



Delegated Report

Householder Planning Application

Planning Application No: 20260622

Location: 354 Thong Lane Gravesend Kent DA12 4LH

Description: Demolition of existing outbuilding and erection of a proposed part single-storey, part two-storey rear extension

Applicant: Mr Singh

Site Visit Date: 7th July 2026

Submitted Documents/Plans

Application Form Dated 14/06/2026;
Drawing Number 001 (Location Plan with Block Plans – Existing and Proposed);
Drawing Number 002 (Floor Plans – Existing);
Drawing Number 003 (Floor Plans – Proposed);
Drawing Number 004 (Elevations – Existing); and
Drawing Number 005 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20251308	Demolition of existing outbuilding. Erection of a double storey front porch extension	Permitted	13.02.2026
20251310	Application for a Proposed Lawful Development Certificate; Erection of rear box dormer and rooflights at the front to convert the loft space into a bedroom and an en-suite.	Certificate Granted	29.01.2026
20251309	Prior approval application for a single storey rear extension with a depth of 4.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres	Prior Approval not Required	28.01.2026

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

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 (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

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

Shorne Parish Council

Previous planning applications refs 20251308, 20251309 and 20251310 are noted, it is assumed this present application would replace 20251309 and 20251310.

The Parish Council has no objection in principle to this new proposal but comments that the “outbuilding” referred to is a semi-detached garage.

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 30/06/2026. No responses were received and the consultation period ended on 24/07/2026.

Officer’s Analysis

Design, Character and Appearance

354 Thong Lane is a two storey semi-detached property located on the western side of the highway. The application site is part soft landscaped and part hard standing with garage to the side.



The application proposes the demolition of existing garage and the erection of a part single-storey, part

two-storey rear extension.

The extension would have a pitched roof at first floor level with a maximum height of 6.4m and an eaves height of 5.09m and a flat roof at single storey with a maximum height of 2.7m. The extension proposes an overall width of 6.07m at single storey and 3.4m at first floor and would project from the rear elevation by 4m.

The extension would create space for an open plan kitchen/living/dining area at ground floor and internal reconfiguration for a study at first floor. There would be bi-fold doors and a window to the rear elevation at ground floor and a window to the rear elevation at first floor serving a bedroom.

The application would be constructed with a brick finish and roof tiles to match the host dwelling.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development, the application site would retain an area of 73.3sqm and a depth of 10.2m, in accordance with current guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

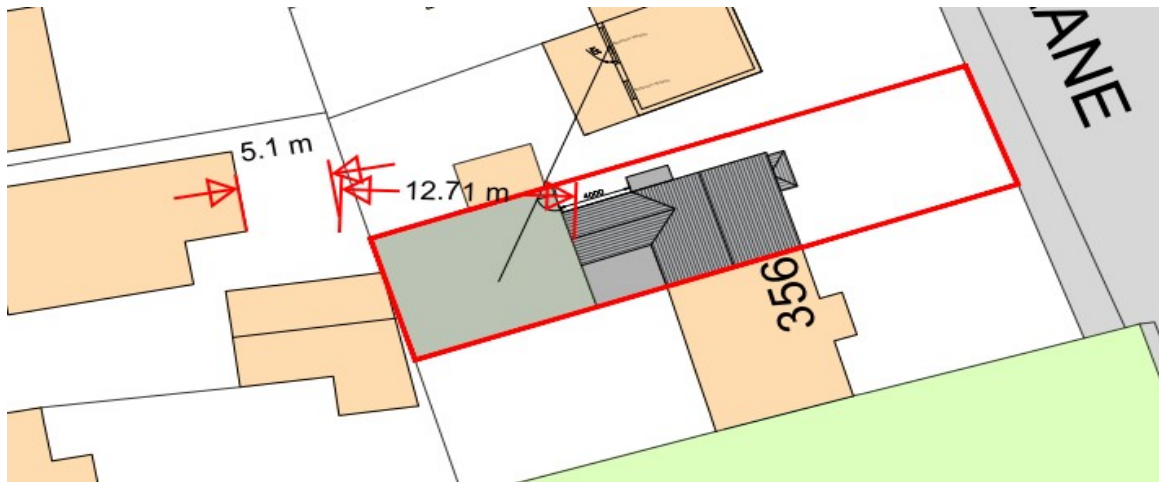
Neighbouring Amenity

The application proposes a habitable window at first floor level serving a bedroom, which would project 4m from the existing rear elevation.

Gravesham's Residential Layout Guidelines states that, for privacy distances and overshadowing:

18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling.
A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.

As shown below, the proposed bedroom window would have a maximum distance of 12.71m from the rear garden of neighbouring property known as 5 Genesta Glade, significantly below the recommended guidelines:



Google Earth Images



As such the proposal is considered to detrimentally impact the privacy of neighbouring properties and is contrary to current policies.

In terms of outlook, overshadowing or loss of light, the two storey extension is set in from the adjoined neighbouring boundary of 356 Thong Lane by 2.9m and the original dwelling is set away from neighbouring property known as 352 Thong Lane and as such raises no concerns.

Overall, by way of the first floor habitable window, the application fails to safeguard the privacy of neighbouring properties and is contrary with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Whilst the application would result in a loss of the existing garage, there is sufficient off-road parking and as such there are no parking or highways concerns related to the application.

Conclusion

By way of the detrimental impact on neighbouring privacy, the application fails to safeguard the amenity of neighbouring properties and is contrary with Policy CS19 (Development and Design Principles) of

Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	27 th July 2026	Dated:	29th July 2026