

Delegated Report

Householder Planning Application

Planning Application No: 20260566

Location: 12 Bonaventure Court Gravesend Kent DA12 4SA

Description: Erection of a single storey rear extension.

Applicant: Mr Colin Campbell

Submitted Documents/Plans

Application form

Drawing no. JMD-1250-B-010 rev P1 (location plan)

Drawing no. JMD-1250-B-020 rev P1 (existing and proposed block plan)

Drawing no. JMD-1250-B-100 rev P1 (existing elevation and plan)

Drawing no. JMD-1250-B-110 rev P1 (proposed elevation and plan)

Relevant Planning History

None relevant

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

Neighbouring properties

The application was advertised by individual letters to two surrounding properties. One letter of objection has been received. The main concerns are written below:

This extension will reduce the light to my dining room and make it dark. The light and sun will be halved on patio reducing our use of it and giving it a closed in feeling. The property at no: 12 already has an extension and a further build will take it out of line with all other properties.

Officer's Analysis

Design, Character and Appearance

12 Bonaventure Court is a two storey semi-detached dwelling with off road parking to the side and an open planned front garden which is laid to hardstanding and used for parking. The surrounding properties are similar in design, but not uniform, many of which have been extended.

The application site has a single storey extension to the rear that extends approx. 2.6m to the rear and is approx. 2.6m high.

The proposed rear extension will project a further 2m and will be approx. 2.5m high with a flat roof. It will provide a larger family area. In total the rear projection will be approx. 4.6m from the rear and will extend across the width of the property by approx. 5m and therefore not the full width of the house. In terms of scale the proposed extension is large, however it is single storey and does not extend the full width. It will finish in line with the rear extension at no. 10 which is approx. 4m in depth.

The proposed extension will not appear out of character with surrounding similar developments. Whilst the depth is further than neighbouring properties, on balance, it is not considered out of character with the area and therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Amenity of Future Occupiers

The proposed extension will provide sufficient outlook, daylight and privacy to the future occupiers of the property. The remaining rear garden area will still provide enough space to meet the adopted residential standards.

Neighbouring Amenity

Number 10 is located to the south of the application site. This property has an approx. 4m rear single storey extension and a garage located adjacent to the shared boundary. The proposed extension will not project any further than this property's own extension and therefore will not result in any loss of sunlight, daylight or privacy. This neighbour does have a window in the northern flank of the rear extension however this is a secondary window and therefore the proposed extension will have no detrimental impact in terms of loss of outlook.

Number 14 is located to the north of the application site. This property has a part two storey, part single storey extension to the rear. The proposed extension will project a further approx. 2m than this dwelling's own extension. There are windows to the rear of this neighbour that serve a through dining/lounge room. Whilst it is noted that there will be some loss of daylight to this room, it is also served by another window to the front. Notwithstanding this, the proposed extension will be single storey and will only be visible for around 0.7m above the fence line for the additional 2m projection. There will be no significant loss of outlook or daylight to this rear window. Due to the height and limited depth beyond this neighbour, any loss of sunlight to the rear garden will be minimal and will occur around midday. Any shading after this time is already cast by the existing houses. No windows are proposed in the northern flank and, given the presence of boundary treatment, no concerns are raised with regards to overlooking.

As the proposed extension will be finished with a flat roof a condition is recommended that it shall not be used as a balcony at any time.

The proposed extension therefore accords with the objectives of policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Parking and Highways

The proposed extension will not result in any additional bedrooms or the loss of any off-road parking and therefore no objections are raised in terms of parking and highway safety.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, neighbouring amenities, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	20th July 2026	Dated:	21st July 2026