



Delegated Report

Adjacent Authority Consultation

Planning Application No: 20260134

Location: Rose House Gravesend Road Wrotham Sevenoaks

Description: Sevenoaks Consultation - Demolition of front conservatory, replacement porch and erection of a two-storey side extension, alterations to fenestration.

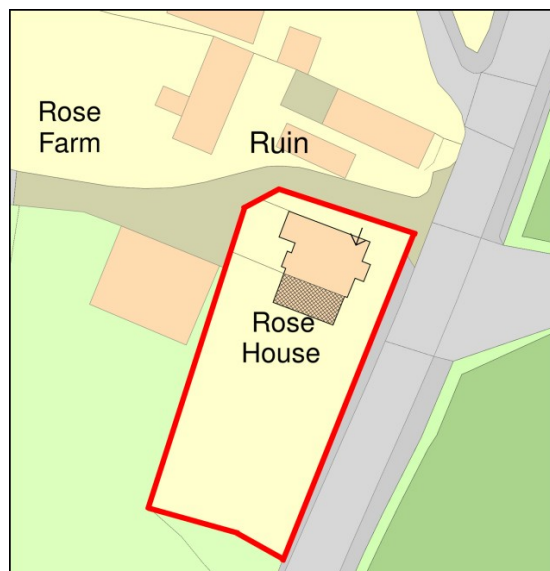
Applicant: Sevenoaks Borough Council

Submitted Documents/Plans

Consultation Letter

Officer's Analysis

This consultation has been submitted to seek Gravesham Borough Council's comments on a planned proposal submitted to Sevenoaks Borough Council for 'Demolition of front conservatory, replacement porch and erection of a two storey side extension, alterations to fenestration.'



This site and its access is located immediately west of the Gravesham Borough boundary. The land within the borough which it adjoins is within the Metropolitan Greenbelt. However, it should be noted that there are two areas nearby which are inset from the Green Belt: Culverstone Green (to the north of this site) and Vigo (to the east of this site). It is also noted the site is accessed from Gravesend Road (A227), which is a classified road. This area is predominantly rural, with agricultural land classification and is an archaeological notification area. There are also tree preservation orders approximately 350m to the east and south of this site within Gravesham Borough boundary. This area which meets the boundary with the site, within the Gravesham Borough boundary is also covered by Meopham Parish Council. Sevenoaks Borough Council may wish to consider consultation with Meopham Parish Council if they have not done so already, given the proximity from the parish area.

The application should be considered by Sevenoaks Borough Council against relevant local and national planning policy as appropriate.

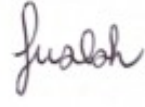
Expert advice will be provided as necessary by other consultations undertaken by Sevenoaks Borough Council and should be taken into consideration in the determination of the application.

Conclusion & Recommendation

The application should be considered by Sevenoaks Borough Council against relevant local and national planning policy and consultation responses as appropriate.

Sevenoaks Borough Council are thanked for consulting GBC.

(see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16th February 2026	Dated:	17 February 2026