

Delegated Report

Householder Planning Application

Planning Application No: 20260392

Location: Ticino Norwood Lane Meopham Gravesend

Description: Erection of a single storey rear extension with roof lights and alterations to fenestration.

Applicant: Mr & Mrs Terry Pearce

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
200 Rev 00 – Existing Layout Plans and Elevations
201 Rev 00 – Proposed Layout Plans and Elevations
202 Rev 01 – Existing and Proposed Block Plans

Superseded Plans:

~~202 Rev 00 – Existing and Proposed Block Plans~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19950338	Erection of part two storey front extension and 1st floor side extension to form enlarged garage at ground floor with bedroom & bathroom at 1st floor level.	Permitted	19.07.1995

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No comments received.

Ward Councillors

No comments received.

Neighbouring properties

A site notice was placed near the site and 3no. surrounding properties were consulted and 0 comments were received from members of the public. The final date to submit comments ended on 29th May 2026.

Officer's Analysis

Principle of Development

This application is located in a rural settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking.

Design, Character and Appearance

The dwellinghouse is set back by 74m from the highway, behind Norwood Cottage. It is a two-storey dwellinghouse with limited visibility from the street. The proposed extension would be single storey and located to the rear, so from the pedestrian perspective, from Norwood Lane, the extension proposed would not be visible. This therefore limits but does not negate the impact on the character of the area.

The proposed extension would be 11.4m wide by 6m deep, with a 3.1m high flat roof. This would replace the existing flat roof rear extension which is 11.4m wide, 2.8m deep and 2.9m high. Given the stepped nature of the rear elevation, the proposed rear extension would project beyond the rearmost elevation by 4m. The proposed extension would not be significant in depth, nor would it be significant in height, cutting off any first-floor windows. Its width would not extend beyond either side elevations. Although flat roofs are not ideal, given the low visibility on this extension proposed, it would be acceptable. It would use rendered walls, aluminium doors and a felt flat roof. Although the existing property is built using facing brick there are examples of other rendered buildings in the area and so rendering of this small scale, single storey rear extension with little visibility, in this setting would be appropriate. It is considered that the extension would be in line with paragraph 10.2 (Single storey rear extensions) of the Householder Extensions/Alterations Design Guide. The altered rear door would also be in a similar position and of appropriate design.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Landscape Character

The property is situated within the Meopham Downs Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (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.

The development, within its existing residential setting is not considered to harm the landscape character area.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Kitchen/Diner	75.7	12

Garden Measurement	Proposed Garden Space	Minimum Space Standard (for 4 bed property)
Area	1070m ²	100m ²
Depth	51.7m	10m

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

It is noted that given the unusual layout of buildings in this area, that the properties most likely to be impacted by the development are not necessarily directly adjacent plots. For instance, Nursery Cottage, Norwood Cottage and Ferdacre are plots directly adjacent. But the buildings sit further forward than the subject property and are 35m plus from the application building. It is also noted that the extension is to the rear and these buildings are located to the front, further limiting potential impact. Irashai is not a directly adjacent plot but is located closer at 31.6m to the west. Again, it is located forward of the subject property and given the distance, the single storey rear extension would likely not impact the building significantly. There is also a dwelling to the east which was approved following planning approval ref 20240580. The aerial maps show that the building site has had ground works undertaken but it is unclear how far the construction of this building is at this present time. In any case, the impact of the proposed extension on this neighbouring property should be considered. The proposed block plan does show the indicated position of the neighbouring extension which would be further to the rear. However given the single storey nature of the proposed extension and the 20.7m distance between the building, it is considered that the proposed extension would have limited impact on the occupiers of this dwellinghouse.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed extension would not alter the existing bedrooms. Nor does the proposal indicate any change to the existing parking provision.

The scheme is therefore, considered to be in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

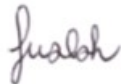
Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approved the application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	28th May 2026	Dated:	03 June 2026