



Delegated Report

Householder Planning Application

Planning Application No: 20260592

Location: 96 Lanes Avenue Northfleet Gravesend Kent

Description: Erection of first-floor rear extension.

Applicant: Mr. Singh

Site Visit Date: 22/06/2026

Procedural Matters

The site has two outbuildings on site of which one is connected to the single storey rear extension. It is noted that this outbuilding is not shown on the plans. Historical images show that it has been in situ since at least 2003.



Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: KL/1504-1 (Existing and Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20260564	Application for a Proposed Lawful Development Certificate; Hip to Gable Enlargement with rear dormer and roof lights to front roof slope and conversion of loft into habitable space.	Certificate Granted	16.07.2026

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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

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)
- 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

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

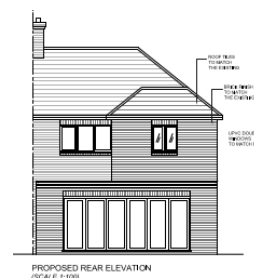
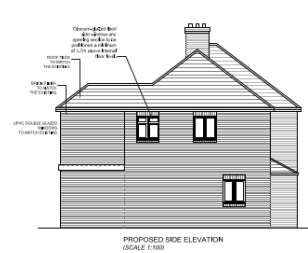
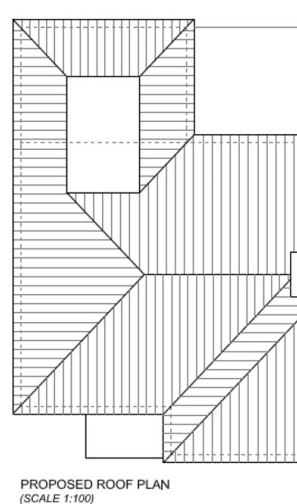
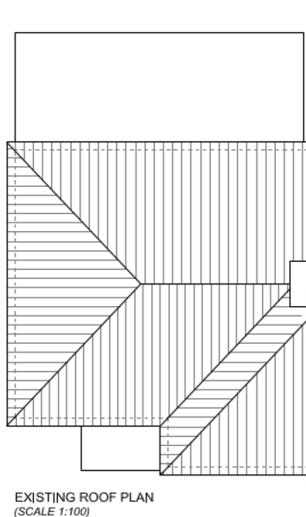
The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 10.07.2026 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a part width first floor rear extension and alterations to the fenestration.





Background

The application site has recently had a lawful development certificate granted for the erection of a hip to gable enlargement and a rear dormer – this was granted under reference 20260564.

Character and Appearance

The application site comprises a two storey semi detached house which has a rear extension in situ which appears to have been built under permitted development.

The proposal seeks to erect a part width first floor rear extension over the single storey rear extension to allow for the creation of an additional bedroom. As part of the proposal an existing bedroom window will be relocated to the flank wall and another bedroom will be reduced in size to accommodate access into the

new bedroom.

The proposed extension will feature a flat roof at first floor level, this is something which is not encouraged nor supported by the Council. The extension will be out of character in this area which comprises single storey rear extensions and rear dormers as can be seen from the below aerial image.



Paragraph 10.3 of the Council's adopted design guidance states:

Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof.

In this instance the property has a dual pitched roof and the proposed extension at two storey level would include a flat roof which does not align with the adopted guidance.

The proposed extension is poorly designed and does not respect the character of the main dwelling to which it is attached. The extension would also harm the wider character of the area, which is characterised by pitched roof forms at first floor level.

The proposed extension would result in a development which is harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

The proposed bedroom will have a size of 9.2sqm whilst reducing the size of an existing bedroom to 6sqm. The Council's adopted design guidance states:

Table 1

Function of room	Floorspace sq.m
Double bedroom	11.2
Single bedroom	6.5
Living room	13.2
Dining room	9.5
Kitchen	7.2
Kitchen/diner	12.0
Lounge/diner	18.0
Bathroom and WC	3.6
Bathroom only	2.8
WC only	1.3

Therefore the proposal will result in an undersized bedroom which will cause poor living conditions for future occupiers.

The proposal will result in a bedroom facing a flank elevation which will result in poor levels of light and outlook to the left, another existing bedroom will also suffer from reduced outlook as a result of the proposal.

Post development the proposed bedrooms sizes would increase from 3 to 4. The Council's technical standard states:

Table 2

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 resultant garden area will be a minimum of 76sqm – this is based on the submitted block plans which only show one outbuilding. This demonstrates that there is not sufficient garden space to meet the requirements of SPG2 Residential Layout Guidance, therefore the proposal fails to adequate safeguard future occupier amenity.

The proposed development will result in an unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para 135(f) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposed development is not liable to impact the adjoining semi known as No.94 Lanes Avenue as the development is located away from the shared boundary with this property. There are no windows proposed in the flank elevation of this property which preserves the privacy of No.94

The property known as No.98 Lanes Avenue will have a window facing its flank elevation, this window will serve a bedroom which is a habitable room. There is a window in the flank elevation of No.98, which likely serves the hallway which is not a habitable room.

The proposal is does not harm the privacy of adjoining occupiers, furthermore relocating the window could be done without the benefit of planning permission as there is nothing to suggest the property does not have its PD rights intact.

Due to the gap between the application site and No.98 there would not be any harmful overshadowing or loss of outlook.

The proposed extension does not materially harm light, privacy or outlook of adjoining occupiers. The proposal is therefore compliant with SPG2 Residential Layout guidance 2020.

Parking and Highways

The proposal will increase the need for onsite parking requirements, however there is sufficient parking on the property frontage to meet the needs of the development.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below two grounds:

The proposed extension would result in a development which is harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy

Framework 2024.

The proposed development will result in an unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para 135(f) of the National Planning Policy Framework 2024.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28/07/2026	Dated:	29th July 2026