



Delegated Report

Householder Planning Application

Planning Application No: 20251179

Location: Jonita Wrotham Road Meopham Gravesend

Description: Erection of storage outbuilding in front garden.

Applicant: Mr Nathan Allgood

Site Visit Date: 14 January 2026

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. ALL-1125-01 Rev. A Existing and proposed layouts, elevations, block plans and site location plan; and
Email from the agent received 25 November 2025.

Procedural Issues

The name of the application site is shown as Oaken View on site and on the submitted site location plan. However on the planning application form and on the OS base plan, the site is known as Jonita. For the avoidance of doubt, the application has been determined with reference to the name Jonita and the extent of the site is that as shown on the submitted site location plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
19900668	Erection of single storey side extension to form enlarged kitchen, lobby and w.c.	Permitted	25.10.1990
19750727	Erection of double garage and pergola at front	Permitted	13.01.1976
19750407	Erection of car port in front of dwelling house	Refused	10.08.1975
19600045	Conversion of roof space into bedrooms and extension to kitchen.	Permitted	11.03.1960
19530088	Erection of bungalow	Permitted	04.06.1953

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)

- 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

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- 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

Southern Gas Networks

Thank you for your enquiry, there is a high pressure pipeline in the vicinity of your works. Your proposals would require the exact location of this pipeline and other SGN assets to be located before any work commences, either by electronic detection or by hand excavated trial holes as specified in the attached SW/2 document. These works must be supervised by an SGN representative, please contact [redacted] to arrange a pre-works site visit and any future supervision. We would like to reiterate that no works should be carried out within the vicinity of a high pressure pipeline until consultation with an SGN representative has occurred. We thank you for your patience at this time

Please note that no mechanical excavations are permitted within 3m of the pipeline at any time.

This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works		
Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
GM11	HP	3.0
GM03	HP	3.0
This table does not include SGN's low medium and intermediate pressure assets, which may be in the vicinity.		

Building Proximity Distance:

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the event of any legal proceedings at a later date.

Vehicle Crossing:

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
10. Intrusive construction methods will require an agreed method statement prior to work starting.
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.
12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please note that further restrictions on activities may need to be imposed as a result of a site inspection.

For any further information please contact SGN on the details above.



Map extracts:



SCALE: 1 : 1077	LP MAINS	
USER ID: WL910498	MP MAINS	
DATE: 26/11/2025	IP MAINS	
GRID REFERENCE: E564084, N167669, TQ640676	LHP MAINS	
	IGTs	SSSIs

Some examples of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
-------	--	--------	--	----------------	--	-----------------	--	-----------------	--

Health and Safety Executive Online Check

The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Meopham Parish Council

No objection subject to consultation with Southern Gas Networks.

Dickens' Country Protection Society

In the Society's view outbuildings in front of homes are best avoided. It is noted there is already a garage in front of the bungalow.

Neighbouring properties

The application was publicised to 16 neighbouring properties by letter. No representations have been received and the overall consultation period expired on 16 December 2025.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to outbuildings, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals;

- Should only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate to the existing dwelling and plot;
- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment;
- Should not detract from the character of the area (especially where it will be visible from the street) and should be unobtrusively located to the side and rear of the dwelling; and
- Should not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking/overshadowing of existing properties.

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such,

Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The proposed development would comprise of an outbuilding with a footprint of 14.4 square metres and a height of 2.7 metres. The roof would be flat and the walls would be clad in Marley Eternit Cedral weatherboarding, to match the colour of the existing outbuilding on the site frontage (a red brick construction). The outbuilding would be used for the storage of general household goods (i.e. for purposes incidental to the dwellinghouse) and it is noted that the outbuilding has been partially constructed.

The Dickens' Country Protection Society suggest that outbuildings in front of homes are best avoided and this view aligns with the locational guidance set out in the Householder Extensions/Alterations Design Guide (2021). However, despite its location on the site frontage, the proposed outbuilding would not be widely visible in the street scene, due its low height and to the screening provided by an existing mature laurel hedge and brick boundary treatment. Furthermore, there is an existing frontage outbuilding at the application site.

The proposed development would be subservient in size to the dwelling at the application site and would have a general design and facing materials that would match with the existing built development, both at the site and in the surrounding area.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, subject to a condition requiring details and the retention of the existing frontage laurel planting and front boundary treatment (or an appropriate alternative screening arrangement), the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and be broadly in line with the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would not affect the private amenity space or internal layout of the application property and would not adversely impact on the privacy, daylight or sunlight of its occupants. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing, overbearing impacts to the occupiers of the surrounding dwellings. No neighbour representations have been received. As such, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application property has four bedrooms and on-site parking for at least three vehicles (in an existing garage and on the site frontage). The proposed development would not adversely impact upon the existing vehicle parking or access arrangements and as such, would be acceptable in highways terms and be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing

residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

It is noted that Meopham Parish Council do not object to the proposal.

Southern Gas Networks advise that there are high pressure and lower pressure gas pipelines located either in, or in close proximity to, the application site. Despite Southern Gas Networks appearing to assess a neighbouring property instead of the application site, due to the need to protect gas infrastructure and because a lower pressure pipeline runs along the site frontage (close to the proposed development) the comments of Southern Gas Networks should be brought to the attention of the applicant, as an informative attached to any planning permission granted.

Suggested Conditions

Development in accordance with the approved plans

Materials to match existing

Use for incidental purposes only

Details of and retention of existing or alternative frontage planting and boundary treatment

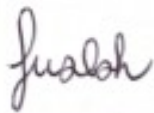
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14th January 2026	Dated:	15 January 2026