



Delegated Report

Householder Planning Application

Planning Application No: 20260611

Location: 79 Cirrus Crescent Gravesend Kent DA12 4QR

Description: Erection of a first floor rear extension. Removal of chimney and internal alterations.

Applicant: Mr Lee Sturge

Site Visit Date: Desktop Assessment

Procedural Matters

The planning merits of the first-floor rear extension have been assessed independently. Any future implementation of development not shown on the approved plans, including works incorporating a dormer extension, may require separate planning permission.

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: 26/2/01 03 (Existing and Proposed Plans and Elevations)
- Drawing No: 26/2/01 01 (Existing Ground and First Floor Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20260612	Application for a Proposed Lawful Development Certificate; Loft conversion with rear dormer.	Pending Decision	
19790810	Erection of single storey extension at the rear to form kitchen diner	Permitted	07.02.1980

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

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- 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

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

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 14.07.2026 and no comments were received.

Analysis

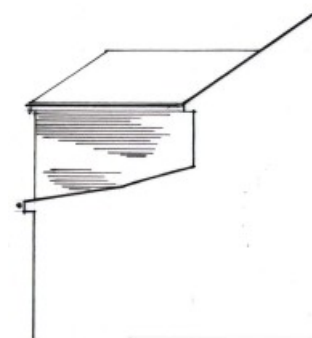
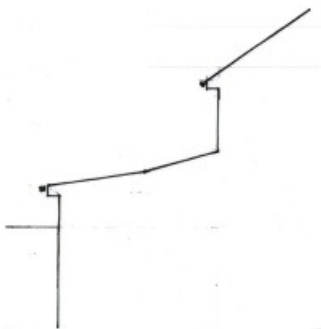
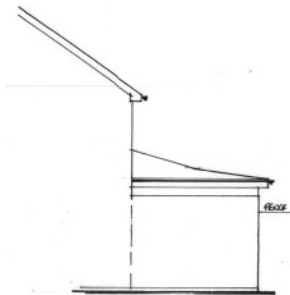
Proposal

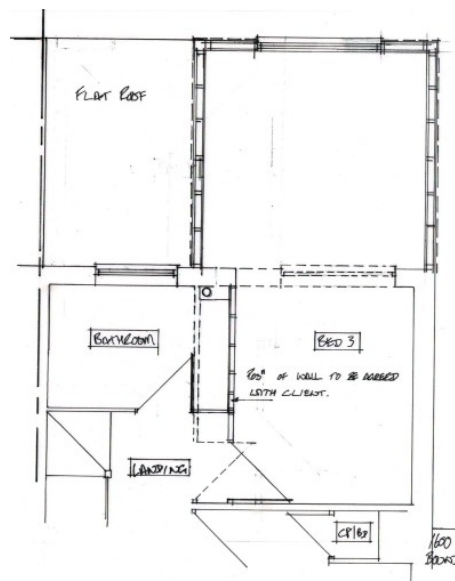
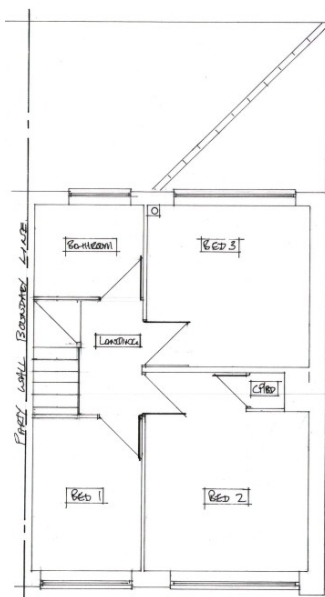
The proposal seeks the erection of a first floor rear extension.

Existing



Proposed





Background

The application site has a single storey rear extension in situ which was erected under reference 19790810. There is also a lawful development certificate granted for the erection of a rear dormer, below is a procedural note included in the delegated officer report for the rear dormer under reference 20260612.

The application seeks a Lawful Development Certificate for the proposed erection of a rear dormer roof extension.

The Local Planning Authority is aware that a simultaneous application for planning permission has been submitted at the property for a first-floor rear extension (ref. 20260611). Both applications have been submitted by the same applicant and agent and have been assessed independently.

In determining an application for a Lawful Development Certificate, the Local Planning Authority is required to consider whether the development proposed in the application would be lawful if carried out. The assessment is therefore limited to the dormer extension shown on the submitted plans under 20260612 and whether it complies with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Having assessed the proposal against the relevant provisions of Schedule 2, Part 1, Class B of the GPDO, the proposed rear dormer extension is considered to constitute permitted development and would therefore be lawful.

*For the avoidance of doubt, this certificate relates **only to the development shown on the approved plans**. No assessment has been undertaken of a combined scheme incorporating both the proposed rear dormer extension and the first-floor rear extension proposed under planning application ref. 20260611. The issue of this certificate should not be interpreted as confirming the lawfulness of any such combined form of development. Any development materially differing from the plans assessed under this application may require planning permission and would need to be considered on its own merits.*

Character and Appearance

The application property is a two storey semi detached house situated within the Riverview Park Estate. There is currently a single storey rear extension in situ which has a hipped roof form. The proposal seeks to erect a part width first floor extension over the existing single storey rear extension. The depth of the extension will match that of the single storey rear extension.



The extension will be finished with a hipped roof form and constructed with matching materials as stated on the application. The plans suggest cladding, but a condition will be attached stating it must match the original. There are examples of similar extensions in Riverview Park so the proposed would not be an out of character addition. Furthermore the extension is located to the rear of the property and would not be visible from the public realm.

The proposed works are contained within the applicants own boundary so there are no concerns regarding encroachment and the proposed roof form follows a similar profile to the existing which is appropriate in terms of design. The scale of the development is appropriate in relation to the host dwelling.

The proposal is compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed development will increase the size of an existing bedroom. It is noted that the position of an internal wall has not been confirmed, this would not necessarily impact the external element of the proposal.

As the proposal is maintaining the current arrangement and increasing an existing bedroom size it is considered that the development safeguards future occupier amenity in line with SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The extension is situated between No.s 77 and 81 Cirrus Crescent.

Impact on No.77

This property adjoins the host dwelling. The proposed extension is located away from the common boundary and because it is only part width it would not impact light or outlook levels currently enjoyed by this property. In terms of privacy there are no windows proposed in the flank elevation which could otherwise impact neighbouring privacy.

Impact on No.81

This property is not attached to the application site and there is a gap between the dwellings. The extension is therefore not liable to impact light or outlook enjoyed by this dwelling. In terms of privacy

there are no windows proposed in the flank elevation which could otherwise impact neighbouring privacy.

In order to further safeguard neighbouring privacy a condition will be attached to ensure there are no alterations to the fenestrations permitted under this application without prior written consent from the LPA.

The development safeguards neighbouring occupier amenity in line with SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development would not impact existing parking arrangements therefore there are no concerns in this regard.

Other Material Considerations

The Local Planning Authority is aware that a contemporaneous application for a Lawful Development Certificate (LDC) has been submitted at the same property for the erection of a rear dormer roof extension (ref. 20260612). Both applications have been submitted by the same applicant and agent and have been considered independently on their own merits.

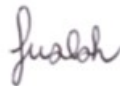
This application seeks planning permission for a first-floor rear extension and has been assessed solely on the basis of the development shown on the submitted plans. The proposal is considered acceptable in terms of design, scale, character and impact on neighbouring amenity and therefore accords with the relevant policies of the Development Plan.

For the avoidance of doubt, this planning permission relates only to the first-floor rear extension as shown on the approved drawings. No assessment has been undertaken of a combined scheme incorporating both the approved first-floor rear extension and the proposed rear dormer extension. The grant of planning permission under this application should not be taken as indicating that any combined form of development would be lawful or acceptable in planning terms. Any such proposal may require separate planning permission and would be assessed on its own merits.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
/Dated:	12/08/26	Dated:	13 August 2026