



Delegated Report

Householder Planning Application

Planning Application No: 20260814

Location: 145 Valley Drive Gravesend Kent DA12 5RU

Description: Demolition of the existing side extension and erection of a replacement front, side and rear wraparound extension and associated works.

Applicant: Mrs Ieva Bacianskiene

Site Visit Date: Previous Street View Site Visit undertaken

Submitted Documents/Plans

Application Form;
OS Plan (received on 13.08.26);
Drawing No. A01 – Floor Plans and Elevations – Existing;
Drawing No. A02 – Floor Plans and Elevations – Proposed; and
Drawing No. A03 – OS Plan and Block Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260005	Erection of front and side boundary fencing around the front driveway (part retrospective).	Permitted	04.03.2026
20211177	Erection of single storey rear and side wraparound extension, erection of front porch, creation of a vehicle access and hardstanding.	Permitted	29.11.2021

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

Local Ward Councillors

No comments received.

Neighbouring properties

7 surrounding properties were consulted, a site notice was displayed on 28.08.26 and one representation was received objecting to the proposal. The overall consultation period expired on 18.09.26.

The concerns raised within the objection is summarised below:

- Overdevelopment of the plot increasing bulk, footprint and overall massing right up to the shared boundaries.
- Unneighbourly, overbearing and dominant structure.
- Concerns regarding potential materials of existing structure e.g asbestos and requesting a full Asbestos Refurbishment and Demolition Survey to ensure safety

The concerns in relation to design and impact on neighbouring amenity shall be assessed in the relevant sections of this report.

Concerns relating to asbestos being potentially present within the old structure, would not form a material planning consideration for this application, and its handling is governed by separate health and safety legislation.

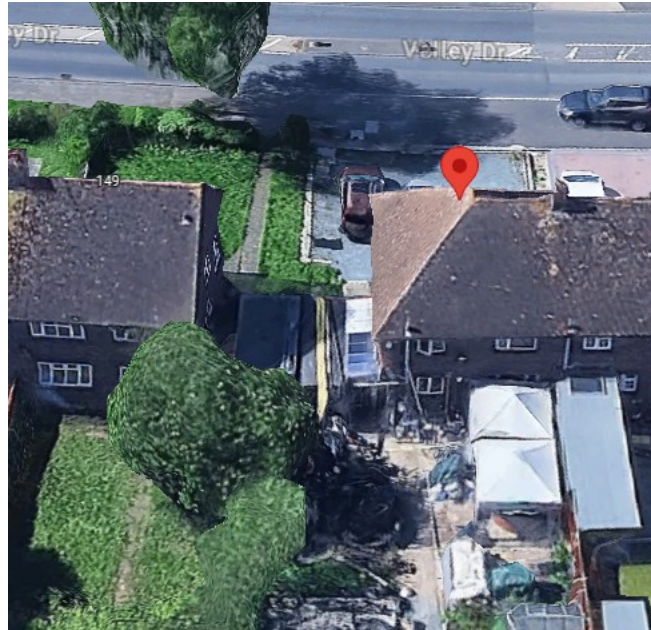
Site Description

The application property is a two-storey end of terrace property located to the northeast of Valley Drive.

Site Photo from Previous Visit



Google Aerial Image

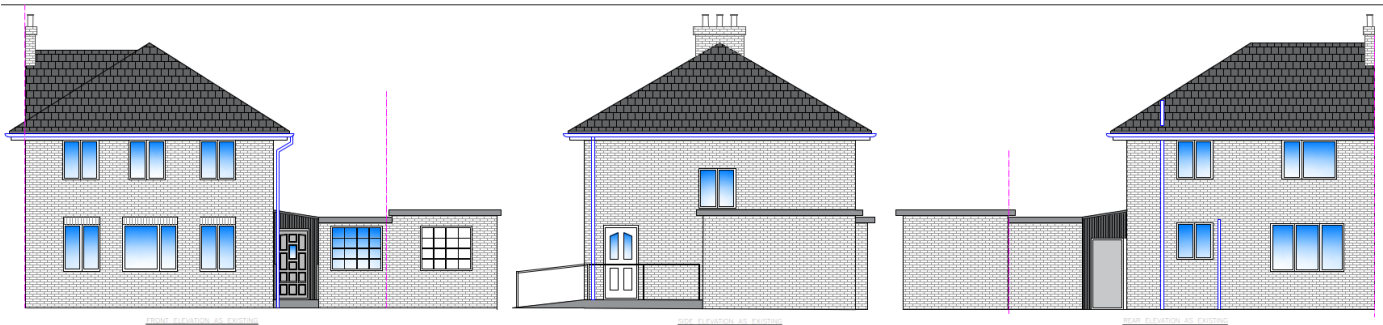


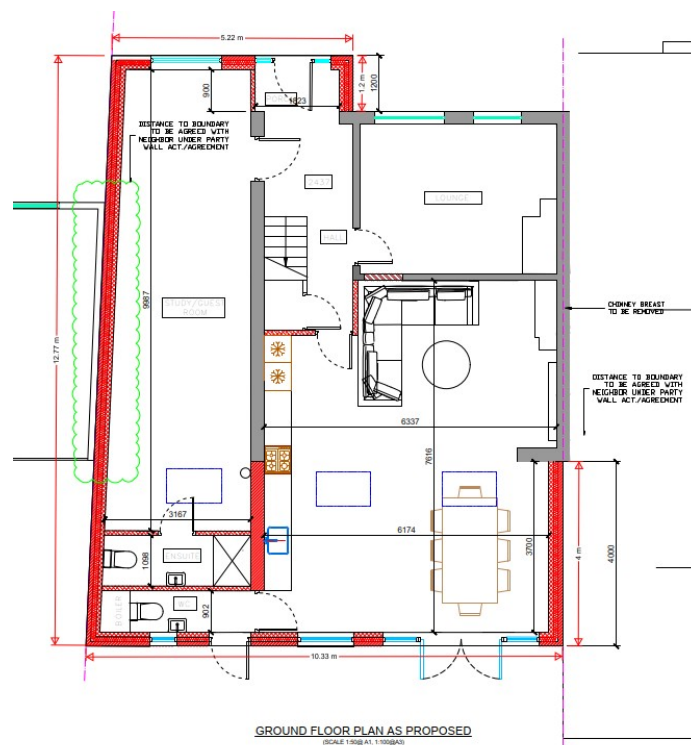
Proposed Development

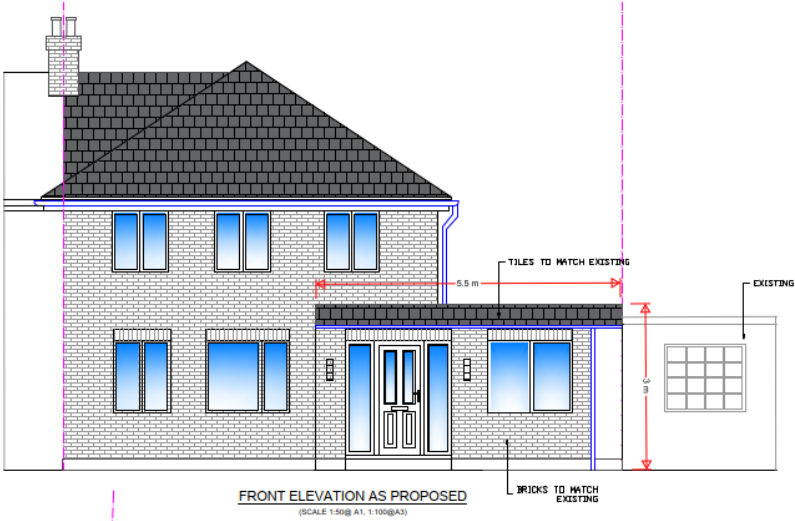
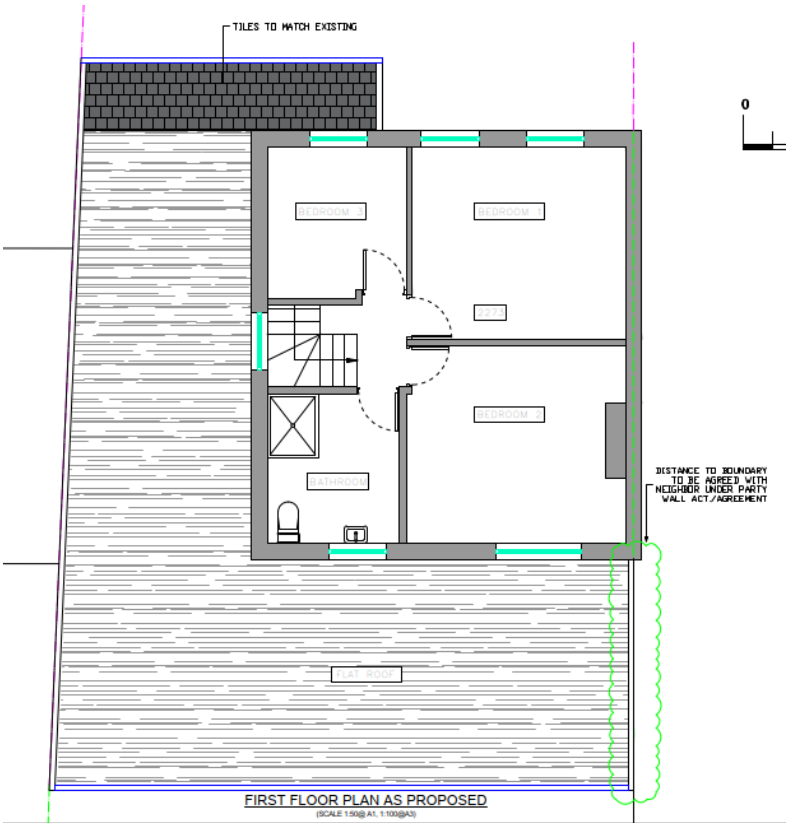
This application proposes the demolition of the existing side extension and erection of a replacement front, side and rear wraparound extension and associated works.

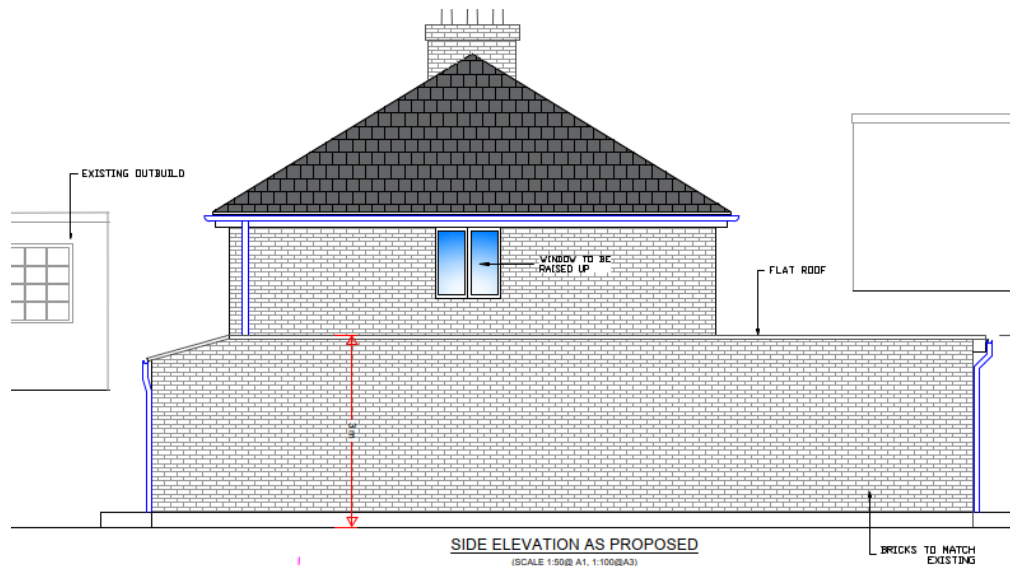
Case officer measurements are indicated on the plans below in black and red.

Existing Plans, for Context:

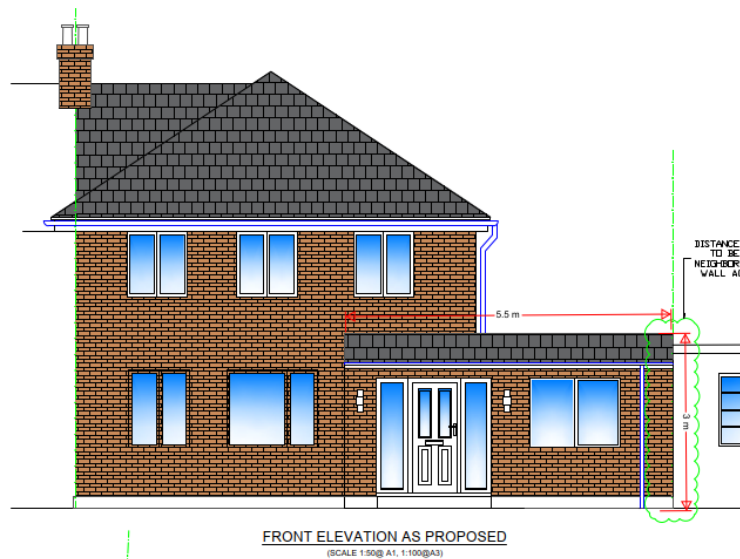


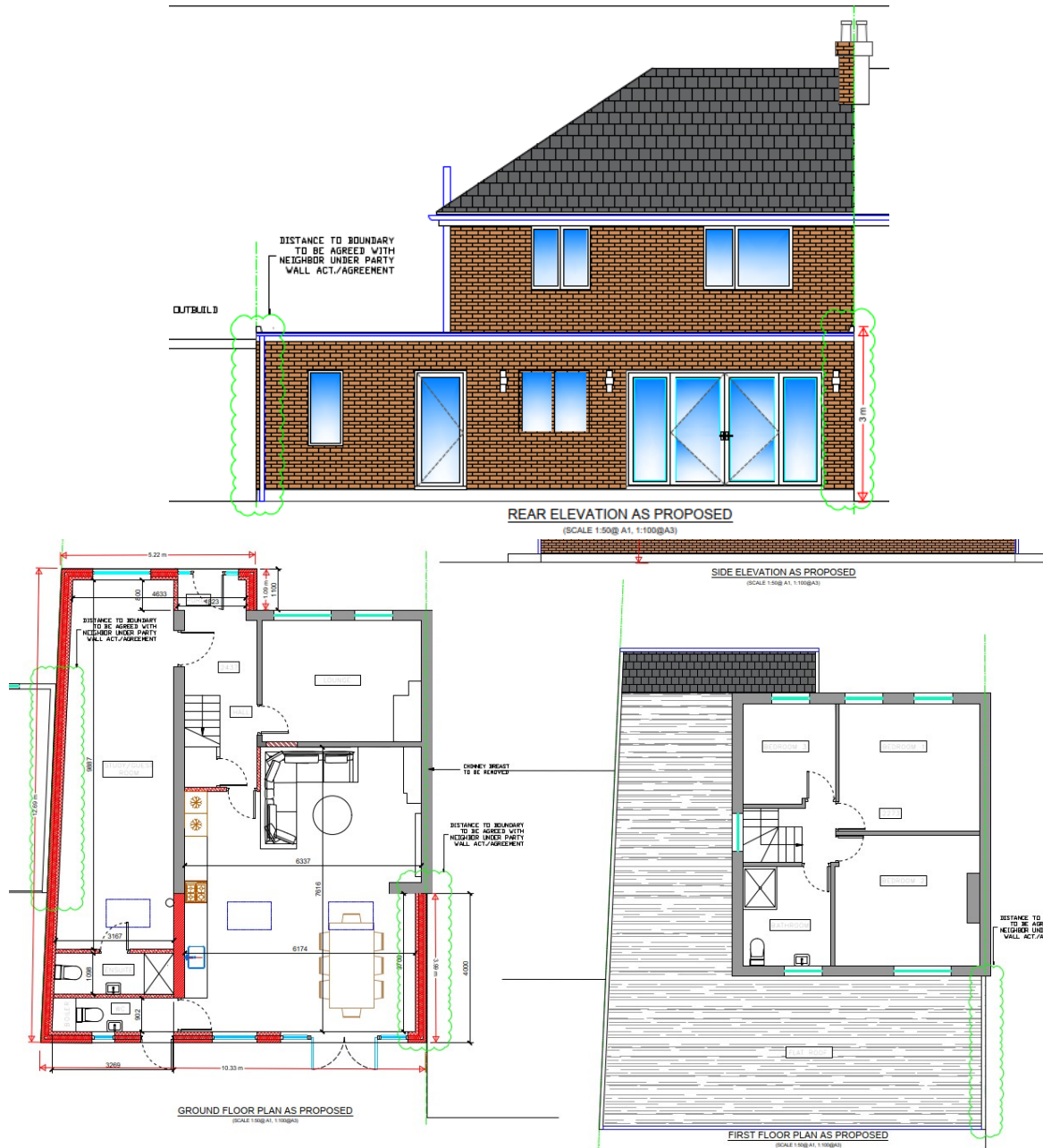






Also relevant to this case is the previously approved application, reference number 20211177. Plans for this previous application and measurements are included below, for context. The plans are essentially the same as those submitted for this current application, although the front element of this application projects 10cm further forward of the dwelling than application 20211177.





Officer's Analysis

Design, Character and Appearance

Section 14 of the NPPF (2026) seeks to promote high-quality places and sets out the Government's requirements in relation to design issues. Policy DP3(1) states that development proposals should respond positively to their context, including the history, character and features of the site and its surroundings, ensuring they integrate with and enhance the local area. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Since application 20211177 was approved, there has not been an update to the Gravesham Local Plan Core Strategy (2014). As such, the previous approval is relevant to the determination of this application. An extract from the previous delegated officers report is included below. Proposed external materials would match those of the existing dwelling:

The application site is an end of terrace, two storey dwelling with a front and rear garden. The site is located on a busy road where many properties have off road parking to the front. In the main the dwellings are two storey terraces or semi-detached dwellings. They are finished in brick with concrete roof tiles. There are a number of extensions visible from the front.

The proposed extension the dwelling to the side and rear is acceptable in principle. The design with a pitched roof to the front will complement the dwelling. In terms of scale and proportion, the extension is considered in keeping with the original dwelling.

In terms of this application, it is essentially the same proposal as was previously approved. Therefore, with consideration to the above, the proposal is acceptable in terms of Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policy DP3(1) of the NPPF (2026).

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users, including adequate access to natural light and protection from noise, pollution and other adverse impacts that could harm health or quality of life. Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document which, amongst other things, sets out expected room and garden areas. In terms of room area, the proposal provides sufficient space. The en-suite is slightly small, however it is noted there will be other facilities available. The block plan shows there would also be sufficient garden area post development.

The development therefore protects the amenity of future occupiers in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy Framework 2026.

Neighbouring Amenity

Policy DP3 of the National Planning Policy Framework (2026) requires development proposals to respond positively to their context and integrate successfully with their surroundings. In addition, Policy P3 seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document, as well as Policy CS19 (LPCS) (2014) which requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

These policies are relevant in assessing the proposal's impact on neighbouring residential amenity.

One representation was received with concerns about the extension being dominant and unneighbourly. It is noted that the extension would be constructed up to the shared boundaries of both neighbouring properties. Notwithstanding this, the extension is single storey and would be a maximum height of 3.00m. As per the previous delegated officers report:

No. 143 is located to the north of the application site and has a single storey projection to the rear. The proposed extension will not extend beyond the rear of this neighbours' extension. Due to the single storey nature of the proposal and height of the boundary treatment (1.8m-2m high) no concerns are raised with regards to the impact on this neighbour in terms of loss of outlook, privacy, sunlight or daylight.

No. 147 is located to the south of the application site. The proposed extension is a sufficient distance from this property and, due to its single storey nature, will have no detrimental impact on this dwelling in terms of amenity.

Therefore, overall, the development accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and is in accordance with the objectives of Policies DP3 and P3 of the National Planning Policy Framework 2026.

Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

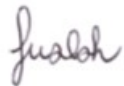
The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policies DP3 and P3 of the National Planning Policy Framework 2026.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	30th September 2026	Dated:	30 September 2026