



Delegated Report

Householder Planning Application

Planning Application No: 20260353

Location: 13 Darnley Street Gravesend Kent DA11 0PJ

Description: Erection of a single storey rear extension.

Applicant: Mr D Govindasamy

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 01/04/2026;
Supplementary Information – Design and Access Statement;
Supplementary Information – Heritage Statement;
Block Plans – Existing and Proposed
Drawing Number 01 (Site Location Plan, Floor Plans and Rear and Side Elevations – Existing); and
Drawing Number 02 (Floor Plans and Rear and Side Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20010017	Demolition of existing front boundary wall and erection of 1.3m-1.36m high wall mounted railings and an entrance gate between the existing brick piers; re-roofing; re-construction of chimney and installation of a new front door.	Permitted	23.02.2001

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)

- TC3 Development Affecting Conservation Areas

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
- Section 16 – Conserving and enhancing the historic environment

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)
- 19th Century Suburban Conservation Areas Management Plan;
- Darnley Road Conservation Area Character Appraisal (2017)
- Design for Gravesham – Design Code (2024)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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

GBC Conservation Officer – No Comments Received

Ward Councillors – No Comments Received

Neighbouring properties

3 surrounding properties were consulted, a site notice was displayed on 13.04.2026 and an advertisement in the local press on 17.04.2026.

No responses were received and the consultation period expired on 08.05.2026.

Officer's Analysis

Design, Character and Appearance

13 Darnley Street is a mid-terraced property located on the south side of the highway within the Darnley Road Conservation Area. The property is soft landscaped to the frontage with metal railings. The application seeks the erection of a single storey rear extension to project from the existing outrigger.



The single storey rear extension will have a flat roof at a height 2.5m, a width of 3.9m and will project 3.10m from the original outrigger. There is a small single storey structure to be removed as part of the application.

The extension will create space for a larger kitchen area with shower room/WC. There will be a window to the rear elevation serving the shower room which will be conditioned to be obscure glazed to Pilkington Level 3 or above a door to the flank elevation leading to the rear garden. The extension will be constructed with a rendered finish.

The application site is located in the Darnley Road Conservation Area. Policy CS20 (LPCS) states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. Also, saved Policy TC3 (LPFR) expects development in a conservation area to make a positive contribution to it. Policy CS19 (LPCS) is a more general design policy and requires new development to conserve and enhance the character of the local built and historic environment and to integrate well with the surrounding local area.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area

The proposed extension is considered to be modest in size, is located to the rear of the property and as such is not visible from a public vantage point. Therefore, the application is not considered to have an impact on the character and appearance of the Darnley Road Conservation Area.

Overall, the proposal is not excessive in size or bulk and is constructed using appropriate materials. The proposal is not visible from any public vantage point and as such would not have an adverse impact on the character or appearance of existing building or the surrounding Darnley Road Conservation Area. Therefore, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines state that a property with 2 bedrooms should have a minimum amenity area as 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

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development will have an approximate area of 38.66² which all but complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

The application does not introduce any habitable windows to the flank elevation and is therefore not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring

properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

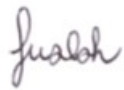
Conclusion

Overall, the proposal is not excessive in size or bulk, will be constructed using appropriate materials and would not have a detrimental impact on the Darnley Road Conservation Area. As such, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	26th May 2026	Dated:	26 May 2026