

Delegated Report

Householder Planning Application

Planning Application No: 20260360

Location: 31 Trosley Avenue Gravesend Kent DA11 7QN

Description: Erection of a single storey rear extension.

Applicant: Mr Brandon Joseph

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: K1375-PL-007 REV B (Proposed Elevations)
- Drawing No: K1375-PL-006 REV A (Existing Elevations)
- Drawing No: K1375-PL-005 REV B (Proposed Plans)
- Drawing No: K1375-PL-004 REV A (Existing Plans)
- Drawing No: K1375-PL-003 REV B (Proposed Block Plans)
- Drawing No: K1375-PL-002 REV A (Existing Block Plans)
- Drawing No: K1375-PL-001 REV A (Site Location Map)

Relevant Planning History

No relevant planning history.

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 5 surrounding properties. The consultation period expired on 28.04.2026 and no comments were received.

Analysis

Proposal

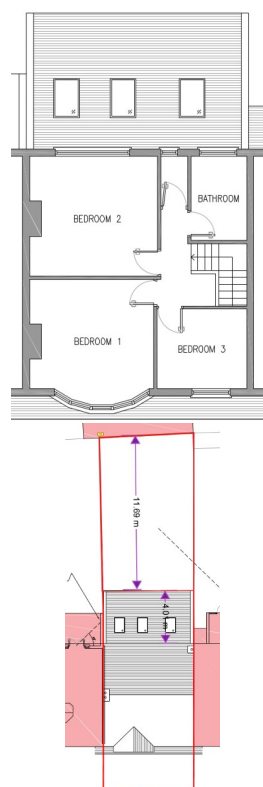
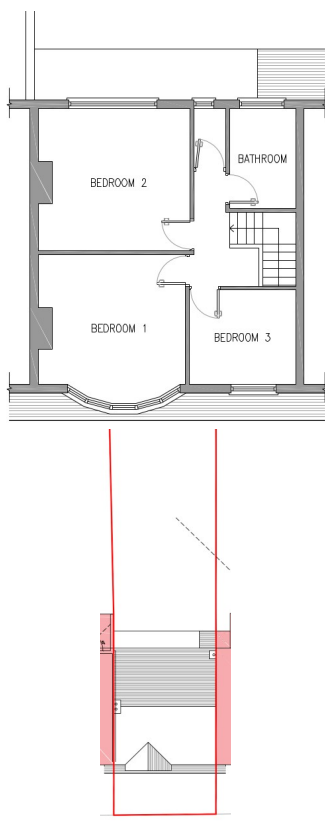
The proposal seeks the erection of a 4m deep single storey rear extension which will be finished with a monopitch roof and include three roof lights.

Existing



Proposed





Character and Appearance

The application site comprises a two storey mid terrace dwelling situated within the urban part of the borough.



In terms of surrounding context it is evident that there are several rear extensions within the vicinity, although the majority are conservatories with low level pitches. There is a similar extension located at No.35 Trosley Avenue, with a monopitch tiled roof.

In terms of scale the proposed is not deemed to be excessive, the extension is designed with appropriate materials and is contained within the applicants own boundary.

The proposed extension is deemed to be compliant with the requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed extension will allow for additional living space for the occupants of the dwelling but does not include the addition of bedrooms. The resultant garden space will be compliant with the council's adopted

standard. There are no issues off overlooking or overshadowing.

The proposal therefore safeguards the amenity of future occupiers inline with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The application site is located between two properties due to its terraced nature. There are no windows proposed in the flank elevations so there are no concerns relating to privacy, however a condition will be imposed which will prohibit the insertion of any windows within the flank elevations to safeguard neighbouring properties privacy.

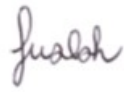
The extension will not reduce light to No.29 due to the path of the sun. No.33 may experience some shadowing however it is considered minimal due to the single storey nature of the extension. The extension is not excessive in depth and the gradual decline in its height due to the monopitch roof would reduce any hash impacts.

On balance the proposal is compliant with SPG2 Residential Layout Guidance 2020.

Conclusion & Recommendation

The proposed development 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:	01.06.2026	Dated:	01 June 2026