

Delegated Report

Householder Planning Application

Planning Application No: 20251065

Location: 1 Sunny Side, Wrotham Road Meopham Gravesend

Description: Conversion of existing garage into habitable room. Erection of a two storey side extension and single storey rear extension

Applicant: Niall Sinyard

Submitted Documents/Plans

Application Form Dated 16/10/2025;
SS-001 Rev P01 (Site Location Plan and Block Plan – Existing);
SS-002 Rev P01 (Block Plan – Proposed);
SS-003 Rev P01 (Floor Plans – Existing);
SS-004 Rev P01 (Elevations – Existing);
SS-005 Rev P01 (Floor Plans – Proposed); and
SS-006 Rev P01 (Elevations – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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
- TC3 Development Affecting Conservation Areas
- 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 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)
- 19th Century Suburban Conservation Areas Management Plan;
- Meopham Green, Meopham Conservation Area Character Appraisal (2009)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Parish Council – No comments received

GBC Conservations Officer – No comments received

Neighbouring properties

4 surrounding properties were consulted, a Site Notice was displayed on 27th October 2025 and an advertisement in the local press on 7th November 2025. No responses were received and the consultation period ended on the 28th November 2025.

Officer's Analysis

Design, Character and Appearance

1 Sunny Side is a two-storey semi-detached property located on the northern side of the highway, in the rural area of Meopham, inset from the green belt and in the Meopham Green Conservation Area. The property is hardstanding to the frontage for off road parking with garage to the side.



The application proposes the conversion of the garage into habitable room and the erection of a two-storey side extension and single storey rear extension.

The proposed single storey rear extension would adjoin the existing outrigger with an L shaped form and would have a pitched roof at a maximum height of 3.4m and an eaves height of 2.47m. The extension would project from the rear elevation by a maximum of 6.25m and have a maximum width of 5.24m. The extension would create space for an open plan kitchen diner with bi-fold doors to the rear elevation and would be constructed with a brick finish to match the existing dwelling.

As such there are no concerns with the proposed rear extension.

The application also proposes the erection of a two-storey side extension which would incorporate the conversion of the existing garage. It would have a pitched roof which would continue the existing roof line at a maximum height of 7.32m and an eaves height of 5.66m. It will project from the flank elevation by 2.5m.

The extension will create space for a bathroom and office to the first floor and additional storage space to the second floor. There will be a window to the front and rear elevations at first floor level serving the office and bathroom and an additional roof light for the proposed storage area.

The conversion of the existing garage to the front elevation to habitable room will replace the existing garage door with a window and would create space for a playroom.

The proposed window would be aligned to respect the window placement of the existing windows.

The two-storey side extension and garage conversion will have a brick finish to match the host dwelling.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and

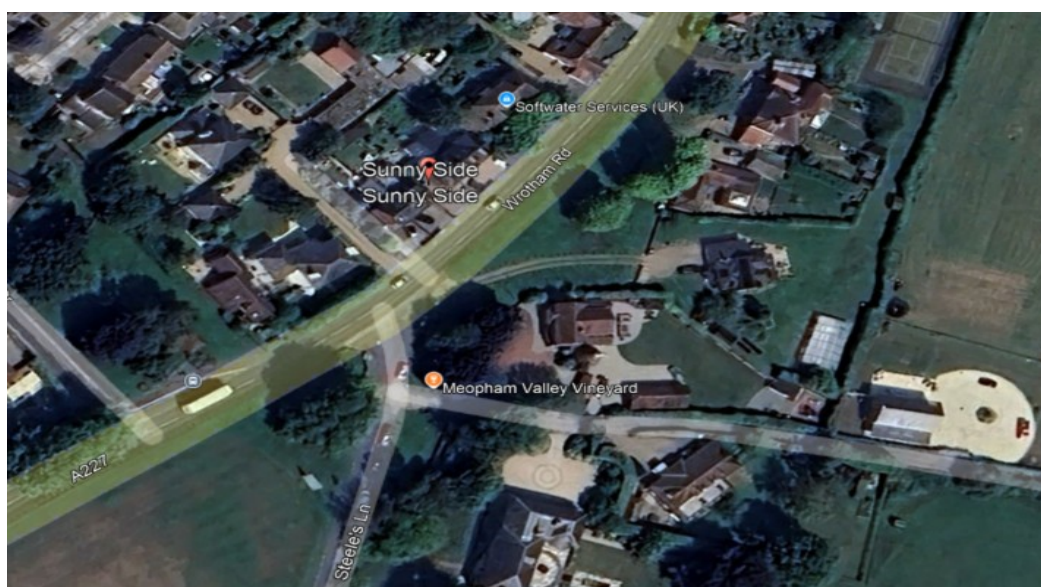


sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design for Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The host dwelling is a semi-detached property located in a prominent position fronting Wrotham Road which is highly visible from a public vantage point and any development to the dwelling would have a great impact on the Meopham Green Conservation Area.

Location of Application Site





By way of the design and form, the proposed two storey side extension and garage conversion is considered to be an incongruous and bulky addition which is not subservient to the original dwelling and subsequently would be detrimental to the existing dwellinghouse, the surrounding properties and would not preserve or protect the surrounding conservation area:

Existing Front Elevation	Proposed Front Elevation

The host dwelling forms one half of a pair of semi-detached properties. The bulk and massing of the proposed extension would subsequently create a highly unbalanced appearance which would be detrimental to both properties and to the wider conservation area.

While it is noted that a similar development has been erected to neighbouring semi-detached property known as 4 Sunny Side, this development was carried out prior to the adoption of current policies.



Moreover, it is considered that instead of providing justification for the works proposed, it serves to highlight how the design is out of keeping and detrimental to the original dwelling and within the surrounding conservation area:

1 and 2 Sunny Side



3 and 4 Sunny Side



As such, the proposed two storey side extension and garage conversion is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or the semi-detached properties and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. Therefore, the proposed development would be inappropriate in terms of design and would have an adverse impact on the character and appearance of the existing building and neighbouring properties.

Impact on the Conservation Area

Policy CS20 (LPCS) states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. Also, saved Policy TC3 (LPFR) expects development in a conservation area to make a positive contribution to it. Policy CS19 (LPCS) is a more general design policy and requires new development to conserve and enhance the character of the local built and historic environment and to integrate well with the surrounding local area.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area

Having already established that the development would be of poor design, irrespective of the sites conservation area setting, it is considered that by way of the incongruous, bulky and overdeveloped appearance, as the development is highly visible from a public vantage point, it would result in a significant failure to preserve or enhance the character of the Meopham Green Conservation Area. Therefore, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling, and would not enhance or preserve the surrounding Meopham Green Conservation Area. As such, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as

Sections 12 and 16 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Post development, the application site would retain a rear amenity area of 79.97msq and a minimum depth of 12.28m in accordance with Gravesham's Residential Layout guidelines for a three-bedroom property.

Furthermore, all proposed rooms are in accordance with the recommended guidelines.

As such the proposal is not considered to detrimentally impact the amenity of future occupiers and as such is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The proposed two storey side extension is set away from neighbouring properties and the single storey rear extension is considered to be modest in height, as such there are no concerns with the impact on loss of light or overshadowing.

The proposal does not introduce any habitable windows or windows to the flank elevations and as such does not raise concerns with the impact on privacy to neighbouring properties.

As such, there are no concerns with neighbouring amenity and the proposal is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The application proposes the conversion of the existing garage to playroom and as such loss of existing parking.

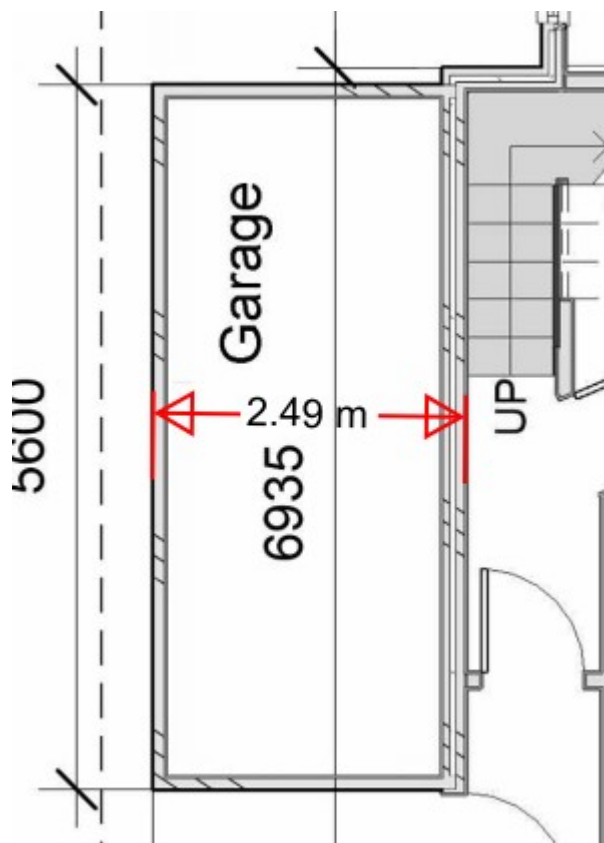
However, the application site currently provides sufficient off road parking to the frontage and the garage is unlikely to be used for parking a modern car as the existing width falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.), as detailed below:

SPG 4 – KCC Parking Standards (2006)

Existing Garage Dimensions



Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)



As such, there are no concerns with parking and highways.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2024) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

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).

Conclusion

Overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling, and would not enhance or preserve the surrounding Meopham Green Conservation Area. As such, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990,

Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3rd December 2025	Dated:	8th December 2025