



Delegated Report

Householder Planning Application

Planning Application No: 20250689

Location: 98 Vigilant Way Gravesend Kent DA12 4PN

Description: Retrospective planning permission for erection of a front porch.

Applicant: Mr Davinder Dhot

Site Visit Date: 03.09.2025

Submitted Documents/Plans

- Application Form
- 98VW/A3/04 (Pre existing/Existing Block Plans)
- 98VW/A3/03 (Existing Elevations)
- 98VW/A3/02 (Existing Ground Floor/Roof Plans)
- 98VW/A3/01 (Pre Existing Floor Plans, Elevations and Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250069	Demolition of garage and erection of a two storey side extension, part two storey and part single storey rear extension. Creation of a vehicle crossover.	Permitted	20.03.2025

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

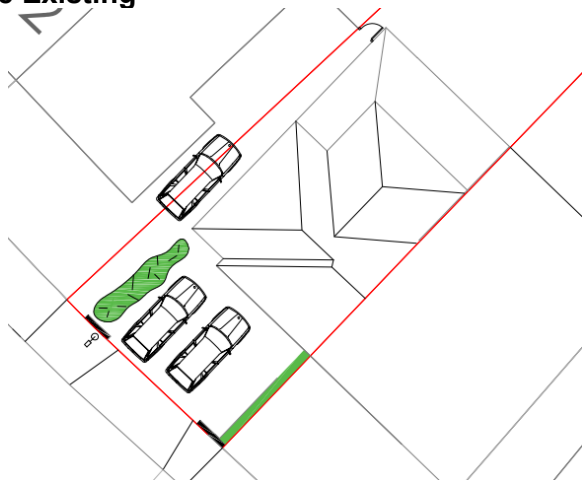
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 04.08.2025 and no comments were received.

Analysis

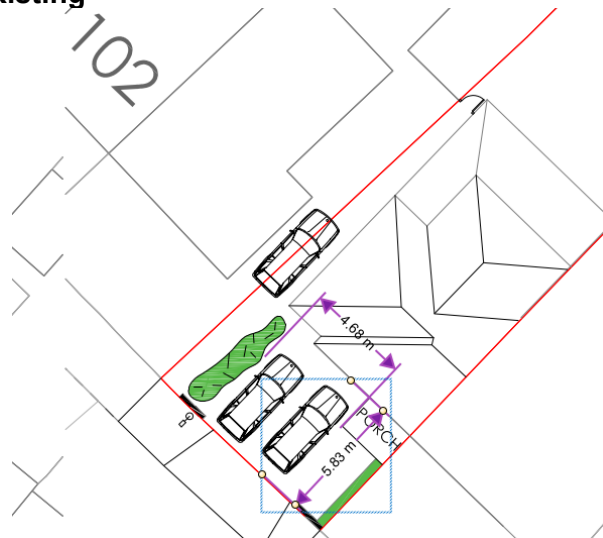
Proposal

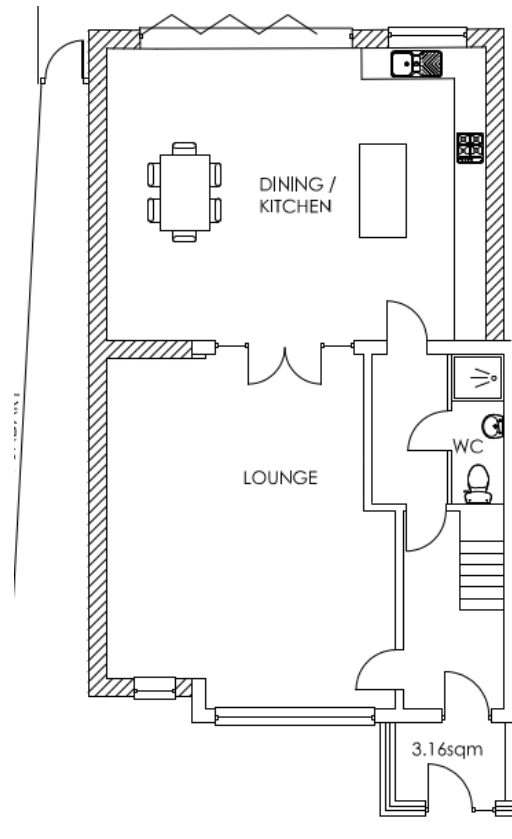
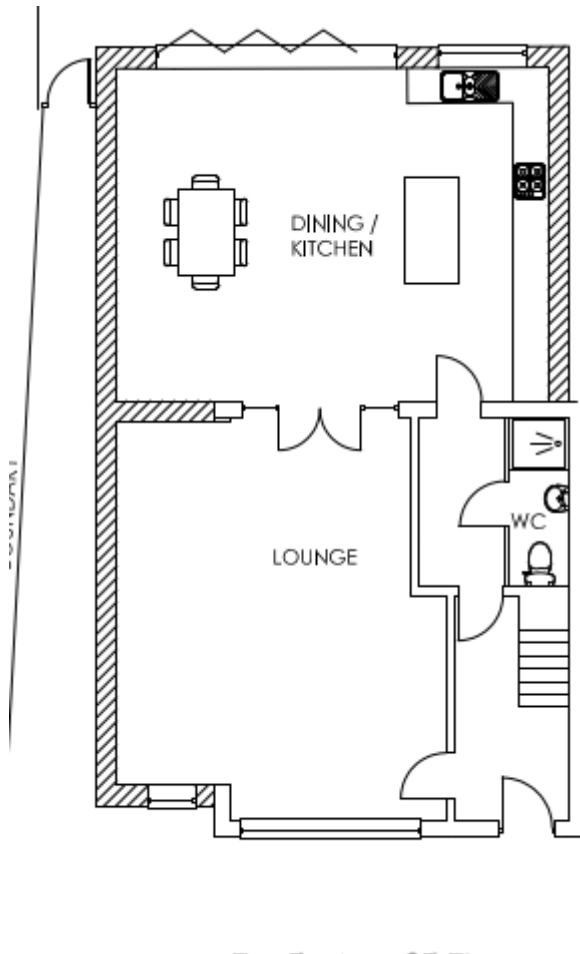
The proposal seeks retrospective planning permission for a front porch.

Pre Existing

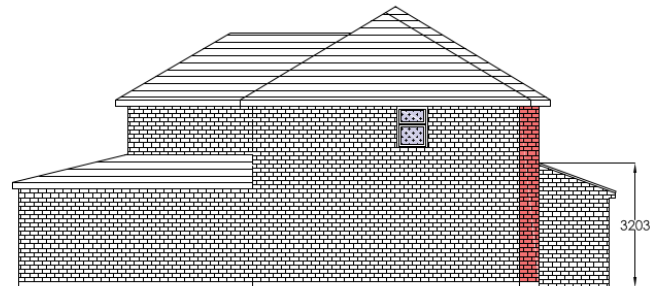
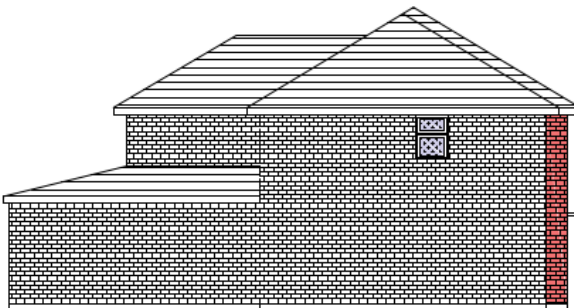


Existing





Existing GF Plan



Background

The application site was previous granted planning permission under reference 20250069. The permission was for *Erection of a double storey side extension. Erection of a part double storey part single storey rear extension. Demolition of garage and creation of a vehicle crossover.*

Character and Appearance

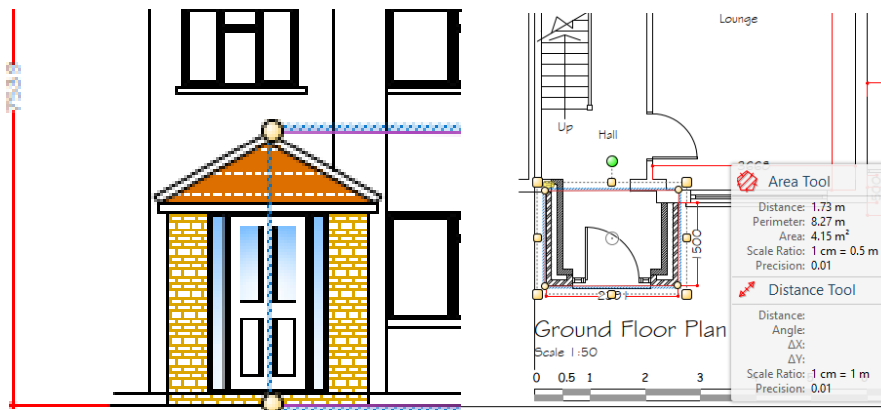
The application site is a two storey semi detached house in use as a single family dwelling. The application property has been extended to the side and rear and follows a similar design to the adjoining semi known as 96 Vigilant Way.

The development has been built inline with the neighbouring porch at No.96 Vigilant Way and exceeds the permitted development allowance due to its height and footprint.

Under Class A of the general permitted development order a porch can be built without planning permission as long as it does not exceed 3sqm and does not have a height exceeding 3m. The porch as built has an external footprint of some 4.4sqm and an overall height of 3.1m.

Under permission 20221261 the adjoining semi was granted planning permission for various extensions which included a front porch which had a footprint of 4.1sqm and an overall height of 3.2m. It would appear that both neighbours have built their porches together and so the porch at No.98 is of a similar scale to that at No.96. It is noted however that the porch permitted at No.96 had a hipped roof design and the porches as built have a monopitch roof.

Porch permitted under 20221261 at No.96



It should also be noted that there are other adjoining porches within the vicinity and so the proposed is not considered out of character.

Below image shows porches at No.s 94 and 92 Vigilant Way.



As the porch is symmetrical to the neighbouring porch it balances the properties.



On balance the porch is considered acceptable and the proposal is considered to comply with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed development will not impact future occupier amenity. The proposal therefore safeguards the amenity of future occupiers in line with the requirements of SP2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development will not impact neighbouring occupier amenity due to its siting. The proposal therefore safeguards the amenity of neighbouring occupiers in line with the requirements of SP2 Residential Layout Guidance 2020.

Parking and Highways

The proposal has resulted in a reduction to the amount of parking to the property frontage by virtue of a reduction to the width, however there is sufficient depth. The width of the parking area falls marginally below the minimum standard and therefore a refusal would not likely be defensible at appeal. The proposal is therefore considered to comply with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03.09.2025	Dated:	3rd September 2025