



Delegated Report

Householder Planning Application

Planning Application No: 20260579

Location: 86 Leander Drive Gravesend Kent DA12 4NE

Description: Erection of a single-storey side/rear extension.

Applicant: Mr Mohammad

Site Visit Date: Street View Site Visit 11.06.26

Submitted Documents/Plans

Application Form;
Drawing No. 001 Rev.A – Site Location and Block Plans – Existing and Proposed;
Drawing No. 002 Rev.A – Floor Plans – Existing and Proposed; and
Drawing No. 003 Rev. A – Rear and Side Elevations – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20070520	Erection of single storey front/side extension to form porch and w.c in substitution of the scheme previously permitted under reference no. GR/2007/157.	Permitted	17.07.2007
20070157	Erection of single storey front/side extension to form porch and w.c in substitution of the scheme previously permitted under reference no. GR/2007/157.	Permitted	17.07.2007

In addition to the above, application 20260578 (Proposed Lawful Development Certificate Application for a hip-to-gable roof extension with rear dormer and front rooflights, to enable conversion of the existing loft space into habitable rooms) is pending consideration at this time.

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

Three surrounding properties were consulted, a site notice was displayed on 11.06.26 and no representations were received. The overall consultation period expired on 10.07.26.

Site Description

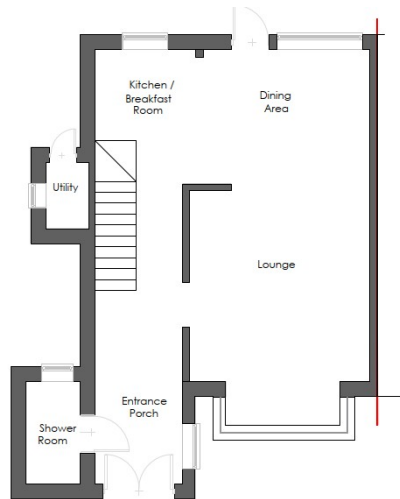
The application property is a two storey semi-detached property. This application proposes the erection of a single storey side/rear extension.

Site Photo

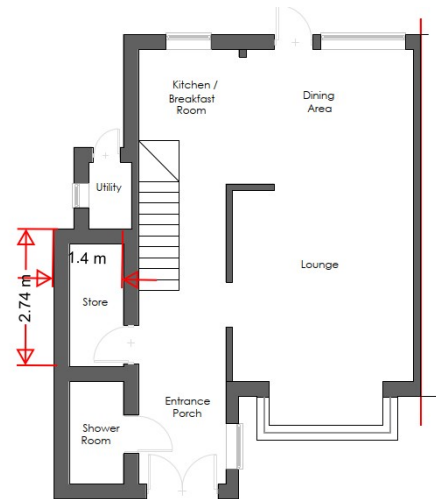


Proposed Development

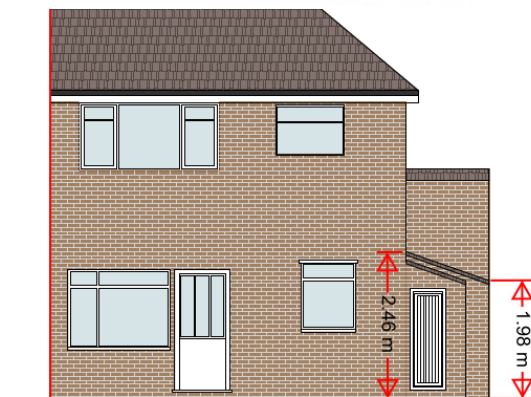
The development would create storage space:



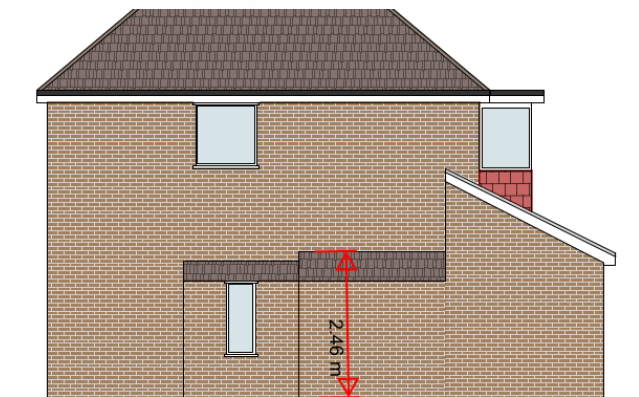
Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed Rear Elevation



Proposed Side Elevation (South)

Officer's Analysis

Design, Character and Appearance

The brickwork for the proposed extension would match the walls of the existing dwelling, which is considered to be positive. In the event planning approval was granted, all external materials could be conditioned to match those of the existing dwelling to ensure a good visual relationship between the existing dwelling and new development. The proposed extension would essentially be an infill extension between the existing side extension and existing front porch/side extension. The porch/front extension is quite large and dominating and cumulative development has the potential to exacerbate the existing situation. Notwithstanding this, in situ, and due to its minimal scale, and limited visual impact on the street scene, the extension is considered to be acceptable in terms of design, character and appearance. 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 storage space for future occupiers, with no loss of garden area. The development therefore protects the amenity of future occupiers 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

The proposed development in situ, and being single storey and minimal in height, is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of light, loss of privacy or



loss of outlook. In addition, it would not cause a sense of enclosure. As such, the development accords 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. Although the extension would be constructed within the vicinity of the shared access way, this is an infill extension that would not project further than the existing situation.



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 Pipelines

Due to the presence of a gas pipeline in the vicinity of the site, the applicant must contact southern gas networks (SGN) prior to carrying out any works.

Conclusion

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

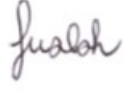
The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) 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:	15th July 2026	Dated:	15 July 2026