring boundaries and is therefore considered acceptable in planning terms.



The proposal also seeks to erect a rear dormer, the dormer is shown as being set below the ridge and away from the eaves with similar materials. There is a similar dormer within the vicinity so the proposed is not out of character, furthermore the dormer could potentially be built under permitted development.

To the property frontage the applicant wishes to relocate the front door, the door is not being strictly relocated but will be positioned to close off the front porch area which is an original feature of this dwelling. This could also be done without the benefit of planning permission.

The proposed development is compliant with Policy DP3(1) of the NPPF (2026), CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users, including adequate access to natural light and protection from noise, pollution and other adverse impacts that could harm health or quality of life.

The proposal will maintain the number of bedrooms however the rear dormer will increase the headspace for the loft room and improve the living conditions in terms of improved outlook.

The rear extension will provide additional living space for future occupiers and there will be adequate garden area. The proposed development is considered to safeguard the amenity of future occupiers and is in accordance with the objectives of SPG2 Residential Layout Guidance (2020), Policy CS19 of the Local Plan Core Strategy 2014 and Policy P3 of the National Planning Policy Framework 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.

Also relevant to this proposal is SPG2 Residential Layout Guidance 2020 which is the Council's adopted Supplementary Planning Guidance document as well as Policy CS19 of the 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 and those of neighbouring properties and land.

These policies are relevant in assessing the proposal's impact on neighbouring residential amenity

The proposed development would not result in any unacceptable impact on the amenities of No. 32. This neighbouring property already benefits from a single-storey rear extension, and therefore the proposal would not give rise to any material loss of light, outlook, or privacy.

In relation to No. 28, an existing store is located along the shared boundary with No. 30. The proposal involves the demolition of the section of the store within the applicant's ownership. The existing roof is dual-pitched across the two properties and, following the proposed works, the highest part of the roof structure would remain on the neighbouring side. This retained element would sit marginally higher than the proposed extension. Although the proposed rear extension would project further into the rear garden than the existing store, its height would remain lower than the retained structure. As a result, the proposal is not considered to have a greater impact on No. 28 in terms of outlook or access to light than the existing arrangement.

Furthermore, no windows are proposed within the side elevation facing No. 28, ensuring that the existing level of privacy enjoyed by neighbouring occupiers is maintained.

The proposed rear dormer would serve a bedroom within the loft conversion. The outlook from this room would be comparable to that of existing first-floor bedrooms, and the dormer is not considered to result in any additional overlooking or loss of privacy beyond that which already exists.

Overall, the proposed development is considered to adequately safeguard the amenities of neighbouring occupiers and is in accordance with the objectives of Policies DP3 and P3 of the National Planning Policy Framework 2026, CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance (2020).

Parking and Highways

In this instance the current parking arrangement will be retained, the garden has a depth of 6m and a width of 5.6m. This can accommodate the parking requirements for a three bedroom dwelling.

The proposal is compliant with SPG4 KCC Parking Standards 2006.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	17/08/2026	Dated:	20th August 2026