

Delegated Report

Householder Planning Application

Planning Application No: 20260532

Location: 10 Campion Close Northfleet Gravesend Kent

Description: Demolition of the existing conservatory and erection of a single storey rear extension. Raise the sill height to the existing first floor rear window.

Applicant: Mr Deadmon

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Existing Plans – SM584.1; and
Proposed Plans – SM584.2.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180851	Erection of a single storey rear extension.	Permitted	28.12.2018
19810642	Outline application for residential development.	Permitted	01.12.1982

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

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

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

There have been no consultees consulted on this application

Neighbouring properties

Three surrounding properties were consulted with a response date of 22.06.2026, no representations have

been received in response.

Officer's Analysis

Design, Character and Appearance

The application seeks permission for the removal of the existing rear conservatory and the erection of a replacement single storey rear extension. The extension would project to a depth of 4m, it would have a flat roof with a height of 3m, there would be a parapet wall along the boundary with the adjoining no.11 Champion Close. The extension would be set in approximately 1.6m from the northern side elevation of the property.

Given its modest height and depth, the proposed extension would appear subservient to the host dwelling, it would not harm the character and appearance of the host property, and would be in keeping with existing rear extensions in the area. Furthermore, it is noted that under application 20180851 a full width 4m extension was approved at the site. As part of the proposal the rear facing landing window would be repositioned. Overall it is considered that this proposal complies with CS19 of Gravesham Core Strategy (LPCS) and Section 12 of the NPPF.

Amenity of Future Occupiers

The habitable room sizes would comply with the residential layout guidelines, the retained garden area would also be sufficient for a three-bedroom property. As such the proposal is considered to comply with Policy CS19 in regard to its impact on the amenity of future occupants.

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

It is noted that the adjoining property at no.11 benefits from a rear conservatory extension approximately 3.5m in depth. Given the height of the proposed extension and its modest depth, it would only project 0.5m beyond the neighbouring extension. As such, it is unlikely to result in any significant overbearing or over shadowing impact on this property. There would be no loss of privacy to neighbouring properties.

No neighbour representations have been received.

It is noted that the plans states that the parapet wall will be constructed astride the boundary, subject to a party wall agreement. Certificate B has been served on the neighbouring property, as the applicant does not own all of the land subject to this application.

In summary it is considered that the extension will have no adverse impact on the amenity of surrounding properties and the proposal complies with Policy CS19 (LPCS).

Parking and Highways

The development would not result in the loss of existing parking or increase the number of bedrooms at the property, as such there is no conflict with local or national policies in regard to the developments impact on parking and highways.

Conclusion

The development would be acceptable in terms of its character and design, the impact on the amenity of occupants of both the application property and neighbouring properties, and there will be no parking or highways safety impact.

Recommendation

For detailed conditions and informatives, see draft Decision

Case Officer:	Adeoye Lawal	Team Leader:	Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	14th July 2026	Dated:	14 July 2026