

Delegated Report

Householder Planning Application

Planning Application No: 20260692

Location: 55 Campbell Road Gravesend Kent DA11 0JZ

Description: Demolition of outbuilding. Erection of single storey rear extension with roof light.

Applicant:

Site Visit Date: 13/07/2026

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: PL- 55CR-SD103 REV A (Existing and Proposed Site Plans)
- Drawing No: PL- 55CR-SD102 REV A (Proposed Elevations)
- Drawing No: PL- 55CR-SD101 (Existing Elevations)
- Drawing No: PL- 55CR-SD100 REV A (Existing and Proposed Floor Plans)

Superseded

- ~~Drawing No: PL- 55CR-SD100 (Existing and Proposed Floor Plans)~~
- ~~Drawing No: PL- 55CR-SD102 (Proposed Elevations)~~
- ~~Drawing No: PL- 55CR-SD103 (Existing and Proposed Site Plans)~~

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

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 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

- 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

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.



Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 07/08/2026 and no comments were received.

Analysis

Proposal

The proposal seeks to erect a full width single storey rear extension which will have a depth of 4.5m and will be finished with a flat roof. The extension will include two roof lights and will have a window and double doors in the rear elevation and will allow for the creation of a kitchen/diner.

Negotiations

The original proposal sought an extension which had a depth of 5m;



However this was considered to be out of scale, especially when compared to surrounding development. After negotiations the scale was reduced to 4.5m.

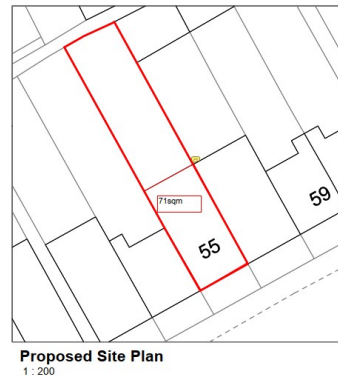
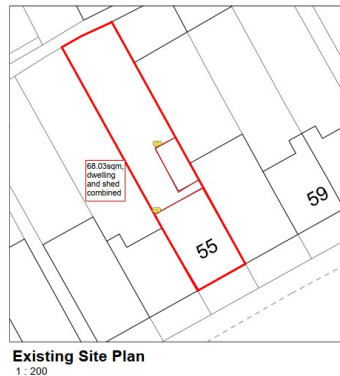
Character and Appearance

The application site is a two storey mid terrace house in use as a single family home. The site has an existing rear lean to and what appears to be an original.



The proposal seeks to remove the existing rear projection and allow for a larger rear extension. Single storey rear extensions are not an uncommon feature within Campbell Road so the proposed is not an out of character addition. It will be contained within the applicants own boundary and finished with a smooth white silicone render.

The depth of the extension will mirror the adjoining property at No.57. The existing shed will be demolished to facilitate the development. Therefore on balance the extent of development will only be slightly above the existing arrangement as shown below:



In terms of scale, whilst large, consideration is given to the existing example next door and the overall extent of development on the plot, therefore on balance the proposed is not deemed to be unacceptable.

The proposed extension is compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden area is 104.81sqm which is acceptable, the proposal will not detriment future occupier's amenity, therefore the proposal is compliant with SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Due to the siting and scale of the proposed extension, no adverse impact would arise to No. 57. In this regard, the proposed extension would project to a similar depth as the existing extension serving that property.

No. 53 is located to the south-west of the application site and contains a small rear outrigger positioned along the shared boundary with No. 51. It is also noted that No. 51 benefits from an existing single-storey rear extension of a comparable depth to what is now proposed.

Whilst the development may give rise to a modest increase in the sense of enclosure experienced by the occupiers of No. 53, it should be noted that an existing conservatory is already present at No. 55, albeit of a lesser depth. Furthermore, a larger extension could potentially be constructed under permitted development provisions along the shared boundary, subject to limitations on its width and height.

The proposed extension is not excessive in height and, given the orientation of the site and the path of the sun, is not considered likely to result in material overshadowing of neighbouring properties. The proposal does not include any windows within the flank elevation, thereby safeguarding the privacy of the occupiers of No. 53.

A condition will be imposed removing permitted development rights for additional openings within the flank elevation to ensure that neighbouring residential amenity is protected in the future.

Overall, the proposal is considered to safeguard the amenities of neighbouring occupiers and is therefore compliant with the provisions of SPG2 Residential Layout Guidance (2020).

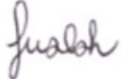
Parking and Highways

The proposal will not impact existing parking arrangements, therefore there are no concerns in this regard.

Conclusion & Recommendation

The proposal 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:	29.09.2026	Dated:	30 September 2026