

Delegated Report

Householder Planning Application

Planning Application No: 20250666

Location: Bocoda Hill Farm House Wrotham Road South Street Meopham

Description: Erection of a single-storey rear extension to existing garage block to create two additional car spaces and a domestic workshop.

Applicant: Doctor & Doctor Chatranjan Seehra

Site Visit Date: 15th August 2025

Submitted Documents/Plans

Planning Application Form;
Planning Statement;
Street Map;
Drawing No. 562/PL01 – Location Plan (Garage Extension);
Drawing No. 562/PL01 – Proposed Garage Extension Site Plan;
Drawing No. 562/PL02 – Proposed Garage Extension Plans;
Drawing No. 562/PL03 – Existing Site Plan;
Drawing No. 562/PL03 – Proposed Garage Extension Elevations;
Drawing No. 562/PL04 – Existing Garage Plans; and
Drawing No. 562/PL05 – Existing Garage Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250942	Conversion of existing stables block to a dwelling.	Pending Consideration	
20091037	Application for non-material amendment to planning permission reference number 20090457 to allow the construction of a new dormer window and relocation and reconfiguration of one of the other dormer windows on the south elevation and rearrangement of the internal layout to bedroom 6 and adjoining bathroom and provision of an extra en-suite bathroom between bedrooms 4 and 5.	Approval of Non-Material Amendment	12.01.2010
20090457	Construction of new enlarged roof on eastern side with four additional dormer windows in existing and proposed north roof slope and conversion of additional roof space into two bedrooms, bathroom/wc and sitting area.	Permitted	29.07.2009
20060902	Erection of single storey side extension to form a conservatory.	Application Refused Appeal Dismissed	15.12.2006 15.04.1998

20050493	Extension of the residential curtilage; laying out of a tennis court; re-siting of the swimming pool within the residential curtilage and variation of condition (ii) attached to planning permission ref. No. GR/97/450 to allow three of the existing stables to be used for livery purposes.	Permitted	09.08.2005
20010304	Construction of a sand school.	Permitted	06.06.2001
19980101	Alterations to increase height of part of roof and conversion of roof space to form 2 no. bedrooms, bathroom and bedroom with ensuite bathroom.	Application Refused	14.04.1998
19950114	Retention of vehicular access onto Wrotham Road.	Application Withdrawn	01.01.1998
19970450	Erection of detached stable block comprising isolation stall, tackroom and 3 no. stables with canopy to front and variation of condition (ii) of planning permission ref no. GR/96/737W to allow use of loft space as a hay store and formation of hay loft opening in existing tractor store/garage building.	Permitted	17.11.1997
AP 1997/0000 1/REF	Application for the removal of agricultural occupancy condition granted under planning permission ref. no. TH6/64/325A.	Appeal Withdrawn	15.09.1997
19970229	Application for lawful development certificate in respect of retention and continued use of bungalow as a single family dwelling house.	Permitted	05.08.1997
19960737	Retention of extension and alterations to existing detached garage to form domestic garage and tractor store.	Permitted	03.04.1997
19960736	Erection of agricultural building for use as a hay barn to store hay and straw and dry feeds and storage of tractor and machinery.	Application Refused	18.03.1997
19950369	Retention of extensions to and alterations of existing detached garage to form domestic garage, tractor and machinery garage at ground floor and hay and dry feedstore with w.c. at first floor.	Application Refused Appeal Withdrawn	24.05.1996 10.01.1997
19950758	Determination as to whether prior approval is required for erection of barn for use as an animal shelter and food store.	Application Refused	06.12.1995
19950113	Outline application for the erection of a farm workers bungalow.	Application Refused	28.06.1995
19950085	Application for determination whether prior approval is required for erection of a barn for the storage of feedstuffs, plant & machinery.	Certificate Refused	03.03.1995
19940574	Conversion of farm buildings into six residential units incorporating extensions to buildings to form garages, external alterations, associated landscaping and use of land to form residential gardens.	Application Withdrawn Appeal Withdrawn	10.02.1995 10.02.1995
19900798	continued use of dwelling without complying with the agricultural occupancy condition attached to planning permission ref no TH6/64/325A	Application Refused	22.02.1991
19880572	Continued use of dwelling without complying with the agricultural occupancy condition attached to planning permission ref. no. TH6/64/325A.	Application Refused	30.09.1988
19870882	Conversion of farm buildings into 6 residential units incorporating extensions to buildings to form garages	Application Refused	03.05.1988

	external alterations associated landscaping and use of land to form residential gardens	Appeal Allowed	23.01.1989
19800165	Erection of two storey rear extension to form lounge at ground floor level with granny annexe over comprising kitchen diner bedroom and bathroom	Permitted	22.05.1980
19760292	Erection of an extension to existing dutch barn to house agricultural machinery	Permitted	18.05.1976

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- C13 – Extension to Dwellings in the Countryside
- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic Environment

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council – No comment received.

Dickens Protection Society – The Society has no objection to the application but would suggest that conditions are imposed to control any residential use.

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Consultation was by way of the displaying of a site notice, together with two letters sent to surrounding properties with an overall expiry date of 5th September 2025. No comments have been received.

Officer's Analysis

Site Description

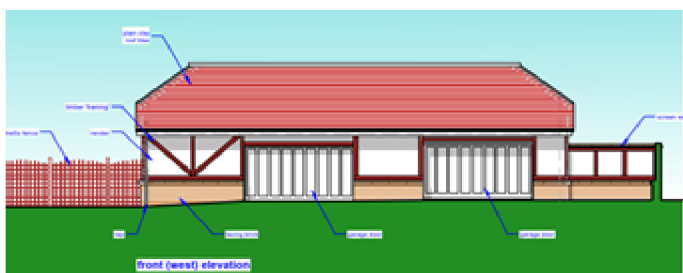
The application site comprises of a detached four bedroom dwelling, detached garage and stable block located in the rural area on the west side of South Street, Meopham.

The site is located within the Green Belt, Meopham Downs Landscape Character Area, an Archaeological Notification Area and Groundwater Source Protection Zone 3. It is also located adjacent to the public footpath (NS274) runs along the side (south) boundary.

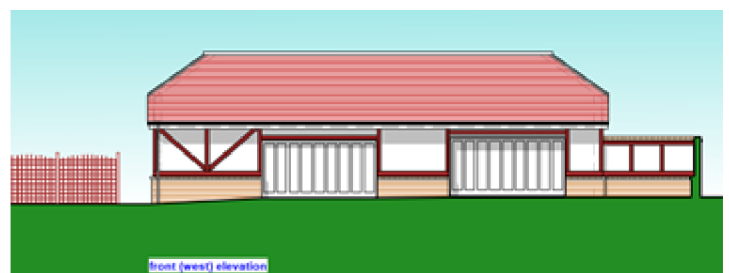
Development Proposal

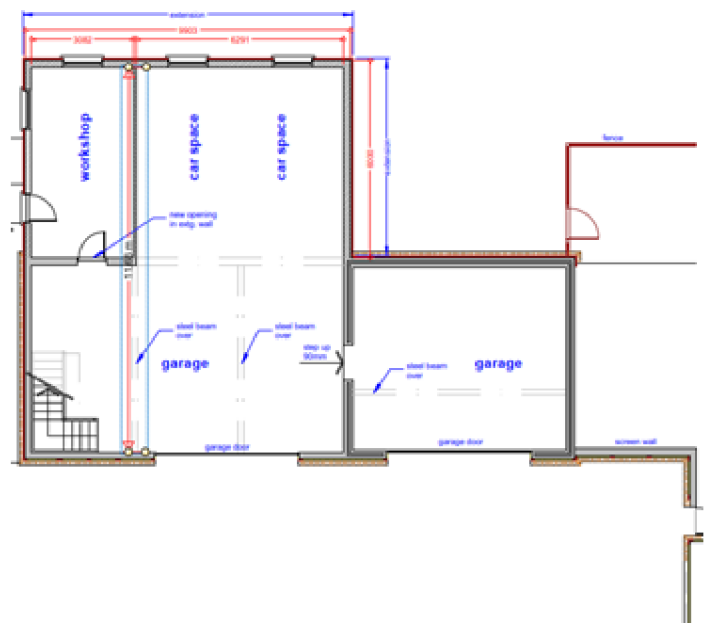
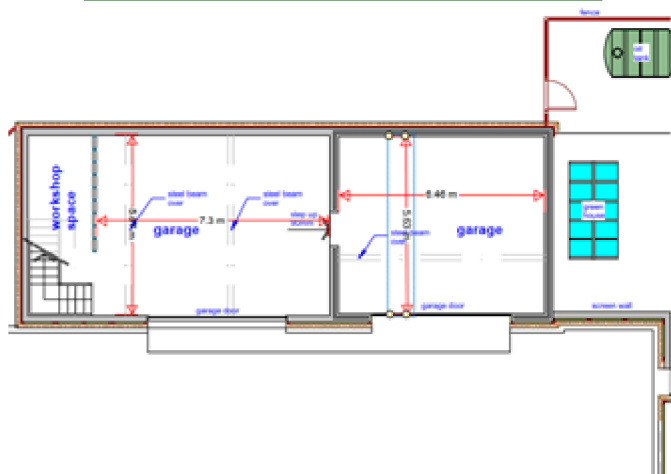
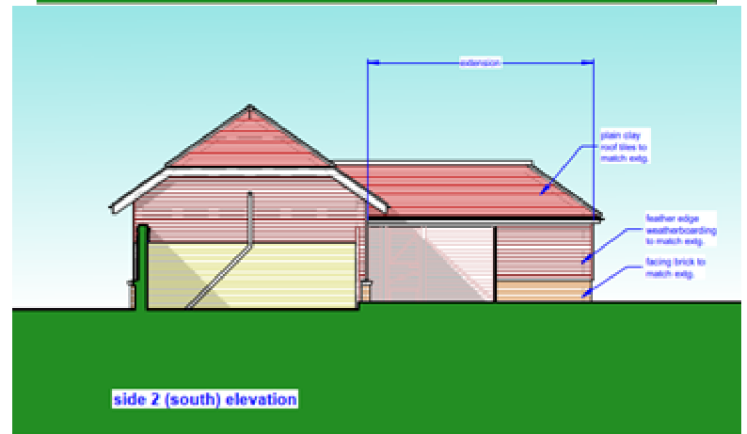
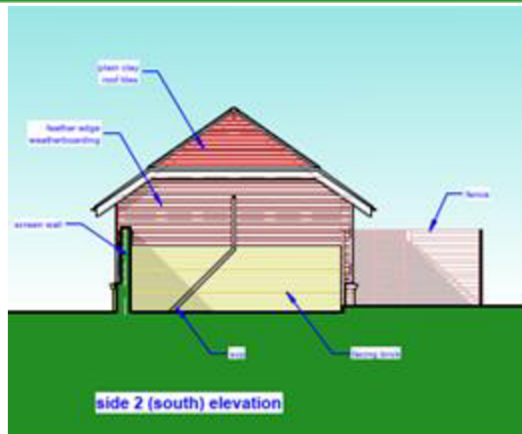
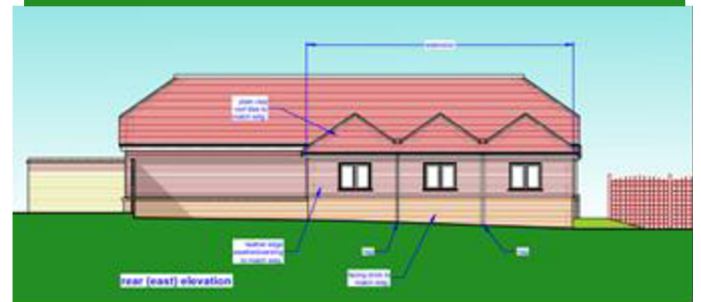
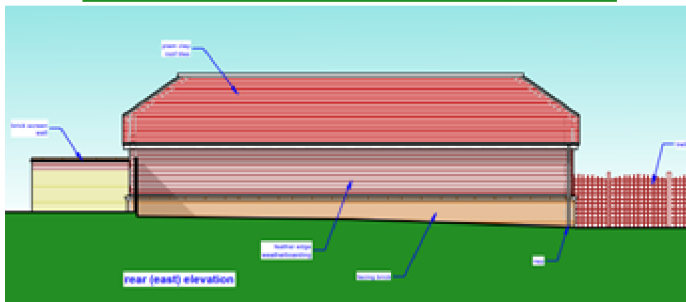
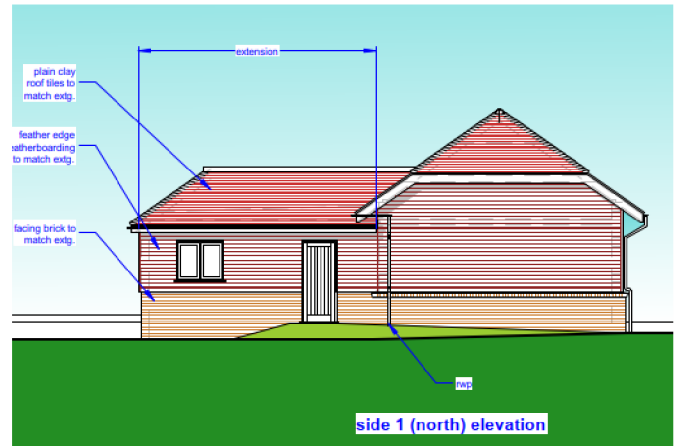
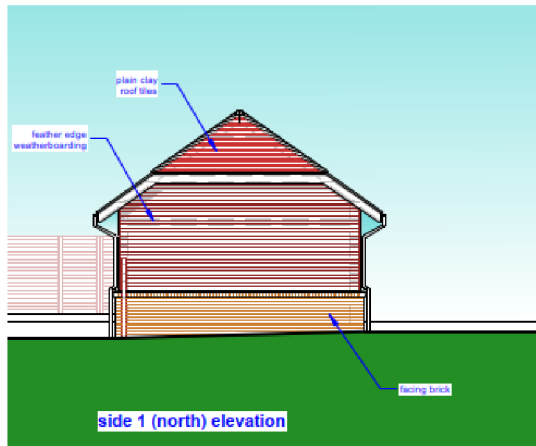
The proposal seeks to provide additional parking and workshop space to the rear of the existing garage. The existing garage has two double doors with a dividing wall. One area measures 7.3m wide and the 6.46m which would provide four parking spaces. However the garage has just a depth of 5.63m, which does fall short of the 7m internal garage depth as laid out in the KCC Parking Standards. The proposed garage would provide a depth of 11.65m for two of the parking spaces and a new larger workshop.

Existing



Proposed





As demonstrated in the screenshots above, the development would involve the construction of a rear

extension with three hip roofs with a lower ridge and eaves height and would form an L-shaped structure.

The building would be finished in feather edge weatherboarding, plain clay roof tiles and facing brick, to match existing.

Principle of Development

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

The principle issues in determining this application;

- Green Belt;
- Design, Character, Appearance and Impact on the Landscape
- Amenity of Future Occupiers;
- Neighbouring Amenity;
- Parking and Highways; and
- Any Other Material Planning Considerations

Green Belt

As the application site is located in the Green Belt, paragraphs 142 and 143 and 152-156 of the National Planning Policy Framework (NPPF) (2024) and Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) are most relevant.

The overriding policy approach in the Green Belt is that new built development is strictly controlled, in order to protect the openness of the land. Paragraphs 154 and 155 of the NPPF (2024) set out the circumstances in which new built development can be considered to be appropriate in the Green Belt. In this instance paragraph 154(c) is relevant and sets out that;

154(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy CS02 (LPCS) prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF 2024, the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with that document.

In particular Saved Policy C13 (LPFR) places an overall limit on extensions of one third of the gross floor area of the original dwelling unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria (ii)). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria (vi)). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF (2024) and should be afforded some limited weight.

As a general rule (and in line with Saved Policy C13 (LPFR)), the Borough Council considers that

extensions which exceed the overall floor area of an original building by one third (33%) or more, are likely to be disproportionate additions. However, it is acknowledged that floorspace is only one measure of such impact and in coming to a conclusion on this issue, the Council has regard to a range of other factors including footprint, floorspace, volume, scale, mass and height.

In this instance, the proposed development would comprise of the extension/alteration of an existing building, which has a floor area of 90.58m² at ground floor level, with a first floor storage space with a floor area of 50.49m², therefore having a total area of 141.07m². The proposed building would have an overall floor area of 147.13m² on the ground floor, with no increase in the first floor. The development would therefore result in an increase within the one third limit (33%) as set out in saved policy C13 and would not be considered to result in a disproportionate addition above the size of the original building and as such, the proposal would be considered to be appropriate development in the Green Belt. As such, the proposal would be in line with paragraph 154(c) of the NPPF 2024, Policy CS02 (LPCS) and Saved Policy C13 (LPFR).

Design, Character, Appearance and Impact on the Landscape

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 (LPCS) is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and the Gravesham Landscape Character Assessment will be taken into account in determining applications.

According to the Gravesham Landscape Character Assessment, the Meopham Downs LCA is characterised by gently undulating topography with a mixture of arable and pasture farmland, neat pattern of small square fields in the south and broad irregular shaped fields in the north and narrow winding lanes with hedgerows. The overall condition of the landscape is good, and it has moderate sensitivity. The document recommends to conserve and reinforce.

As part of the development, there would be no significant loss of vegetation and that the residential nature of the application site would be retained. The proposed development would result in an increase in the size and bulk of the existing outbuilding, which would consolidate and extend the level of built development on the plot and in the wider area. However, the extension/alterations would not be excessive or harmful to overall landscape quality. Therefore, the proposed development would not be detrimental to landscape character.

Policy CS19 (LPCS) requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular, the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

The proposed development would result in an L-shaped structure with hipped and barn hipped sides, would be finished in feather edge weatherboard cladding above a facing brickwork plinth, with plain clay roof tiles. The building is not excessive in size or bulk and would be in keeping with the rural location through choice of appropriate materials. It would not be visible from any public vantage point by virtue of the significant set-back of the site from the highway and extensive hedging. Overall, the proposed outbuilding is well designed and accords with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and would not impact the existing private amenity space. As such, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the separation between the application site and the nearest dwellings, there would be no adverse impacts to the residential amenity of any surrounding occupiers and the proposal would be in line with Policy CS19 (LPCS).

Parking and Highways

Policy CS11 (LPCS) and Saved Policies T1 and P3 (LPFR) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the KCC Vehicle Parking Standards, a four bedroom dwelling should have three vehicle parking spaces. The document also sets out that the minimum internal dimensions for a garage being 7 metres (length) by 6 metres (width) for a double garage.

Therefore, the proposed garage extension would improve the existing substandard length for use for vehicle parking for this property.

Due to the distance between the development area and the highway, there would be no safety issues, as the existing access road and entrance would be unaffected by the proposal.

Overall, the proposed development would not be likely to be detrimental to highway safety and would be in line with Policy CS11 (LPCS) and Saved Policies T1 and P3 (LPFR).

Any Other Material Planning Considerations

Public Right of Way

The site is adjacent to a Public Right of Way NS274, however due to the distance of the existing garage and the proposed development to the PROW, is not likely to impact on the PROW. However, an informative will be attached to the decision notice to ensure that it is not stopped up, blocked or impeded at any time through the construction process.

Conclusion

The application has been full considered and is in accordance with local and national planning policy.

The proposed development would increase the size of the existing garage outbuilding, but would not be excessive in scale and would remain proportionate and have an ancillary appearance to the main garage and would be within the saved policy C13's one third limit, the building is well designed, remains subservient to the main dwelling and would have no impact on the character of the area or landscape.

Therefore 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:		Signed:	
Dated:	30 th September 2025	Dated:	1 st October 2025

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