



Delegated Report

Planning Application

Planning Application No: 20260567

Location: Land Adjacent To 19 Beaumont Drive Northfleet Gravesend Kent

Description: Demolition of the existing garage and erection of two bedroom dwelling with off road parking.

Applicant: Mr Jatinder Lalli

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

19BR/A3/01 – Site Map

19BR/A3/02 – Existing Front and Rear Elevations

19BR/A3/03 – Existing Block Plan and Side Elevations

19BR/A3/04 – Proposed Front and Rear Elevations

19BR/A3/05C – Proposed Block Plan and Side Elevations

19BR/A3/06 – Proposed GF/FF and Roof Plans

Relevant Planning History

Reference	Description	Decision	Decision Date
20200528	Demolition of existing garage and erection of a three bedroom end terrace house with off road parking on land adjacent 19 Beaumont Drive	Permitted	04.08.2020
20200241	Demolition of the existing garage and erection of an attached three bedroom dwelling	Refused	17.04.2020

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 (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)
- 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

Ward Councillors

No comments received.

Neighbouring properties

9no. surrounding properties were consulted and 1 comment was received objecting to the scheme. The final date to submit comments ended on 3rd July 2026.

Summary of objection:

- Concerns raised regarding traffic and congestion.
- Concerns raised regarding impact on existing character of the area
- Concerns regarding crime impacts
- Concerns regarding overdevelopment and overpopulation of the new property.

Officer's Analysis

Housing Need

The Local Plan Core Strategy was adopted by the Council in September 2014 and is more than five years old. Local housing need is therefore calculated using the Government's Standard Method, establishing a baseline requirement of 687 dwellings per annum.

The Housing Delivery Test (HDT), published by the Government on 17 August 2026, sets out that the presumption in favour of sustainable development applies within the Borough. National decision-making policy S3 of the Framework sets out that decisions on development proposals should apply a presumption in favour of sustainable development, as follows:

- a. National decision-making policy S4 of the Framework should be applied when considering development proposals within settlements;
- b. National decision-making policy S5 of the Framework should be applied when considering development proposals outside settlements; and
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies of the Framework are to be approved without delay.

The Council's most recent Five-Year Housing Land Supply Statement, covering the period 2025-2030, identifies a deliverable supply of 2,053 dwellings against a buffered requirement of 4,056 dwellings (based on the 2025 outcome of the standard method). The Council is therefore currently unable to demonstrate a five-year supply of deliverable housing land. This position equates to a housing land supply of 2.53 years. National decision-making policy HO7 sets out that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, taking into account evidence produced for the Council e.g. a local housing needs assessment, and the needs for different groups.

The proposed development is for a net increase of 1 residential unit, which would contribute towards meeting an unmet need for general market housing as identified in the Council's Local Housing Need Assessment (October 2025). Therefore, substantial weight should be afforded to meeting the needs of the housing needs of the community.

However, this has to be balanced against other requirements of the Development Plan and the NPPF 2026, including as set out in National decision-making policy DP3 Para.3, compliance with relevant development plan policies when assessing the design quality of proposals i.e. Local Plan Core Strategy Policy CS19: Development and Design Principles. This and other matters will be discussed in detail in the sections below.

Principle of Development

Policy S4 of the National Planning Policy Framework (NPPF) (2026) sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) also supports development in such matters.

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.

It should also be noted that this application is essentially a resubmission of a previous approved application that has since expired, as outlined in the planning history section of this report. As such the principle is established and the purpose of this application is to ensure the proposal accords with the current relevant national and local policies.

Density

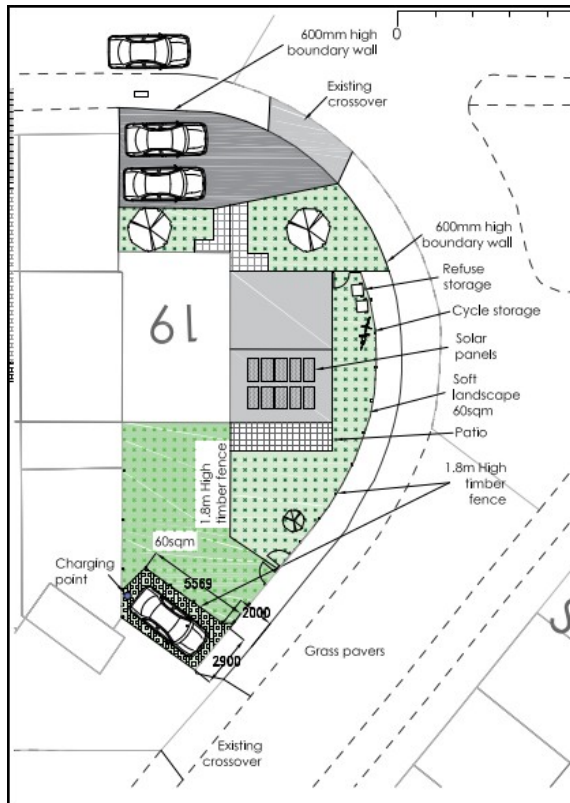
Based on the submitted site area of approximately 360m², the existing plot containing one dwellinghouse would be approximately 28 dwellings per hectare and the proposed revised density would be approximately 56 dwellings per hectare.

Policy CS15 (LPCS) establishes a minimum urban density of 40dph in the urban area, rather than a maximum and requires density to be consistent with good design and local character. Policy L3 (NPPF) expects proposals within settlements to increase density while securing well-designed, attractive and healthy places. Its acceptability depends on whether the height, massing, occupier amenity, and relationship with neighbouring development are satisfactory, in the contextual element of the assessment.

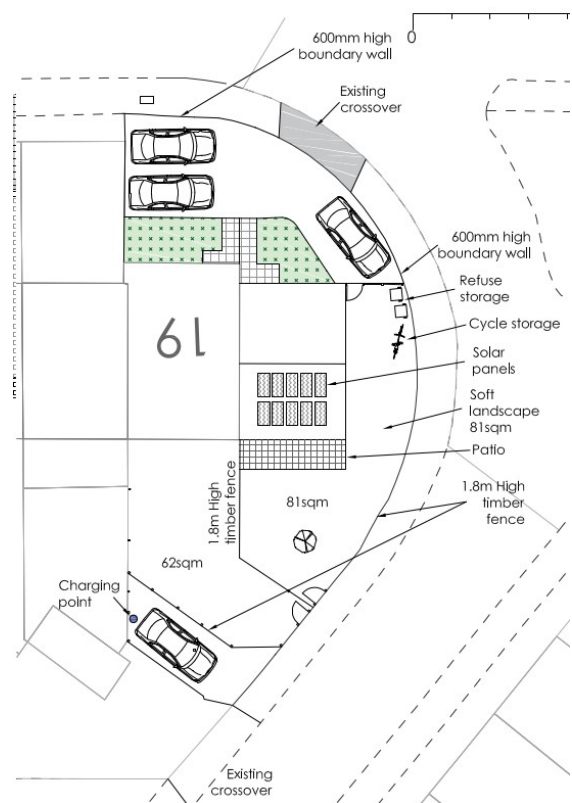
The proposed density of approximately 56 dwellings per hectare would make efficient use of an urban site and would not be unacceptable in numerical terms. Subject to the design, amenity and other matters identified below being acceptable, the density would accord with Policies CS15 of the LPCS (2014) and L3 of the NPPF (2026).

Design, Character and Appearance

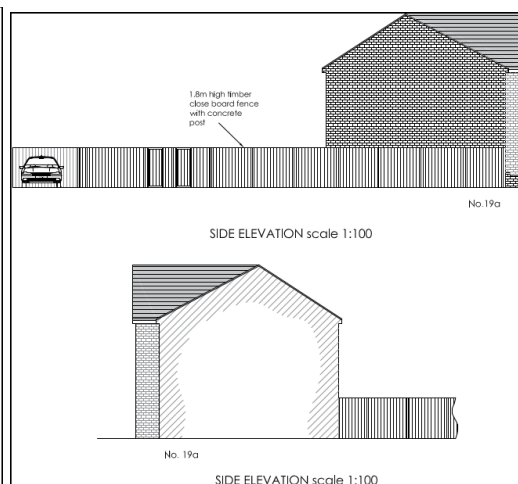
This application follows planning approval reference 20200528, for a development almost identical in design terms. The below plans show some of the approved and proposed plans for comparative purposes.



Approved Block Plan 20200528 (Not to Scale)



Proposed Block Plan (Not to Scale)



Approved Elevations 20200528 (Not to Scale)



Proposed Elevations (Not to Scale)

The proposed development would replace the existing single storey garage building at the site with a two-storey dwelling similar in scale to properties within the terraced block. The new dwelling would be attached to the north eastern elevation of the property at no.19 Beaumont Drive, and its design, form and roof configuration would reflect that of the existing terrace block. The proposals would result in subdivision of the plot to create a separate curtilage for the proposed new dwelling.

A defining characteristic of this part of Beaumont Drive is of terraced properties set back from the road behind front gardens. Although, this plot makes an important contribution to the spacious and open local character, evidence in the local area suggests majority of lands on corner plots have been development to provide mainly single storey side extensions and garages.

The amenity strip retained on the side would also help to maintain a semblance of the open local character. It is considered the layout, scale and mass would reflect the general character of the surrounding area that generally comprise of terraced properties, and the form of roof configuration would be in keeping with the visual character of the area.

Therefore, whilst the development would result in the loss of much of the side garden and in a sense the open character on this corner plot, given the consistency of the scheme with the previous approval and the reflective design of the existing dwellinghouse, with retention of openness to the side, in this instance it is considered that the scheme would not be significantly harmful such that a refusal would be warranted on design grounds.

The resulting development would respond appropriately to the character and features of the site and its surroundings, whilst allowing for an appropriate degree of change, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Policy DP3 of the NPPF (2026).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed so as to safeguard the amenity of future occupiers, including in respect of privacy, daylight and sunlight. Policy L2 of the National Planning Policy Framework (2026) requires sensitive redevelopment and additional development within existing plots to maintain acceptable living standards for residents in terms of access to daylight, sunlight, privacy and external amenity space. Policy P3 further requires development to provide healthy living conditions for occupiers, including adequate access to light.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Bedroom 1	11.3	Double: 11.2

Bedroom 2	9.5	Single: 6.5
Kitchen/Diner	15.5	12
Lounge (Living Room)	13.3	9.5

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	55m ²	37.2m ²
Depth	8.5m	7.6m

Overall, it is considered that the revised proposal would provide an acceptable standard of residential accommodation and would safeguard the living conditions of future occupiers. The proposal therefore complies with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the relevant Residential Layout Guidelines, and Policies L2 and P3 of the National Planning Policy Framework (2026).

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, 1 comment from a member of the public was received.

The planning agent has confirmed that 19 Beaumont Road is a 2 bedroom dwellinghouse. It is noted that the existing dwellinghouse would retain a rear garden depth 10.7m and area of 62m². This would meet the standards for this property. In terms of overbearing bulk, overlooking or overshadowing, the proposed dwellinghouse would be located adjoining the property in a manner which would not directly overlook.

The development is therefore considered to safeguard neighbouring amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the relevant principles of the Council's Householder Extensions/Alterations Guidance, and national decision-making Policies L2, DP3 and P3 of the National Planning Policy Framework (August 2026).

Parking and Highways

KCC Parking Standards (2006) requires 2 vehicular parking spaces maximum, for a dwelling with 2 and 3 bedrooms. The Standards also require an additional cycle parking space per bedroom.

As such for this proposed 2 bedroom house, the requirement is for 2 vehicular spaces and 2 bicycle storage spaces. The existing dwellinghouse which also has 2 bedrooms, would require 2 parking spaces to be retained. No additional cycle storage would be required for the existing dwellinghouse as no new additional bedrooms would be created here.

In the previous application 2 vehicular, spaces were approved for the existing dwellinghouse, and 1 for the proposed dwellinghouse alongside a cycle store to the enclosed garden area to the side of the dwellinghouse. In this case the cycle store is proposed again, as are the approved spaces. This new application would however extend the proposed driveway to the front of the site further creating an additional vehicle parking space for the proposed dwelling. This would therefore provide 2 spaces for the existing dwellinghouse and 2 spaces for the proposed dwellinghouse (4 in total). This proposal is therefore considered to provide adequate provision for storage of vehicles and cycles on site, compliant with the standards.

Adequate vehicle and cycle parking provision is therefore available, and the sustainable location of the sight weighs in favour of the application. The proposal would be in accordance with policies TR3 and TR4 of the National Planning Policy Framework (2026), 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.

Biodiversity Net Gain

Policy N2 of the National Planning Policy Framework (2026) requires development proposals to contribute positively to the natural environment and support nature's recovery, including by conserving or enhancing existing natural features, minimising adverse impacts on biodiversity and incorporating appropriate biodiversity features. Where significant harm to biodiversity cannot be avoided, adequately mitigated or, as a last resort, compensated for, development should be refused.

Section 40 of the Natural Environment and Rural Communities Act 2006, as amended by the Environment Act 2021, also places a duty on public authorities to conserve and enhance biodiversity in the exercise of their functions.

Policy CS12 (LPCS) indicates that sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, and that there will be no net loss of biodiversity in the Borough.

The existing garden will not alter as part of this proposal, therefore there would be no biodiversity net loss. The proposal would not result in any material alteration to the existing garden and no significant adverse impact on on-site biodiversity is identified.

The current exemptions are as follows:

1. If application was made before 12th February 2024.
2. If application is for small (minor category) developments made before 2nd April 2024.
3. If application was made before 6th August 2026 and is a self-build of custom build development.
4. If application was made after 6th August 2026, and the site area within the red line boundary is 0.2 hectares or below. *(This does not apply if the site impacts a priority habitat on-site).*
5. If application was made after 6th August 2026, and:
 - the whole development is temporary
 - planning permission is granted for 5 years or less

(This does not apply if the site impacts a priority habitat on-site).

6. In some instances, applications for Variation to existing planning permission (For instance where BNG did not apply to the original permission).
7. De Minimis Developments which impacts less than:
 - 25 square metres (5m by 5m) of on-site habitat or,
 - 5 metres of on-site linear habitats such as hedgerows

(This does not apply if the site impacts a priority habitat on-site).

8. If the application is for Householder category application
9. Developments creating or enhancing habitats solely or mainly for the purpose of fulfilling the BNG planning condition for another development
10. Urgent crown developments
11. Developments that are granted planning permission by a development order (including permitted development rights)

These exemptions are clearly laid out on the government website here:

[Biodiversity net gain: exempt developments - GOV.UK](#)

This application was received on 1st June 2026. The application form identified this as a self-build development and so the exemption identified as no.3 on the list above applies and the application is exempt from the Statutory Biodiversity Net Gain requirement.

Thames Estuary and Ramsar Buffer Zone

The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £350.16 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.

Where there are no other contributions required for a development applicants generally have chosen to submit the payment of £350.16 per dwelling by filling in the Strategic Access Management and Monitoring Strategy (SAMMS) Agreement. By filling in this form there are no legal fees to be paid by the applicant, and refund mechanisms are in place in the event of a refusal.

The applicant has completed the SAMMS Mitigation Contribution Agreement and made the required payment, addressing this issue.

Policy N6 of the NPPF (2026) states that development affecting a site of international importance should be refused unless, amongst other things, an Appropriate Assessment has concluded that the proposal would not adversely affect the integrity of the site, either individually or in combination with other development. For the purposes of the NPPF, habitats sites include Special Protection Areas and listed Ramsar sites.

Having regard to the scale and nature of the proposal and the SAMMS mitigation secured, the proposal would not adversely affect the integrity of the Thames Estuary and Marshes SPA and Ramsar site, either alone or in combination with other plans or projects. The development would therefore accord with the requirements of the Conservation of Habitats and Species Regulations 2017, Policies N2 and N6 of the National Planning Policy Framework (2026), and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Conclusion

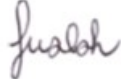
The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approved the development.

(For detailed conditions and informatives, see draft Decision)



Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	24th September 2026	Dated:	25 September 2026