



Delegated Report

Householder Planning Application

Planning Application No: 20260799

Location: 3 Astra Drive Gravesend Kent DA12 4PZ

Description: Erection of part ground floor and first floor front extension.

Applicant: Mr Belayeth Hussain

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. A00 – Block and Location Plan;
Drawing No. A01 – Existing Plans;
Drawing No. A02 – Existing First Floor Plans;
Drawing No. A03 – Existing Roof Plan;
Drawing No. A04 – Existing Elevations;
Drawing No. A05 – Existing Section;
Drawing No. A06 – Proposed Plan;
Drawing No. A07 – Proposed First Floor Plan;
Drawing No. A08 – Proposed Roof Plan;
Drawing No. A09 – Proposed Elevations;
Drawing No. A10 – Proposed Section;
Drawing No. A11 – Existing and Proposed Block Plans; and
Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260798	Prior approval application for a single storey rear extension with a depth of 5.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Prior Approval Not Required	16.09.2026

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

Shorne Parish Council

The Parish Council has no objection to this application as there is local precedent.

The design of the proposed front extension should preferably match neighbouring properties as much as possible.

Application ref 20260798 for prior approval for a single storey rear extension is also noted.

Neighbouring properties

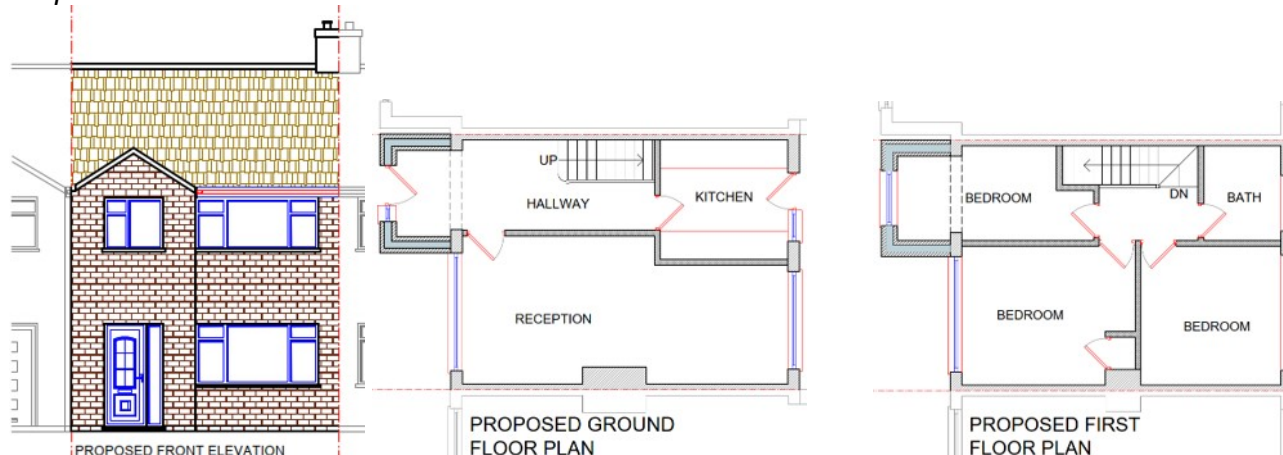
The application was advertised by the displaying of a site notice, together with individual letters sent to four surrounding properties with an overall expiry date of 7th September 2026. No comments have been received.

Officer's Analysis

Proposal

The application seeks permission for the Erection of part ground floor and first floor front extension. It would replace the existing porch and extend bedroom 3.

Proposed Elevations and Floor Plans



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.

The application property is a two storey semi-detached dwelling that is set generously back from the road with ample driveway for more than four cars.

Streetscene



The proposed extension would replace the existing glazed flat roof porch and extend the existing third bedroom. It would have a modest project and would not at odds with the existing front windows of the property. The gable roof and window style and position would respect the host property and that of the adjoining dwelling, No. 1.

The proposal would be similar in form to the extension at the adjoining property, No. 1 Astra Drive. However, there is no planning history on record for this development and, therefore, it does not appear to benefit from planning permission. Nevertheless, similar extensions have been permitted elsewhere within Astra Drive, notably at No. 77 (App. Ref. 20190142) and No. 71 (App. Ref. 20190705). However, it would appear that the proposal at No. 71 was not implemented. The proposed extension would therefore not introduce an unfamiliar form of development within the street scene or the immediate surrounding area.

71 Astra Drive



77 Astra Drive



Taking the above into account, it is considered that the proposed front extension would be an acceptable form of development in its context and would accord with Policy CS19 of the Local Plan Core Strategy (2014), Section 14 of the National Planning Policy Framework (2026), as well as the guidance within the Gravesham Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users.

The proposal would result in the increase in size of bedroom three and as such there are no concerns with the amenity of future occupiers and the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy Framework (NPPF) 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.

The proposed extension would be modest in terms of its projection, height and overall scale. Accordingly, it would not result in any material loss of outlook or overshadowing to the adjoining property, particularly given the presence of a similar front extension at the neighbouring dwelling.

As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light and no representations have been received.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policies DP3 and P3 of the National Planning Policy Framework (NPPF) 2026.

Parking and Highways

The application seeks to extend the existing third bedroom and would not result in any additional bedrooms that would put pressure on the parking facilities. In addition, the existing driveway to the front provides parking for in excess of three vehicles.

As such, there are no concerns with parking and highways.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	R Hart
Dated:	22 nd September 2026	Dated:	23rd September 2026