



Delegated Report

Householder Planning Application

Planning Application No: 20260021

Location: Santa Maria, Wilsons Way Meopham Gravesend

Description: Demolition of existing conservatory with decking. Erection of a single storey rear extension, platform, roof light and all associated works.

Applicant: Mr. James Ferrin

Site Visit Date: 26th January 2026

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Drawing No. – EX-100 – Existing Site Plan;
Drawing No. – EX-200 – Existing Ground Floor Plan & First Floor Plan;
Drawing No. – EX-300 – Existing Roof Plan;
Drawing No. – EX-400 – Existing East & West Elevations;
Drawing No. – EX-500 – Existing North & South Elevations;
Drawing No. – EX-600 – Existing Section A-A;
Drawing No. P-100 – Proposed Site Plan;
Drawing No. P-200 – Proposed Ground Floor Plan & First Floor Plan;
Drawing No. P-300 – Proposed Roof Plan;
Drawing No. P-400 – Proposed East & West Elevations;
Drawing No. P-500 – Proposed North & South Elevations;
Drawing No. P-600 – Proposed Section A-A;
Drawing No. P-700 – Proposed CGI's; and
Drawing No. P-800 – Proposed CGI's.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220084	Demolition of existing conservatory and erection of a single storey rear extension.	Permitted	29.03.2022
20150323	Alterations to the existing garage roof from a pitched roof to gable with a window and a new access door.	Permission	10.06.2015
20060871	Erection of a detached building to provide two stables, feed/hay store and tack room and a detached kennel block comprising three kennels.	Permission	11.12.2006
20060605	Erection of a detached three bedroom chalet bungalow with detached double garage.	Permission	13.09.2006
20030675	Demolition of existing dwelling and erection of a detached dwelling with two bedrooms and w.c. in the roof space; erection of a detached garage, 3 no. dog kennels and a stable block consisting of 2 no. stables,	Permission	25.09.2003

	tack room and feed store.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- P3 – Vehicle Parking Standards
- T1 – Impact of Development on 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 4 – Decision making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural 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

Consultees

Meopham Parish Council

No comments received.

Neighbouring properties

The application was advertised by the displaying of a site notice and letters sent to two surrounding properties with an overall expiry date of 16th February 2026. No comments have been received.



Officer's Analysis

Background and Principle

From the planning history, planning permission was granted for the erection of a detached three bedroom chalet bungalow with detached double garage in 2006 (Ref. 20060605). It would appear from the plans available that the property that was constructed in accordance with approved plans, with the exception of the conservatory to the rear that is to be demolished as part of the current application. Therefore, the property appears to be the original property as originally constructed.

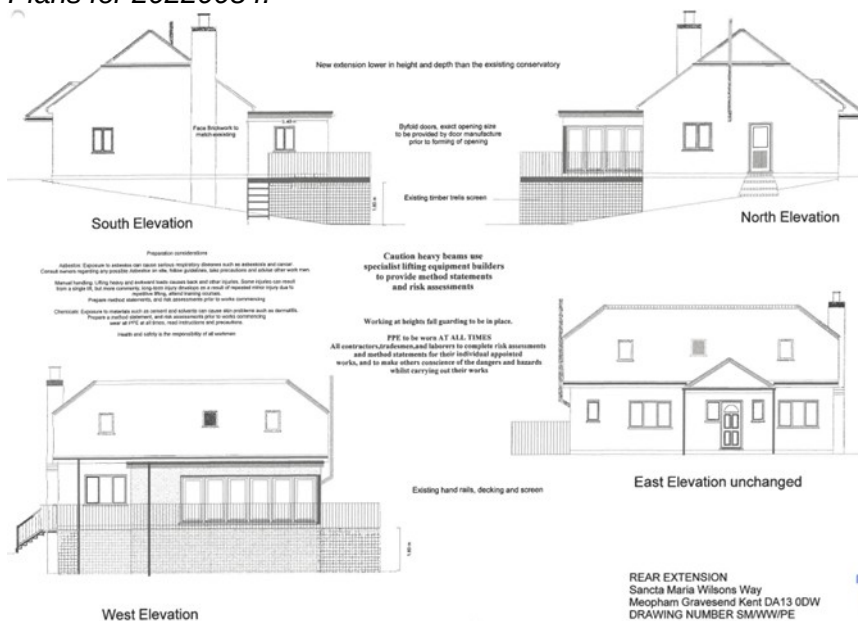
Approved Scheme (20060605)



There does not appear to be any history in relation to the conservatory.

A previous application for a similar proposal was approved in 2022 (App. Ref. 20220084).

Approved Proposed Plans for 20220084:



The key issues in consideration of this application is whether;

- the proposal would be inappropriate development in the Green Belt and, if inappropriate its effect on
- the openness of the Green Belt and the purposes of including land with it
- the proposal would adversely impact on the landscape character of the site
- the proposal would impact on amenity
- the proposal would result in any parking and highway safety issues

Site Location and Surrounding Area

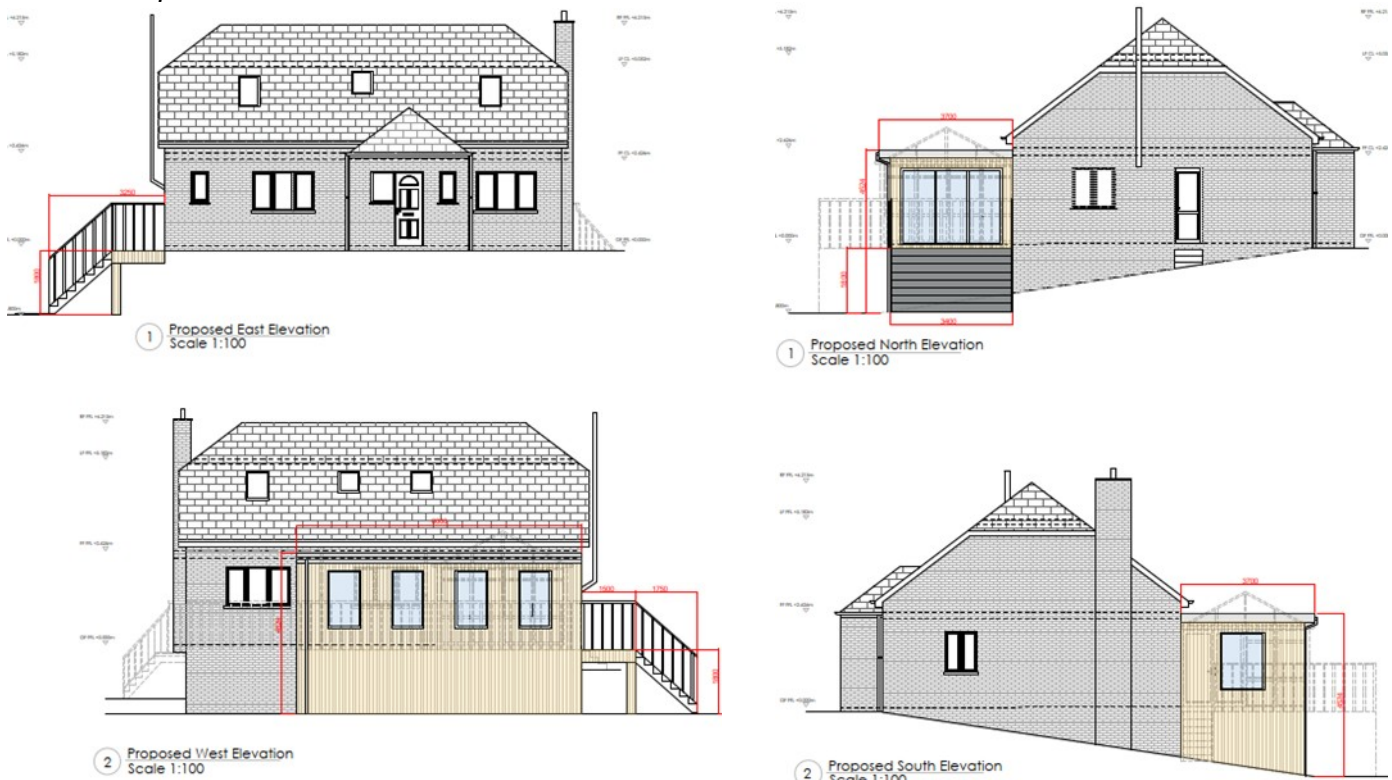
The site is located in the Green Belt and in the Harvel Wooded Downs Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map and this must be the starting point for determining this application.

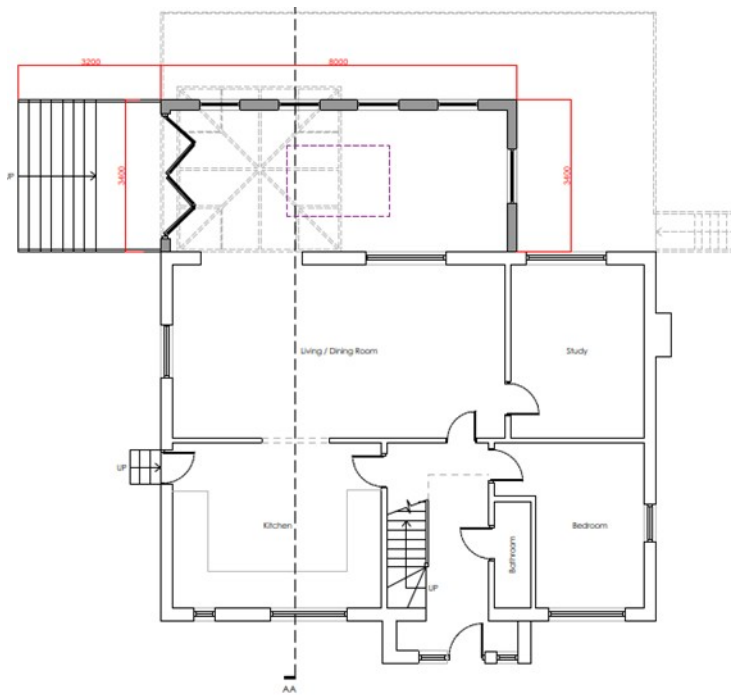
The application site at Sancta Maria, Wilsons Way is a detached bungalow set in a large plot. The property benefits from a detached double garage to the front and off road parking to the front for more than three cars.

Proposal

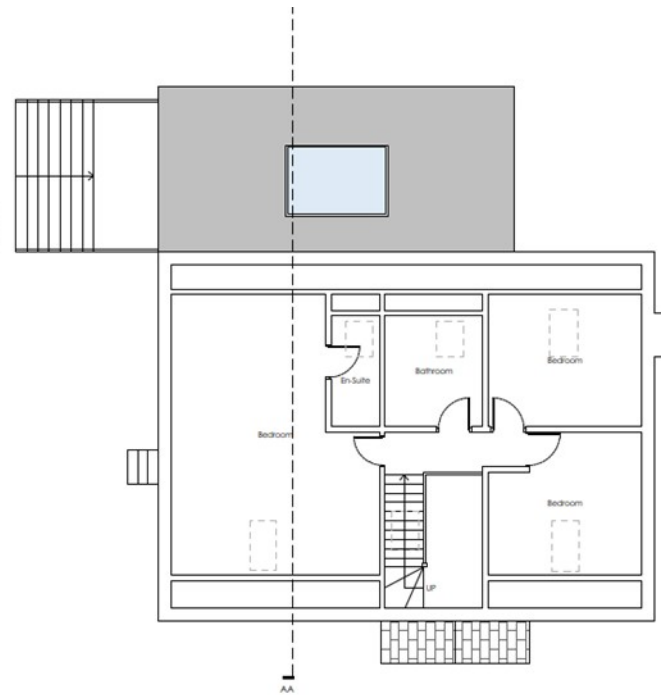
The proposal comprises of the removal of the existing conservatory and for the erection of single storey rear extension. The single storey rear extension would project approx. 3.4m from the existing principle rear elevation, be 8m wide and 2.7m in height from the existing raised platform, with a flat roof. The proposed works would result in an extension to the existing living/dining room. The proposed application is the same dimensions and flat roof design as the previously approved 2022 application, with minor differences in the rear window design.

Current Proposal





1 Proposed Ground Floor Plan
Scale 1:100



2 Proposed First Floor Plan
Scale 1:100

The appropriateness of the development within the Green Belt

Inappropriate development in the Green Belt is development that by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The NPPF (2024) notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence. At paragraph 143 the NPPF (2024) lists the 5 purposes which the Green Belt serves. Of particular relevance in this case is that it assists in safeguarding the countryside from encroachment.

The NPPF (2024) makes it clear that new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions (paragraph 154). The listed exceptions include 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 of the Gravesham Local Plan Core Strategy (September 2014) (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 (LPCS).

Furthermore, Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) (LPFR), which relates to extensions to dwellings in the countryside, 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 paragraph 154 the NPPF (2024).

In particular 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 weight.

In determining proposals for residential extensions in the Green Belt an assessment will be made against the impact of the 'original' existing development. The original building is the building as it existed on 1 July 1948, however, for older homes constructed prior to July 1st, 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date. Any additions that have occurred since the 'original' dwelling date are considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed. The reason for this is small reductions in openness, repeated many times, can have a cumulatively detrimental effect.

The existing dwelling in this case appears to have been extended by way of the rear conservatory, however this is being demolished as part of the proposal.

Existing dwelling (as built)

Ground Floor: 82.62m²

First Floor: 82.09m²

Total: 164.71m²

Proposed Extension

Kitchen/Dining 22.9m²

Total floor space increase proposed: **187.61m²**

Total floor space increase of proposed extension over original dwelling: **13.90%**

Saved Policy C13 (LPFR) provides the local interpretation of national policy and states there will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.

In this case the increased floorspace falls within the one third limit and therefore is within the parameters set by Policy C13 (LPFR).

Furthermore, Policy CS19 of Gravesham Core Strategy (LPCS) 2014 require new development to be visually attractive, fit for purpose and locally distinctive. This proposal therefore meets the requirements of CS19 (LPCS) as well.

In summary it is considered that this extension complies with local and national planning policy.

The effect of the proposal on the openness of the Green Belt

Having determined that the proposal is an appropriate development in the Green Belt, it is necessary to assess the effect on the openness and the purposes of including land in the Green Belt. Paragraph 142 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The proposed extension would only project approx. 3.4m from the existing principal rear elevation, which is 300mm less than the existing conservatory. Whilst the proposed extension is wider than the existing conservatory, it would not extend beyond the side elevations of the host dwelling. As a result, it is considered that the proposal does not result in any further material harm to the openness of the Green Belt or represent encroachment into the countryside.

Therefore, the proposal is considered to be in accordance with Policy CS02 (LPCS) and Section 13 of the NPPF (2024).

External Materials

The submitted information states that the proposed materials would be composite cladding in teak colour with black upvc windows and doors. Whilst these materials do not match the host dwelling, the existing conservatory is of white upvc and glazing and the proposed rear extension is not highly visible from public vantage points. As such, the proposed materials are considered acceptable.

Design and visual impact

Section 12 of the NPPF relates to “achieving well-designed places” and sets out the Government's requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“...the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

The application property is located on Wilsons Way and just lies outside the rural settlement of Culverstone Green and set generously back from the highway with extensive soft landscaping surrounding the property. Therefore the majority of the views of the property are obscured from the wider area. The proposed rear extension is flat roof design with a modest projection and footprint, which does not detract from the host dwelling. The proposed materials, whilst not matching of the host property are considered acceptable in their context and as such it is considered that the impact of the proposed extension on the streetscene and area as a whole is minimal. Furthermore, there is no uniformity of property design within the local area. Overall, it is considered that the extension are modest additions to the dwelling that would not detract or result in a detrimental impact on the host property.

Taking account of all the above, it is considered that the proposal would accord with Policies CS02 and CS19 (LPCS) and Section 12 of the NPPF (2024).

Impact on landscape

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 of Gravesham Local Plan Core Strategy states that the overall landscape character and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south and broader irregular shapes to the north with narrow lanes and road with hedgerows. There are three large settlements located along A227 running east and west

with traditional architecture surrounding village greens. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2024).

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Given the separation distance between properties and the scale of the proposal, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing. No objections have been received.

In light of these considerations, the proposed extension would not have a detrimental impact upon the residential amenity of existing/future or neighbouring occupiers and would meet the tests set out in the NPPF and Policy CS19 of the Core Strategy.

Highway issues

The proposal would not result in an increase in bedrooms and the existing garage and driveway provide parking for more than three vehicles and therefore the development would accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS11 (LPCS).

Conclusion

For the reasons set out in this report, this development would not result in “disproportionate additions over and above the size of the original building” and has been designed to have a subservient and appropriate appearance to the host dwelling. As such it would not constitute inappropriate development within the Green Belt. Furthermore, it would not impact the openness of the Green Belt.

In all other respects the proposal is also seen as acceptable. It has been shown to be appropriate in terms of its design and visual impact, its impact upon the Meopham Downs Landscape Character Area and its impact upon residential amenity. It is also considered acceptable in terms of highway.

Recommendation:

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	3 rd March 2026	Dated:	4th March 2026