



Delegated Report

Householder Planning Application

Planning Application No: 20260511

Location: 30 New Road Meopham Gravesend Kent

Description: Demolition of front porch and rear and side conservatories. Erection of a front porch and erection of a single storey side and rear extension with 4 roof lights.

Applicant: Rebecca Masters

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 9 Revision B (Proposed Ground Floor Plan)
- Drawing No: 8 (Proposed Site Plan)
- Drawing No: 7 Existing Sections)
- Drawing No: 6 (Existing Elevations and Section)
- Drawing No: 5 (Existing Roof Plan)
- Drawing No: 4 (Existing Ground Floor Plan)
- Drawing No: 3 (Existing Site Plan)
- Drawing No: 2 (Site Location Map)
- Drawing No: 12 Revision B (Proposed Elevations)
- Drawing No: 11 Revision B (Proposed Elevations)
- Drawing No: 10 Revision B (Proposed Roof Plan)

Supplementary Information

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
19540055	Erection of a pair of semi-detached bungalows	Permitted	26.04.1956
19540045	Erection of 21 pairs of semi-detached bungalows and 12 detached bungalows	Permitted	04.08.1954

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- 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

Local Ward Councillors

No comments received.

Meopham Parish Council

Following discussion by our Planning Applications Working Group; the Council wishes to provide the following response:

Meopham Parish Council raises no objection to the application.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 09.06.2026 and one representation was received.

The main points raised were:

- plans for the proposed extension to number 30 do not show any measurements and I therefore do not know how this will affect me.
- Proposal could affect the foundations of my property.
- on some of the plans neighbouring house is numbered incorrectly as 34 instead of 28

Any concerns relating to foundations are not a material planning consideration. These would be a building regs matter for which an informative will be added should permission be forthcoming.

It is noted that the house numbers are incorrectly annotated, however it is not necessary for the agent to correct this as the correct house numbers are available to the Council via its internal databases.

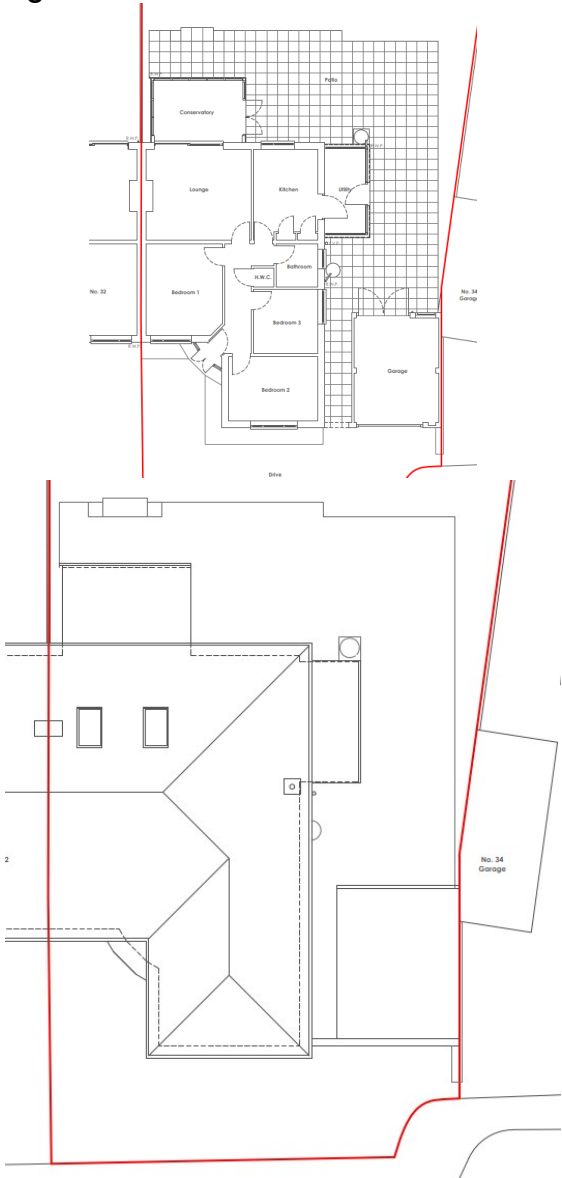
Analysis

Proposal

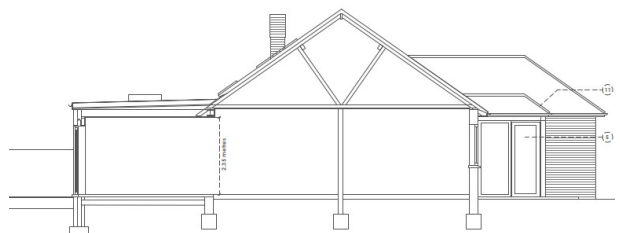
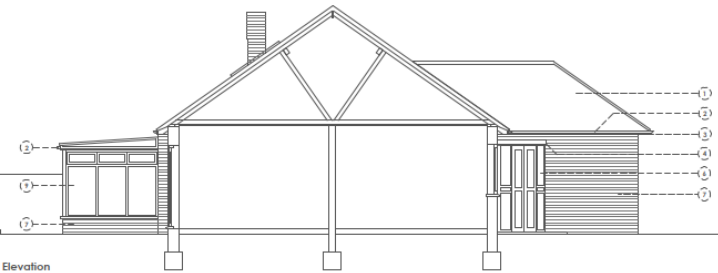
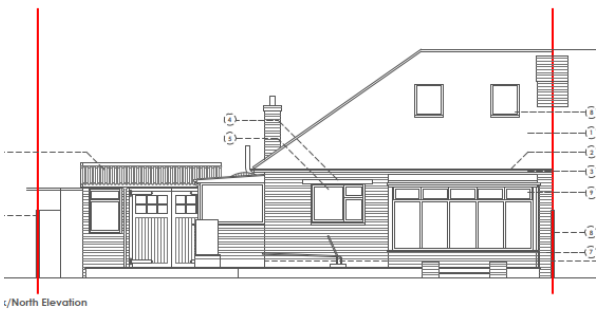
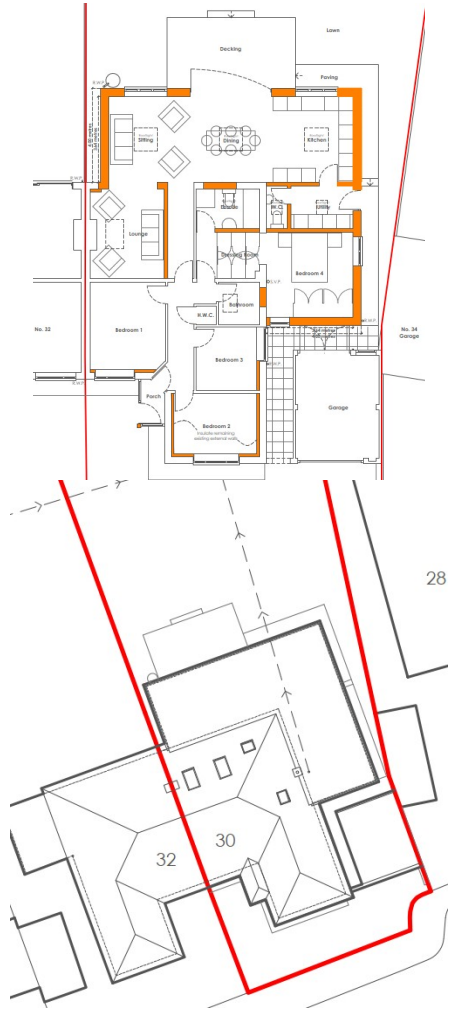
The proposal seeks to demolish the front porch and rear and side conservatories. Erection of a front porch and erection of a single storey side and rear extension with 4 roof lights.

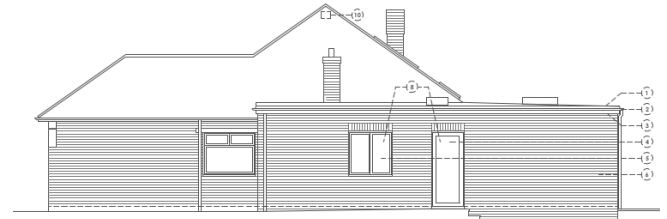
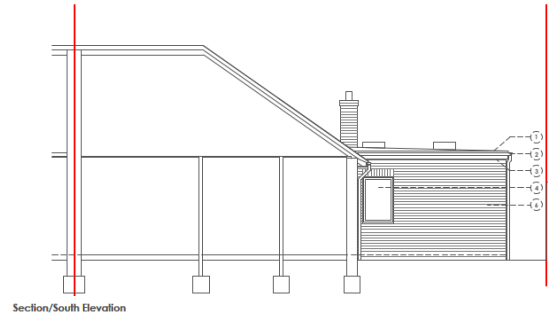
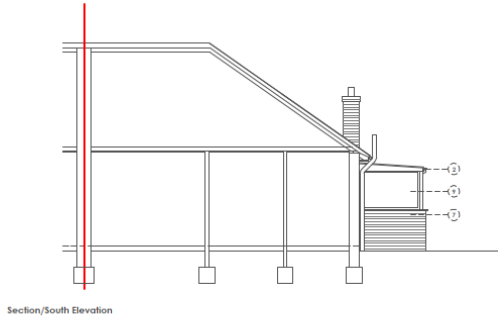


Existing



Proposed





Character and Appearance

The application site comprises a semi detached bungalow situated within the Village of Meopham, this particular property falls within the village envelope and is inset from the greenbelt.

The proposal seeks to demolish a side and rear conservatory and erect an L Shaped wrap around extension which will be constructed along the side and rear elevations.

The proposed extensions will serve an extended kitchen diner area and a fourth bedroom with a kitchen and dressing room.

The proposal also includes a small raised platform which will provide access from the extension into the garden area.

The proposed extension is acceptably designed, it has a flat roof which is typical of the type of proposed extension. The extension is not situated to the property frontage but due to its height, the roof maybe partially visible from the street scene.

The raised platform is modest in height and width, the depth is also not excessive. There are no concerns regarding overlooking as the platform is set well away from neighbouring boundaries.

Whilst the proposal is quite large and has been designed for practical purposes rather than aesthetics, the bulk of the extension is to the rear and not visible from a public vantage point. The flat roof reduces the bulk and massing of the extension and safeguards the original character of the bungalow. On balance the proposed extension is compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden space is sufficient for a 4 bedroom property. The proposed bedroom size is compliant with the requirements of the Nationally Described Space Standard 2015, there is sufficient

light and outlook provided to the bedroom and there is a fence to offer screening from the neighbouring property which will preserve privacy. The proposal is compliant with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed extension is located away from neighbouring boundaries and there are no concerns relating to loss of light or outlook. In terms of privacy there is a window in the flank elevation which will serve Bedroom 4, however there is a boundary fence and garage of the neighbouring property, to offer screening and privacy to the neighbouring property, furthermore fencing can be erected up to a height of 2m if the existing is not considered sufficient.

Whilst a neighbour representation has already been received, the application has been assessed as safeguarding neighbour amenity.

The proposal is compliant with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

There is adequate parking provision to meet the requirements of the development therefore the proposal complies with SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

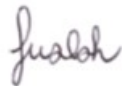
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in the settlement area where development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14.07.2026	Dated:	21 July 2026