



Delegated Report

Householder Planning Application

Planning Application No: 20260531

Location: 26 Mulberry Road Northfleet Gravesend Kent

Description: Erection of a single storey side extension.

Applicant: Mr Santokh Suman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 19/05/2026;
Drawing Number 26MR/A3/01 (Site Location Plan, Rear Elevations and Floor Plans – Existing and Proposed);
Drawing Number 26MR/A3/02 (Front and Side Elevations – Existing and Proposed); and
Drawing Number 26MR/A3/03 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19990413	Erection of single storey rear and side extension to form enlarged kitchen, enlarged dining room, study and shower/w.c. and erection of front porch.	Permitted	18.08.1999

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

Ward Councillors – No comments received



Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed on 15th June 2026. No responses were received and the consultation period ended on 10th July 2026.

Officer's Analysis

Design, Character and Appearance

26 Mulberry Road is a two-storey semi-detached dwellinghouse located on the southern side of the highway. The property is block paved to the frontage for off road parking with car port to the side.



The application proposes the erection of a single storey side extension.

The extension would replace the existing car port and would have a roof at a height of 3.15m. The extension would project from the flank elevation by 2.72m with a depth of 7.43m and would be set back from the principal elevation by 0.33m.

The extension would create space for a guest room with WC. There would be a window to the front elevation serving the guest room and a window to the rear elevation serving the WC which would be conditioned to be obscure glazed to Pilkington Level 3 or above. The extension would be constructed with a brick finish to match the existing dwelling.

Gravesham's Householder Extensions/Alterations Design Guide (2021) states that care should be taken with the roof form of single storey side extensions, as below:

10.4 Single Storey Side



- **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.

While the proposed flat roof is not in keeping with the pitched roof form of the host dwelling, as shown below, a single storey flat roof is a common feature of the immediate street scene in Mulberry Road:

Google Earth Images – Existing Street View





Neighbouring Development



As such the proposed flat roof of the side extension is not considered to be out of keeping with the immediate area and therefore would not have a detrimental impact on the existing street scene.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development, the application site would retain an area of 124.12sqm and a depth of 13.5m, in accordance with current guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposed single storey side extension would introduce a habitable window to the front elevation. However, by way of the orientation of neighbouring properties, the window does not front neighbouring properties and is therefore not considered to have a detrimental impact on neighbouring properties.

The proposal is modest in height and is set away from neighbouring properties and as such there are no concerns with the impact on neighbouring outlook, overshadowing or loss of light.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The application site retains sufficient off-road parking and as such raises no concerns.

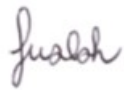
Conclusion

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:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	15 th July 2026	Dated:	15 July 2026