

Delegated Report

Householder Planning Application

Planning Application No: 20260706

Location: 64 Wilberforce Way Gravesend Kent DA12 5DH

Description: Demolition of existing side projection. Erection of a single storey side/rear extension and front porch with associated internal and external works including land level changes to patio.

Applicant: Mr And Mrs Christopher Dolley

Site Visit Date: 05.08.26 External Site Visit Undertaken

Submitted Documents/Plans

Application Form;
Drawing No. D-01 Rev. A – Site Location Plan and Block Plan – Existing;
Drawing No. D-02 – Floor Plan and Elevations – Existing;
Drawing No. D-04 Rev. A – Block Plan – Proposed;
Drawing No. D-05 Rev. C – Floor Plan and Elevations – Proposed; and
Drawing No. D-06 Rev. A – Roof Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19910596	Demolition of the existing rear dining room extension and erection of a replacement single storey rear and side extension to form dining room, utility room, lobby and w.c./shower room.	Permitted	17.10.1991

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

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

- 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

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.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

8 surrounding properties were consulted, a site notice was displayed on 05.08.26 and no responses were received. The overall consultation period expired on 28.08.26.

Site Description

The application property is a two storey end terrace property located on the corner of Wilberforce Way and Codrington Crescent. The property has an existing full width single storey rear extension that wraps around to the side, but is set back from the front elevation.

Site Photos

View from Wilberforce Way



View from Codrington Crescent



View from the rear of the property

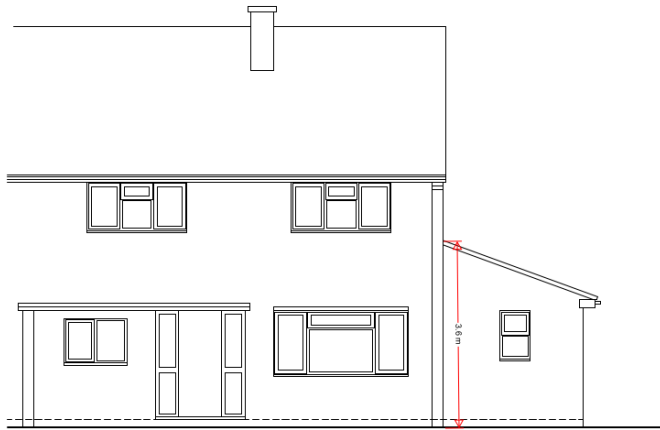


This application proposes the demolition of the existing side projection and the erection of a single storey side/rear extension and front porch with associated internal and external works including land level changes to patio.

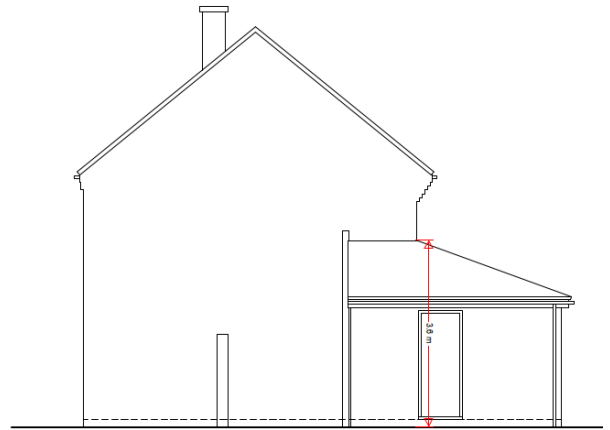
Proposed Development

The development would create space for an additional bedroom, WC/wet room and enlarged Utility room. Case Officer Measurements are indicated in red and black on the plans below:

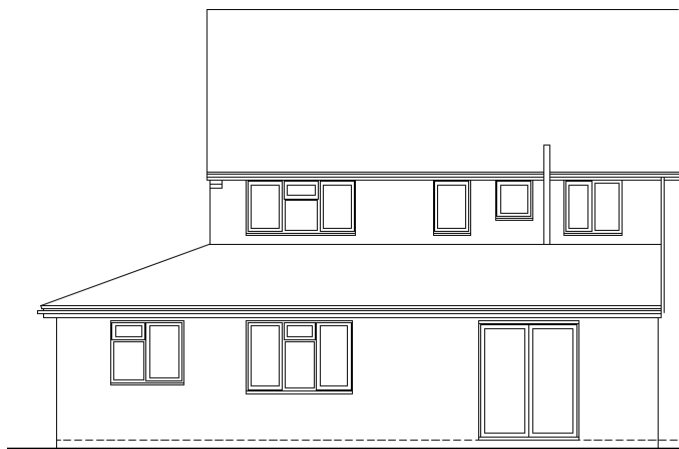
Existing Plans:



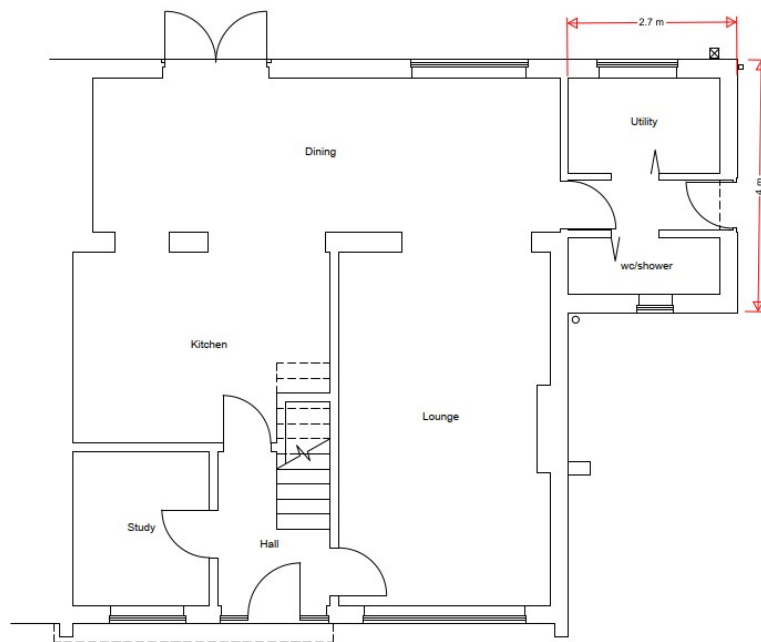
Front



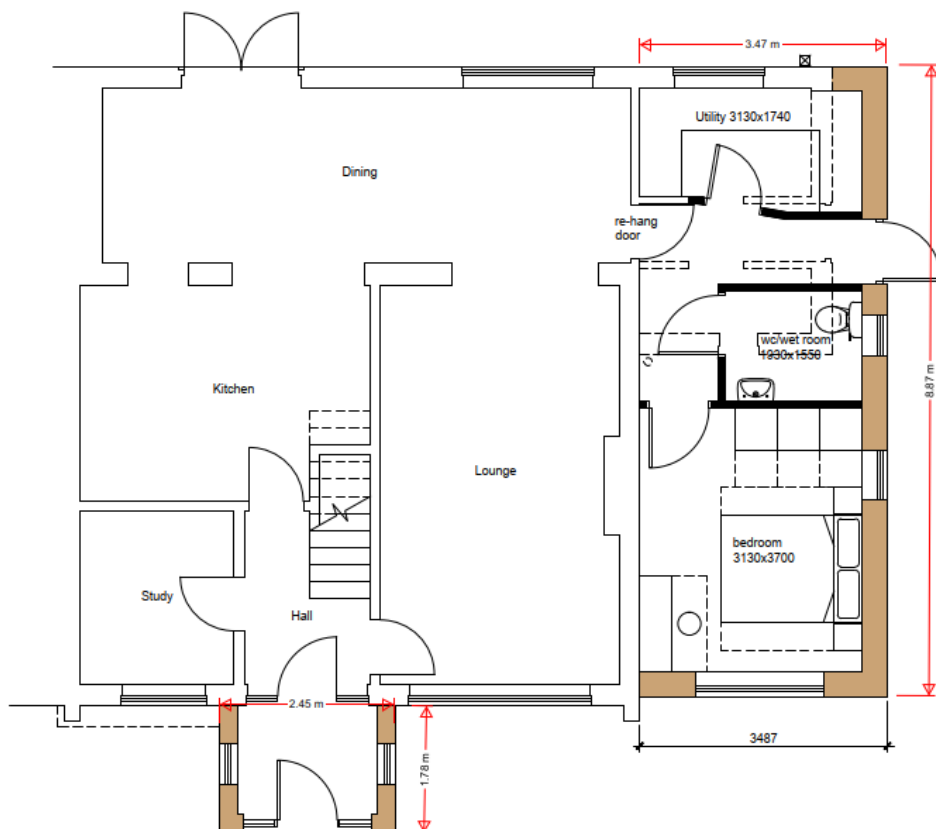
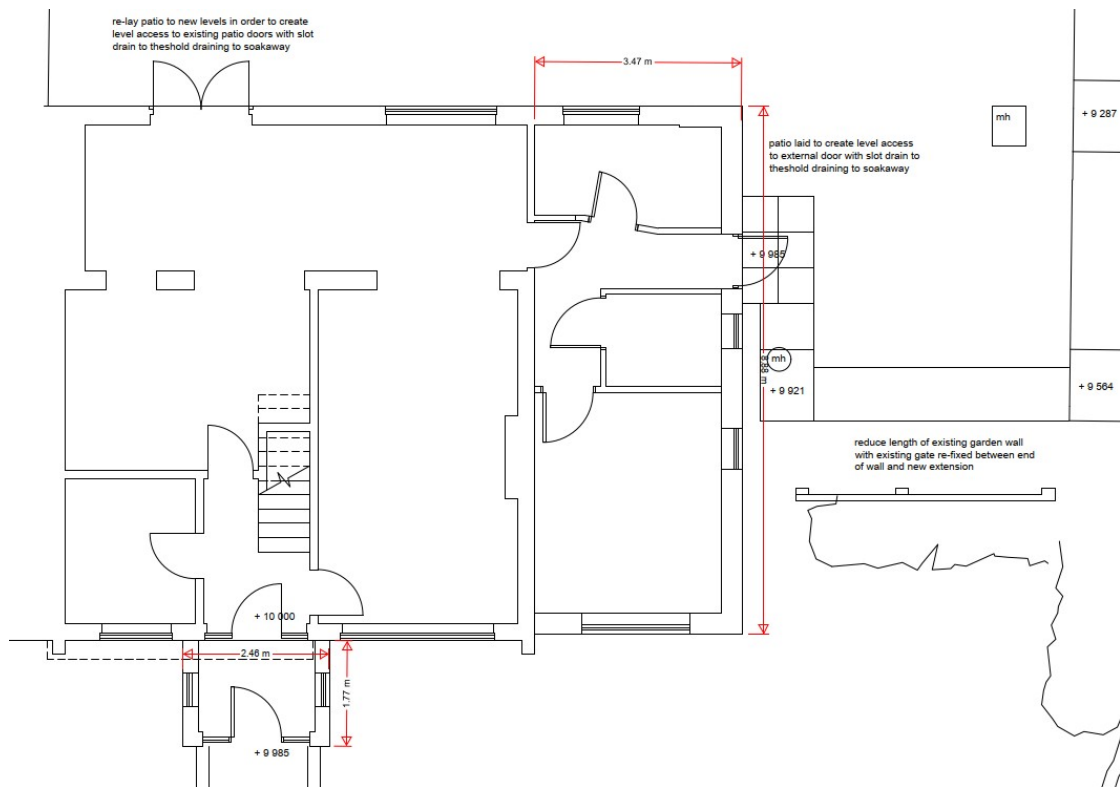
Side



Rear



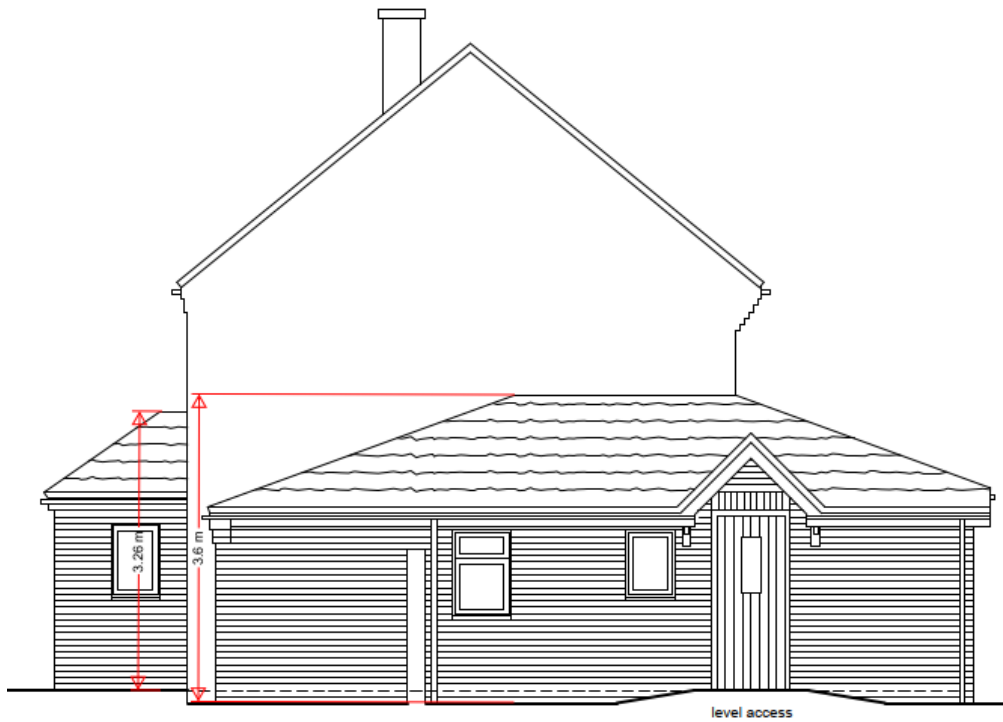
Proposed Plans:



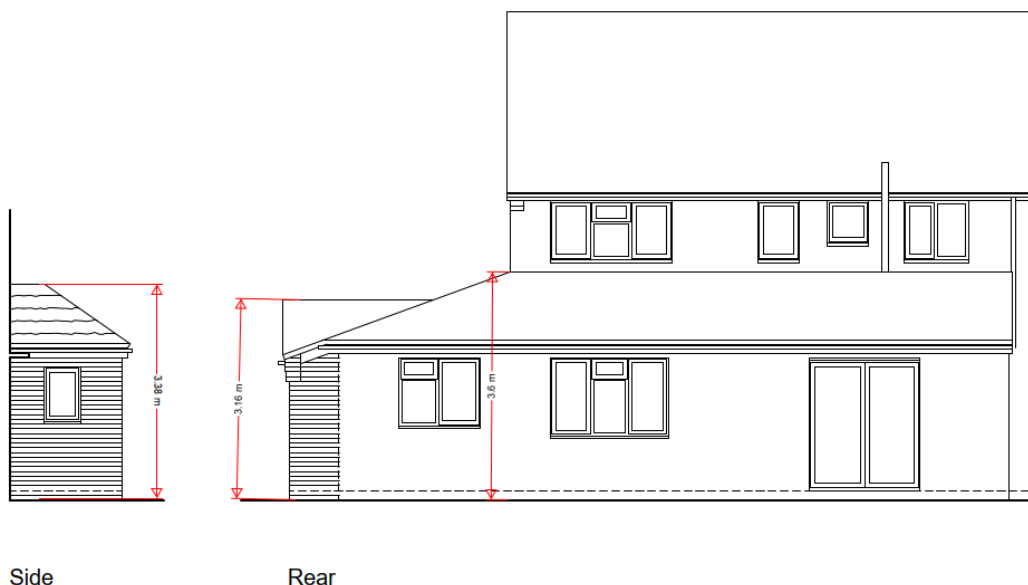
Ground Floor Plan



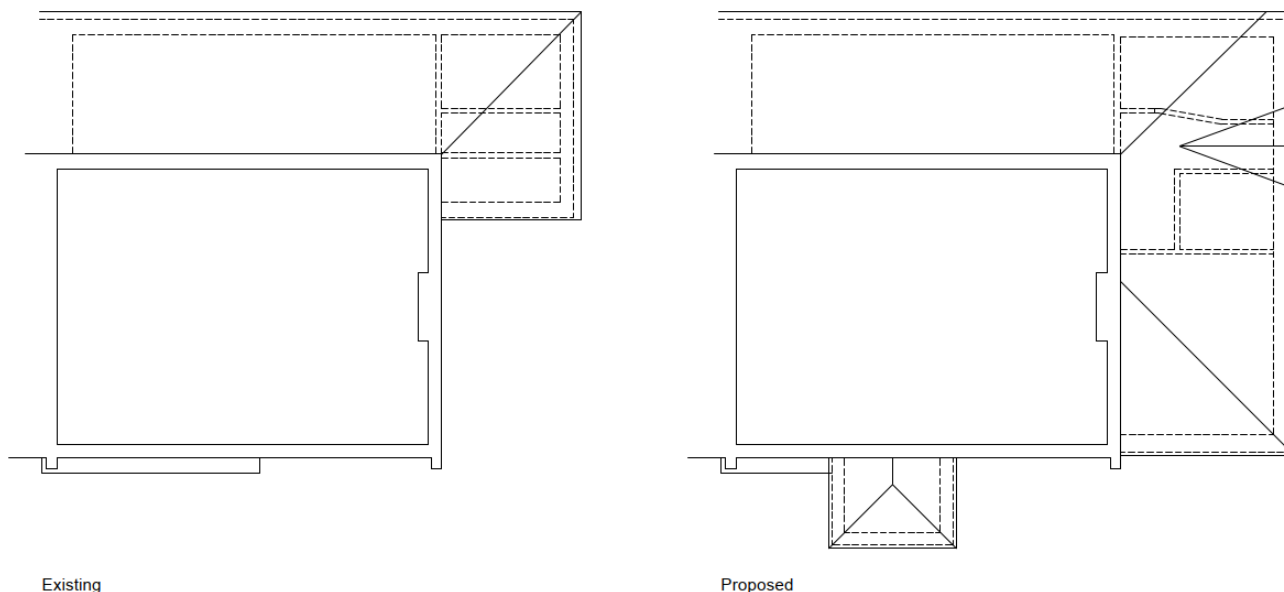
Front



Side



Existing and Proposed Roof Plans



Officer's Analysis

Design, Character and Appearance

Section 14 of the NPPF (2026) seeks to promote high-quality places and sets out the Government's requirements in relation to design issues. Policy DP3(1) states that development proposals should respond positively to their context, including the history, character and features of the site and its surroundings, ensuring they integrate with and enhance the local area. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their*

surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

Materials

The proposed external materials for the extension would match the existing dwelling, which is desirable to ensure a satisfactory visual relationship between the existing and new development. This could be secured by condition if planning permission were to be forthcoming. Although this is considered to be positive, this is not sufficient grounds to approve the proposal, and the development shall need to comply with design policy and guidance.

Gravesham's Householder Design Guide (2021) sets out the design expectations for single storey extensions within the Borough. The guidance on rear extensions has been included for completeness; as this is a proposed wraparound extension:

Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



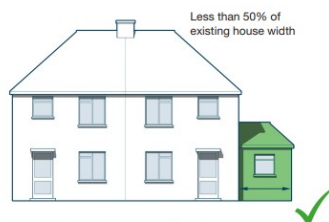
Large extensions which break the building line and do not respect the scale of the house will be rejected.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows 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.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

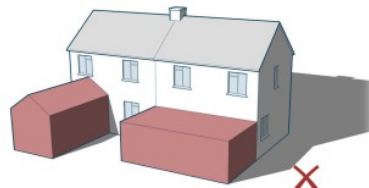


Single Storey Rear Extensions

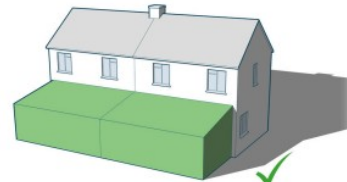
10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to 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:** Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- **Width:** Generally, extensions should not be of greater width than the original building.
- **Design:** Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- **Materials:** Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- **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.

Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.

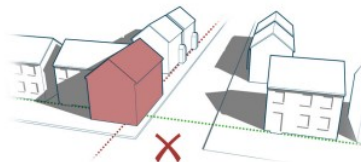


Appropriate scale and roof design ensures both extensions work together.

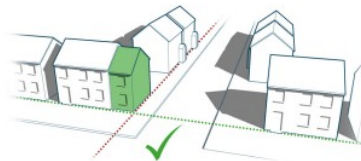
Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

Level Access

It has been confirmed via email that the patios would be raised by less than 150mm to create level access to the side and rear entrances. As such there are no concerns with this element of the proposal.

Side Extension (Creating a full side/rear wraparound extension)

On the site visit, it was noted that the existing extension, permitted prior to the currently adopted Local Plan, already appears quite large, given its overall scale and height up to the window sills at first floor level. This is particularly apparent, given the sites corner location and elevated position which makes it highly visible from the street scene. On the site visit, it was noted that the development is not typical of the area, with most dwellings maintaining the characteristic gaps and spaces in and around them. The extensions that were present were on a smaller scale and not situated in such prominent positions. In terms of this proposal, the width of the side extension would be increased, as well as the depth resulting in a substantial increase in overall scale, contrary to the existing pattern of development within the local vicinity. Although the extension would be single storey and would incorporate features sympathetic to the existing dwelling; such as use of materials, it is considered that the resulting development would be excessive in overall scale, bulk and massing, visually dominant and not integrate well with or enhance the local area for the reasons set out above.



Porch

The design and scale of the proposed porch would be contrary to and disrupt the prevailing character of property frontages within the local area and in particular, the established character of this row of terraced properties, which have so far largely retained their original features:



It is noted that No.70 has had a porch/front extension, however this has been designed to be more sympathetic to the existing character:



The proposed porch would disrupt the pattern of development within the street scene and would be visually dominant, particularly given the properties corner location, its elevated position and the scale and design of the proposal.

Overall, the proposal is considered to fail to compliment the character of the existing dwelling, would unbalance the terraced row and is detrimental to the appearance of the main dwelling and street scene.

In conclusion, the development would result in an incongruous, dominant and unsympathetic development, and an erosion of characteristic features, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy DP3 of the NPPF (2026).

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users, including adequate access to natural light and protection from noise, pollution and other adverse impacts that could harm health or quality of life. Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document which, amongst other things, sets out expected room and garden areas. In terms of room area, the proposal provides sufficient space for future occupiers as well as sufficient natural light. In addition, the garden area, post development would accord with the guidance.

The development therefore protects the amenity of future occupiers in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy Framework 2026.

Neighbouring Amenity

Policy DP3 of the National Planning Policy Framework (2026) requires development proposals to respond positively to their context and integrate successfully with their surroundings. In addition, Policy P3 seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document, as well as Policy CS19 (LPCS) (2014) which requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

These policies are relevant in assessing the proposal's impact on neighbouring residential amenity

In situ, the proposal is not considered to impact neighbouring amenity in terms of loss of light, loss of outlook or sense of enclosure. The proposed flank windows in the side extension could be conditioned to be fixed shut and obscure glazed, if planning permission were to be forthcoming for the development.

Parking and Highways

The plans show that an additional bedroom is proposed. There is a garage and hardstanding to the rear/side of the plot and no on street parking restrictions. Therefore, there are no concerns in terms of highways and parking.

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.

Gas Pipes

The site lies within the proximity of gas pipelines. In the event that planning permission is granted, an informative can be added to the decision notice, stating that Southern Gas Networks must be contacted prior to carrying out any works.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The development would result in an incongruous, dominant and unsympathetic development, and an erosion of characteristic features, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy DP3 of the NPPF (2026).

Recommendation

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	23rd September 2026	Dated:	23rd September 2026