



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20260623

**Location:** 6 The Downage Gravesend Kent DA11 7NB

**Description:** Erection of part first floor rear extension.

**Applicant:** Mr Dale

**Site Visit Date:** Previous visits undertaken and photos previously provided

### Submitted Documents/Plans

Application Form;  
Drawing No.001 – Site Location Plan and Block Plans – Existing and Proposed;  
Drawing No.002 – Floor Plans – Existing;  
Drawing No.003 – Floor Plans – Proposed;  
Drawing No.004 – Elevations – Existing; and  
Drawing No.005 – Elevations – Proposed.

### Relevant Planning History

| Reference | Description                                                                                                                             | Decision            | Decision Date |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20250627  | Erection of first-floor rear extension.                                                                                                 | Application Refused | 14.08.2025    |
| 20250626  | Erection of single storey front/side and single storey rear/side extension.                                                             | Permitted           | 14.08.2025    |
| 20250074  | Erection of a single storey front extension, erection of a two-storey side/rear extension and erection of a first floor rear extension. | Application Refused | 27.03.2025    |
| 19930444  | Erection of two storey side extension to form utility room with shower room/w.c. and dressing room over.                                | Permitted           | 05.10.1993    |

### 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.

#### Neighbouring properties

4 surrounding properties were consulted, a site notice was displayed on 02.07.26 and no responses were received. The overall consultation period expired on 24.07.26.

## **Site Description**

6 The Downage is a two storey, detached property located to the west of the highway.

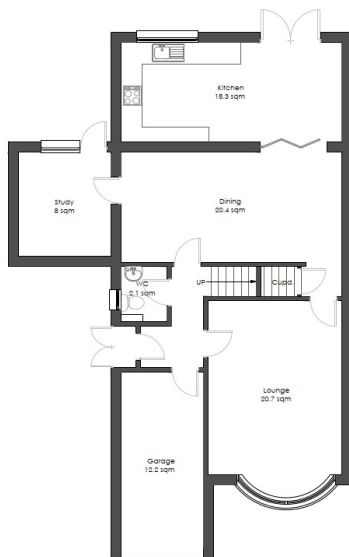
### **Site Photo (No.6 is to the right)**



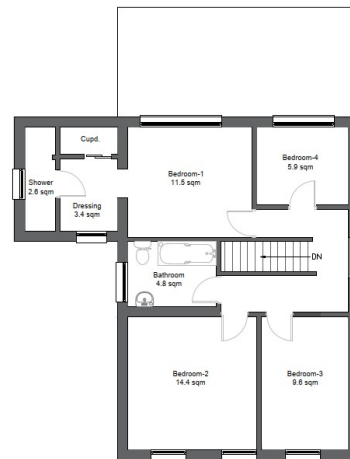
This application proposes the erection of a first floor rear extension.

## **Proposed Development**

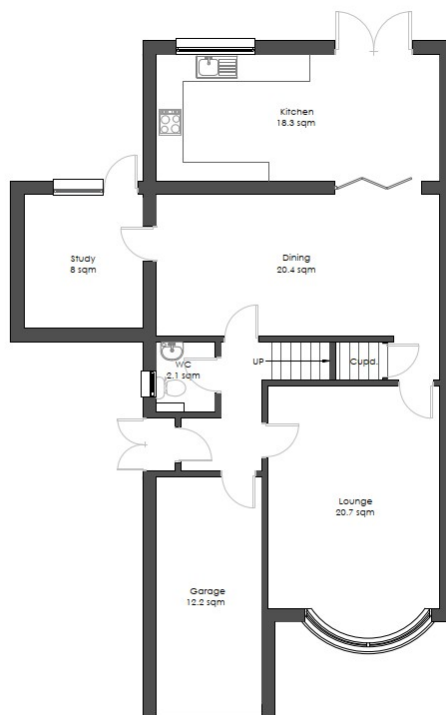
The development would create space for internal layout changes at first floor level, and incorporate enlarged bedrooms and an additional linked bathroom. Case Officer measurements are indicated on the plans below.



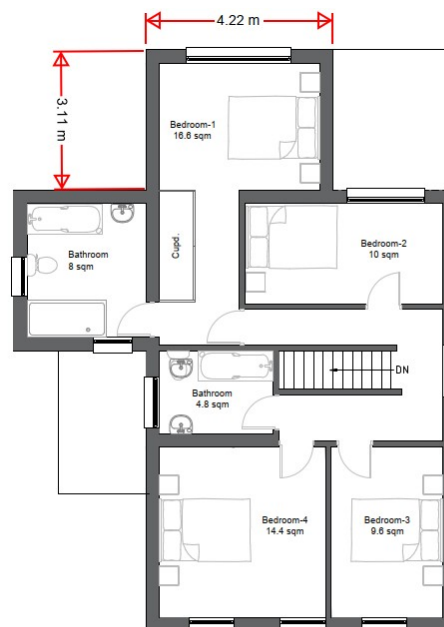
Existing Ground Floor Plan



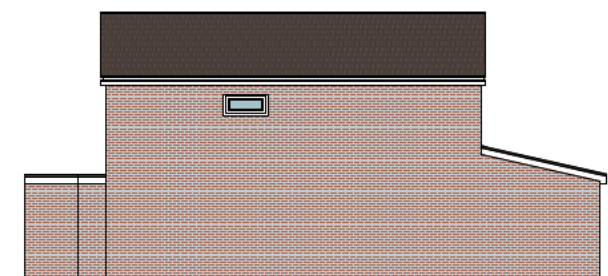
Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



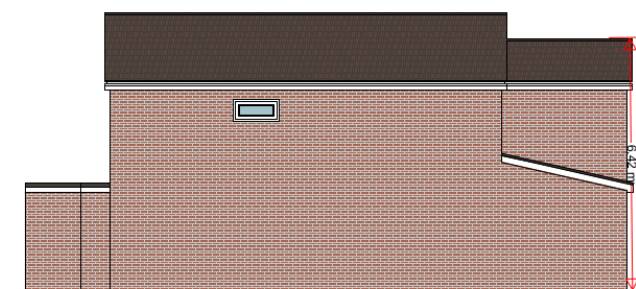
Existing North Elevation



Existing Rear Elevation



Existing South Elevation



Proposed North Elevation



Proposed Rear Elevation



Proposed South Elevation

## Officer's Analysis

### Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

## Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

**9.2** Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

## Materials

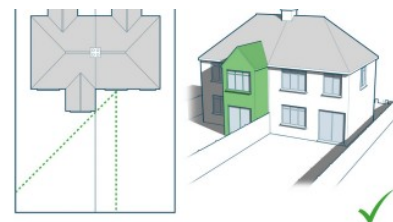
**9.9** Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

Development

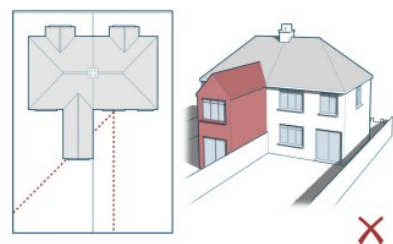
### Two Storey and First Floor Rear Extensions

**10.3** Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.



A two storey extension should comply with the 45 degree rule. (See Appendix 1).



The proposed brickwork would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. If permission were to be forthcoming, all external facing materials can be secured by condition to match the existing dwelling.

In terms of the character and appearance of the area, properties along this part of The Downage have largely remained true to the original character of the dwellings. Conversely, No.5 The Downage, along with the application property have both constructed two storey side extensions along with a single storey rear extension (or conservatory in the case of No. 5). Although set back from the front elevation, the two storey side extensions, which were approved prior to the adoption of Gravesham's current Local Plan Core Strategy (2014) and recent Design Guidance (Householder (2021) and Design for Gravesham (2024)), are prominent within the street scene and are considered to detract from the character of the original properties



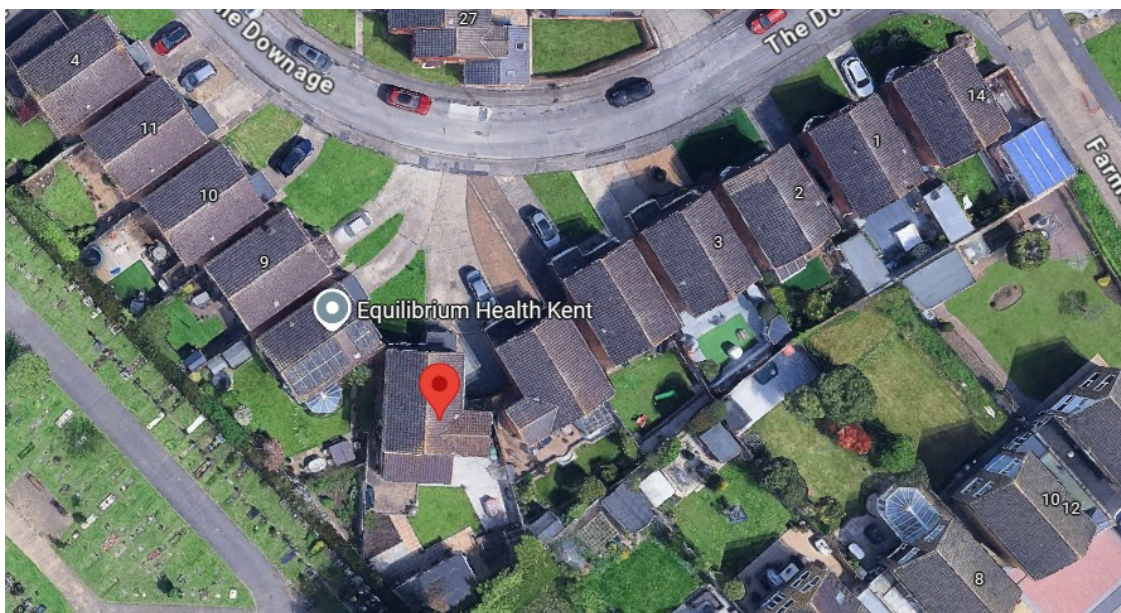
and the wider street scene.

### Site Photo



In situ, the first floor rear extension would not be visible from the street scene and would therefore have no impact in this regard.

The pattern of development within the immediate area can be seen from the google aerial image below:



As previously ascertained in refused application 20250074, the application property has already been significantly extended. Given that No.5 also has a two storey side extension, which faces towards the application property, the spaces in and around the dwellings have been significantly reduced, and the application site already appears cramped, which is unfortunate. The proposed extension is at first floor level, above the existing rear extension, and as such would not result in as significant a reduction in space in and around the dwelling as the previous application did.

Refused application 20250627 (for a first floor extension) found the proposed extension to be unsubservient, and a further bulky addition to the dwelling, elongating the property, worsening the existing situation and increasing the dominance of the dwelling. In the case of this current application, the proposed first floor rear extension would not be full width and would leave an appropriate amount of the original elevation visible. It would be set down from the main roof ridge and can be conditioned to be constructed using matching materials. In situ; set away from the existing side extension and shared boundaries with both No.7 and No.5 The Downage, the proposed extension is, on balance, acceptable. It is considered that



the proposal is on the cusp of being overdevelopment of the site, and any further development would tip this balance towards being overdevelopment of the site. Overdevelopment of the site would not be supported.

Overall, the proposal is considered to be acceptable in terms of design character and appearance in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

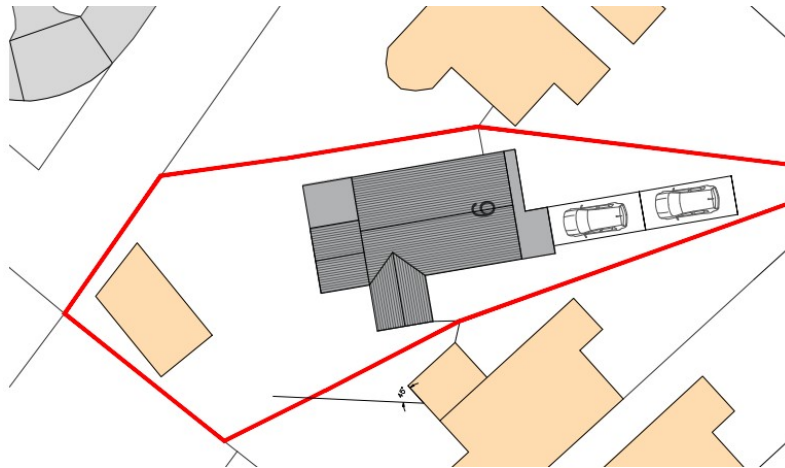
#### Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. It is considered that the proposal provides sufficient space and accords with the room area requirements, albeit bedroom 2 would only be suitable as single occupancy. In addition, there would be no increase in bedrooms or a reduction to the garden area. As such, the proposal would safeguard the amenity of future occupiers, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Neighbouring Amenity

As aforementioned above, no neighbour representations were received as a result of the consultation carried out for this proposal. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

There are no concerns regarding privacy, as no new windows are proposed in the flank elevations of the development. In situ, it is considered there would be no detrimental impact in terms of loss of light, loss of outlook or causing a sense of enclosure to neighbouring properties.



Overall, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Parking and Highways

No additional bedrooms are proposed and there would be no alteration to the existing parking situation. As such, there are no concerns in terms of highways and parking.

#### **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)

|                      |                 |                     |                                   |
|----------------------|-----------------|---------------------|-----------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | <b>Richard Hart</b>               |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      | <i>R Hart</i>                     |
| <b>Dated:</b>        | 5th August 2026 | <b>Dated:</b>       | <b>5<sup>th</sup> August 2026</b> |