



Delegated Report

Householder Planning Application

Planning Application No: 20251143

Location: 30 Walnut Tree Way Meopham Gravesend Kent

Description: Conversion of garage to form habitable space. Erection of a detached garage.

Applicant: Mr Paul Graham

Site Visit Date: 13/01/2026

Submitted Documents/Plans

Site Location Plan;
Existing Block Plan;
Proposed Block Plan; and
Existing and Proposed Plans and Elevations - MAD-507-05.

Superseded Documents/Plans

Existing and Proposed Plans and Elevations – MAD-507-04

Relevant Planning History

Reference	Description	Decision	Decision Date
19760608	Erection of eight detached houses with integral garages and new road extension	Permitted	20.10.1976

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

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)

Other Relevant Guidance

- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Consultees

Dickens' Country Protection Society

The society would suggest that, if consent is granted, conditions are imposed controlling any change of use or extension to the new garage.

Meopham Parish Council

After reviewing the submitted documents and discussing the proposal, the parish Council resolved to raise no objection to this application.

Neighbouring properties

A site notice was displayed at the site on 21.11.2025 and five surrounding properties were also consulted. The overall consultation closing date was 02.12.2025 and no representations have been received.

Officer's Analysis

Design, Character and Appearance

The application property is a two-storey detached dwelling link to the neighbour by the garage, located at the end of a cul-de-sac with a large forecourt area providing off street parking. The application seeks permission for the conversion of the integral garage into a habitable room, changes to the property's fenestration and the erection of a single storey detached garage;



To the front elevation, the existing integral garage opening would be partially infilled and a curved bay window would be inserted in this opening. To the rear of the garage, the existing door would be replaced with a window. The changes proposed to the front and rear fenestration are not considered to harm the character of the property. Whilst it is a shame that the garage is being lost, and it doesn't appear that any of the other properties have converted their garages to date, the wider street scene of Walnut Tree Way is varied and so the proposal will not be substantially detrimental to the character of the area.

The proposed garage would be single storey with a gable ended roof over it and would be constructed from brick. Its general design and character would be in keeping with that of the dwelling. Whilst it is noted that the development would introduce a new structure to the open front forecourt area of the site, and there are no other in the immediate street scene, it would be modest in scale and not out of keeping. The character of the garage building would ensure it reads clearly as an ancillary residential structure. This property is in a comparatively unique location whereby it has a larger front garden area than most other properties which enables it to accommodate such a structure. The use of the garage will be restricted by condition to ensure it isn't altered to an inappropriate use.

It is therefore considered that the proposed development is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021

Amenity of Future Occupiers

The development would not increase the number of bedrooms at the property whilst providing additional internal living space. The proposal is considered to safeguard future occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed garage would be single storey with a gable ended roof above. The neighbouring property closest to the garage would be no.28 Walnut Tree Way. There would be a minimum separation of

approximately 10.2m between the proposed garage and the property at no 28 Walnut Tree Way. Given the single storey nature of the garage building and the separation from this property, it is considered unlikely that the development would result in any harmful overshadowing or overbearing to this property. It is considered that the garage would be sufficiently separated from all other surrounding properties to ensure there is no harmful overshadowing or overbearing impact to them.

To the rear of the proposed garage is Gates Place, fronting onto Wrotham Road. The property is located approximately 16.5m from the boundary. Given the single storey nature of the proposed garage and the well established evergreen boundary treatment, there will be no detrimental impact on Gates Place.

As previously mentioned, the use of the garage will be restricted to ensure there is no impact from an alternative use.

No neighbour representations have been received.

As a part of the development, it is noted that a new bay window is proposed to be inserted into the front elevation of the existing integral garage which is to be converted into a habitable room. Views from this window would be well screened by the existing vegetation along the southern side boundary of the site. It is therefore considered that the development will not result in any loss of light, outlook or privacy to neighbouring occupiers.

The proposal therefore safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The existing dwelling has onsite parking currently for more than four cars including a garage and a generous hard paved forecourt area. The development would result in the loss of the existing off street parking provided by the garage.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The proposed garage internally is a minimum of 5.7m by 5.2m, the garage would exceed the minimum requirement for a single car garage. The resultant parking provision would be acceptable for a property of this size in this location.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being within the Green Belt, the application site is located within Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed extensions, due to the property's location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)



Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	14th January 2026	Dated:	15 January 2026