



Delegated Report

Householder Planning Application

Planning Application No: 20260269

Location: 14 Parrock Avenue Gravesend Kent DA12 1QQ

Description: Demolition of existing rear conservatory and wall erection of a single-storey rear/side extension with roof lantern.

Applicant: Mrs Abigal Ralph

Site Visit Date: Street View Site Visit 26.03.26 and photos provided by agent

Preliminary Matters

During the course of the application it was noted that the proposed side extension would be visible from the front elevation above the existing garage, and there appeared to be an existing deck area in situ. As such the agent was emailed in order to give the opportunity to amend the plans accordingly. Revised plans were provided indicating the existing deck area in situ, along with an amendment to the proposed extension roof- reducing its visibility from the street scene. The revised plans were accepted by the Local Planning Authority with an extension of time agreed.

Submitted Documents/Plans

Application Form;
Drawing No. 001 – Site Location Plan and Block Plans – Existing and Proposed;
Drawing No. 002 – Floor Plans – Existing and Proposed;
Drawing No. 003 – REVISED Elevations – Existing; and
Drawing No. 004 – REVISED Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No. 003 – Elevations – Existing; and~~
~~Drawing No. 004 – Elevations – Proposed.~~

Plan Note

The agent was asked to provide photos of the rear garden area. The photos indicate that the existing decking area does not appear match with the plans provided precisely. However, the decking area is existing, no changes are proposed and therefore it does not form part of the assessment for this application. As such, further revised plans have not been sought.

Relevant Planning History

Reference	Description	Decision	Decision Date
20130040	Retention of the semi-detached garage.	Permitted	17.04.2013

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)
- Design for Gravesham – Design Code (2024)

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

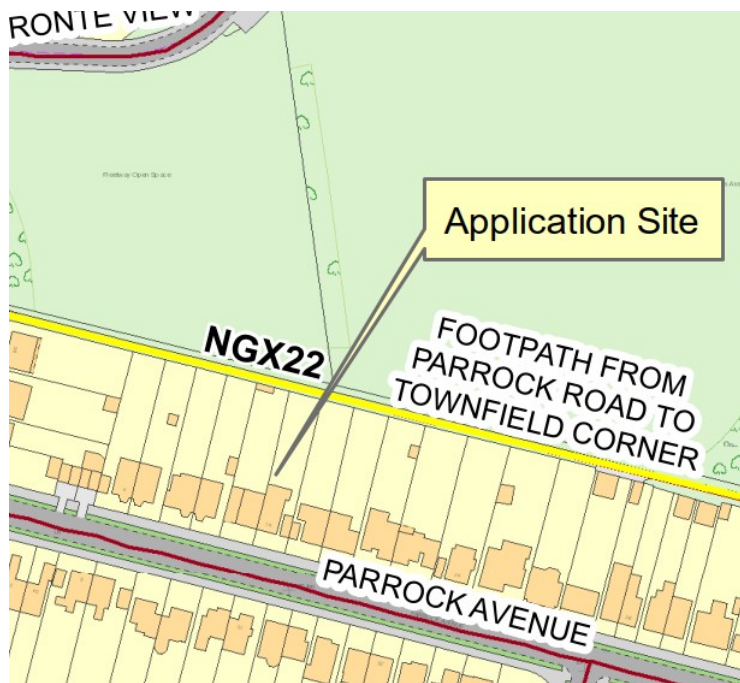
Consultees

Local Ward Councillors

No comments received.

KCC PROW

Map Extract:



Public Right of Way NGX22 lies to the north of the property, outside the boundary, and will remain unaffected by the proposals. I enclose a copy of the Public Rights of Way network maps showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the



express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks' notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 26.03.26 and the application was publicised in the paper. No responses were received. The overall consultation period expired on 17.04.26.

Site Description

14 Parrock Avenue is a two-storey semi-detached property located to the north-east of Parrock Avenue.

Site Photo

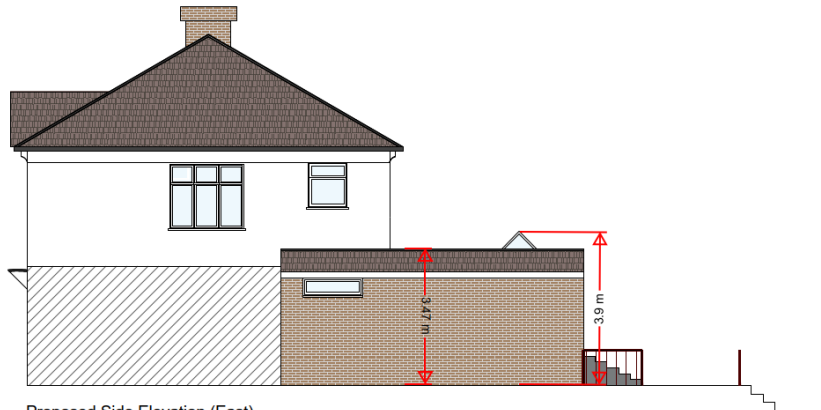


This application proposes the demolition of the existing rear conservatory with the erection of a single-storey rear/side extension with roof lantern.

Proposed Development



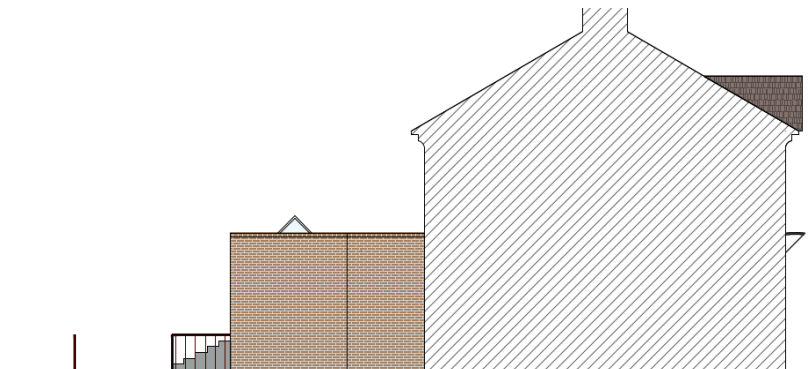
Proposed Rear Elevation



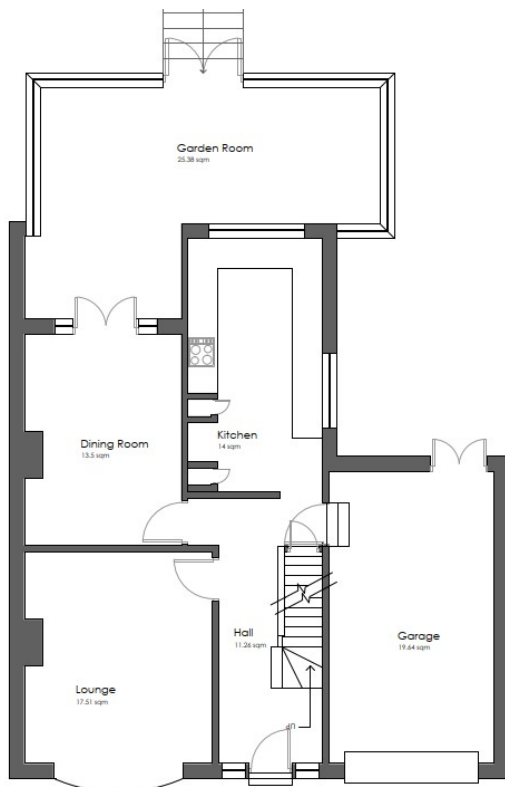
Proposed Side Elevation (East)



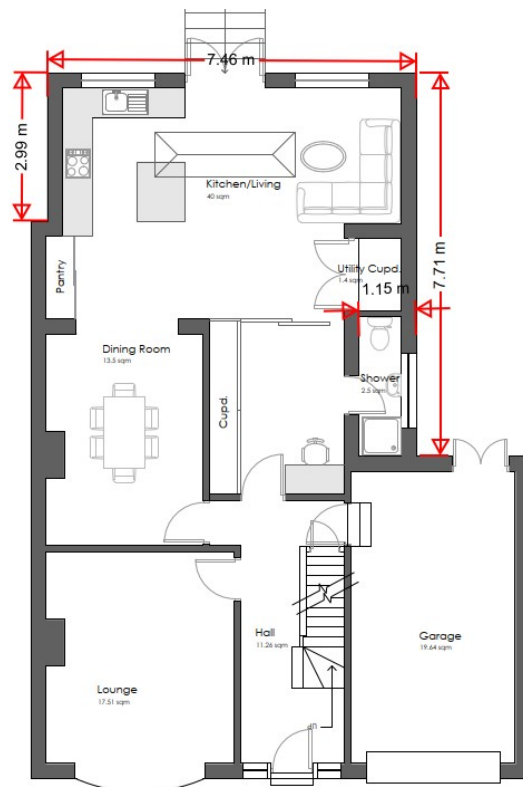
Proposed Front Elevation



Proposed Side Elevation (West)



Existing Ground Floor Plan



Proposed Ground Floor Plan



The development would create space for internal layout alterations and facilitate a new kitchen/living area, shower room, storage and desk space/study area.

Officer's Analysis

Design, Character and Appearance

The proposed extension would replace the existing conservatory and single storey projection with a slightly larger rear extension that would wrap around the flank wall of the dwelling and be constructed up to the rear wall of the garage. The plans show it would be constructed in conjunction with the existing decking area and no changes to the decking area is proposed. On balance, the proposed development is considered to be acceptable. It would be a subservient addition to the dwelling, would use brickwork to match the existing, and would not be highly visible from the public vantage point.

Overall, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The development would create sufficient room area and garden space post development and is therefore in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

Given the existing situation, the proposed development is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of light, loss of privacy or loss of outlook.

Photos supplied by agent



It is noted that there would be a window in the flank elevation of the extension facing towards No. 16, however this is at single storey level and would serve a shower room, which can be conditioned to be obscure glazed. As such, the development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

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.

Groundwater Protection Zone

The site is located within Groundwater Protection Zone 1, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Pine Avenue Historic Landfill Buffer Zone. As such, a watching brief condition can be added to the decision notice if planning permission were to be forthcoming.

Conclusion

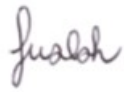
The application has been fully considered and accords with local and national planning policy.

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 Section 12 of the National Planning Policy Framework (NPPF) (2024).

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:	20th May 2026	Dated:	22 May 2026