



Delegated Report

Householder Planning Application

Planning Application No: 20260805

Location: 13 Singlewell Road Gravesend Kent DA11 7PN

Description: Retrospective application for the retention of a rear outbuilding.

Applicant: Mr Harpreet Singh Takhar

Site Visit Date: 1st October 2026

Submitted Documents/Plans

Application Form;
Site Location Plan;
Pre-Existing Block Plan;
Existing Block Plan;
Pre-Existing & Existing Floor Plans - ICON-206-P1;
Pre-Existing Elevations - ICON-206-P2; and
Existing Elevations - ICON-206-P3.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200986	Formation of a vehicle crossover, hard standing and associated planting to rear.	Permitted	18.12.2020
20200892	Single storey rear extension and conversion of the roof space into habitable rooms.	Application Refused	02.11.2020

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

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 3 – Decision-making policies
- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- 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

None.

Neighbouring properties

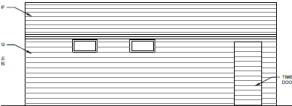
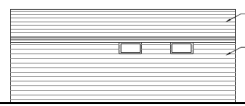
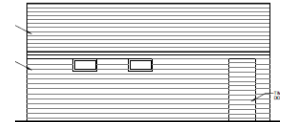
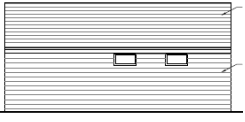
Seven surrounding properties were consulted with a response date of 04.09.2026, two responses were received in support of the application.

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The application seeks permission for the retention of an extension to an outbuilding within the rear garden area of the property at no.13 Singlewell Road. The extension has increased the footprint, and the height of the outbuilding, as a part of the enlargement, a shower has been installed within the building.

Pre-existing				
Existing				

The above table shows the pre-existing and existing elevations of the outbuilding. The extensions have increased the height of the outbuilding to 3.8m from 3.3m, the width of the building has been increased from 3.3m to 5.05m. the Councils Householder Extensions/Alterations Design Guide states the following in regard to the design of outbuildings;

Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

It is noted that the extensions to the outbuilding have generously enlarged its overall height and footprint. However, the host property benefits from a large rear garden area, and the enlarged outbuilding is set in from the site's boundaries and approximately 18m from the rear elevation of the main dwelling. The resultant outbuilding is not considered to dominate the site, and would meet the design requirements set out the Councils Householder Design Guide. It is considered that the design and character of the extensions to the outbuilding, would be compliant with Policy CS19 of the LPCS.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The development would not increase the number of bedrooms at the property whilst providing additional internal living space. The property would retain a rear garden area with a depth of 18m and an area of 123m². The proposal is considered to safeguard future occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) seeks to protect amenity and ensure acceptable future living conditions. Policy P3 of the NPPF (2026) also assists and seeks to ensure developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree.

Whilst it is noted that the extension to the outbuilding has increased its height and footprint, it is considered to be sufficiently separated from surrounding neighbouring properties to ensure that there is no overbearing or overshadowing to surrounding neighbouring properties. Any views to neighbouring properties from the new windows to the front elevation of the outbuilding would be well screened by the existing boundary treatment along the side boundaries of the site. There is one window in the rear elevation, which is quite visible, but this is an existing window. In the event of an approval of the application, a condition would be placed on the decision which would restrict the use of the outbuilding to being ancillary to the main dwelling only, this would ensure that there would be no additional neighbouring amenity impacts. Subject to condition, it is considered that the enlargement of the outbuilding would be compliant with Policy P3 of the NPPF and Policy CS19 of the LPCS.

Parking and Highways

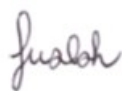
The existing dwelling has onsite parking currently for two cars provided by a hardstanding to the rear of the site. The development would not result in the loss of any existing parking or generate additional parking requirement as there are no bedrooms to be added. The resultant parking provision would be acceptable for a property of this size in this location.

Conclusion

It is considered that the enlargement of the outbuilding would not result in harm to the character and appearance of the site or its surroundings, the amenity of occupiers of the site or neighbouring sites, and there would be no parking or highway safety issues.

Recommendation

For detailed conditions and informatives, see draft decision.

Case Officer:	Adeoye Lawal	Team Leader:	Faye Walsh
Signed:		Signed:	
Dated:	30th September 2026	Dated:	05 October 2026

--	--	--	--