

Delegated Report

Householder Planning Application

Planning Application No: 20260358

Location: 80 Beaumont Drive Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with a flat roof with roof lights.

Applicant: Mr Balhar Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 03/04/2026;

Site Location Plan;

Drawing Number 2606-020 (Site Layout Plans – Existing and Proposed);

Drawing Number 2606-006 (Elevations – Proposed);

Drawing Number 2606-005 (First Floor Plan – Proposed);

Drawing Number 2606-004 (Ground Floor Plans – Proposed);

Drawing Number 2606-003 (Elevations – Existing);

Drawing Number 2606-002 (First Floor Plan – Existing); and

Drawing Number 2606-001 (Ground Floor Plan – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20010513	Erection of single storey rear extension to form enlarged kitchen and dining room.	Permitted	26.07.2001

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

Gravesham Local Plan: First Review (1994)

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)
- 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

Ward Councillors – No comments received

Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed on 13/04/2026. No responses were received and the consultation period ended on 08/05/2026.

Officer's Analysis

Design, Character and Appearance

80 Beaumont Drive is a two-storey terraced dwellinghouse located on the north side of the highway. The property is block paved to the front for off road parking.



The application proposes the construction of a single storey rear extension.

The single storey rear extension would have a flat roof at a height of 3m. The extension proposes an overall width of 5.48m and would project from the rear elevation by 3.7m.

The extension would create space for a lounge area with utility room and WC. There would be bi fold doors to the rear elevation and a window serving the WC which would be conditioned to be obscure glazed to Pilkington level 3 or above. The extension would be constructed with a brick finish to match the existing.

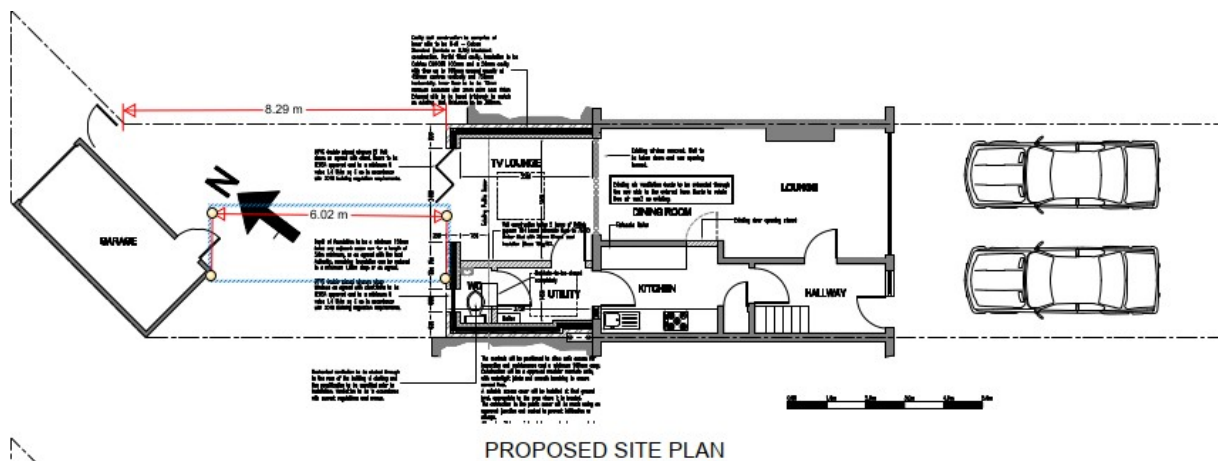
The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS)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

Amenity of Future Occupiers

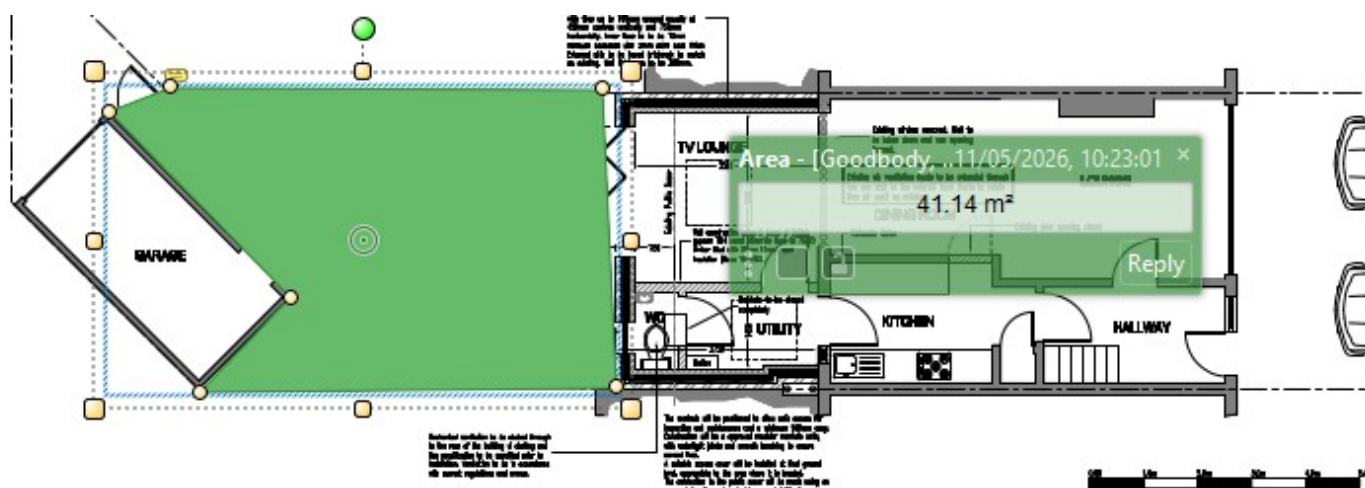
Gravesham's Residential Layout Guidelines states that a 3-bedroom property should have a minimum requirement as set out below:

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

Post development, the application site retains a depth ranging from 6.02m to 8.29m:



The site also retains an amenity area of 41.14m²:



Whilst both the remaining area and depth are below the recommended guidelines, 80 Beaumont Drive benefits from full permitted development rights. Permitted development rights set out a rear extension should have a maximum projection of 3m from the rear elevation.

Whilst the proposed extension measures 3.7m from the rear, this is considered to be a minimal increase in limitations set out for permitted development and on balance it would be unreasonable to refuse the application on this alone.

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 proposed single storey rear extension is modest in height and does not to look to introduce any windows to the flank elevations. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light. It is clear that the application property is the only dwelling without such a rear extension in the immediate vicinity.

Therefore, the proposal 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).

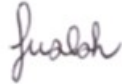
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

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:	26 th May 2026	Dated:	27 May 2026