

Delegated Report

Householder Planning Application

Planning Application No: 20260608

Location: 11 Nursery Road Meopham Gravesend Kent

Description: Erection of a garage extension.

Applicant: My Michael Witham

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 0826.WD.04A (Existing and Proposed Site Plans and Location Map)
- Drawing No: 0826.WD.03B (Proposed Elevations)
- Drawing No: 0826.WD.02B (Existing Elevations)
- Drawing No: 0826.WD.01D (Existing/Proposed Floor Plans)

Relevant Planning History

No relevant planning history.

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



Meopham Parish Council raises no objection to the application.

Dickens Protection Society

The Society would wish to raise an objection in that the proposed garage extension is at the front of the property, projecting beyond the building line.

This arises because the rear of the garage has previously been converted into part of the dwelling. If constructed, the extension projecting beyond the building line would impact adversely on the street scene.

Neighbouring properties

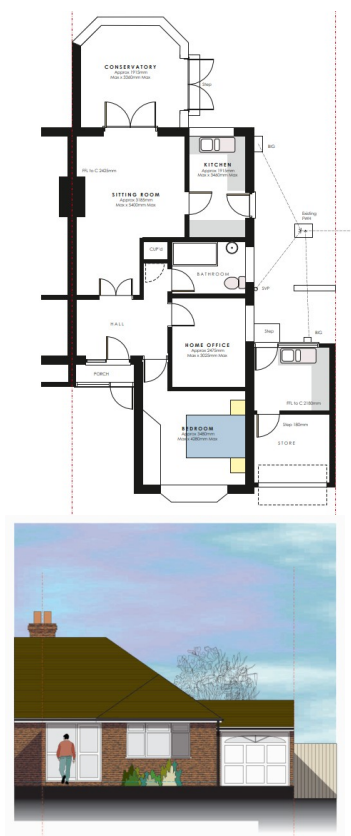
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 06.07.2026 and no comments were received.

Analysis

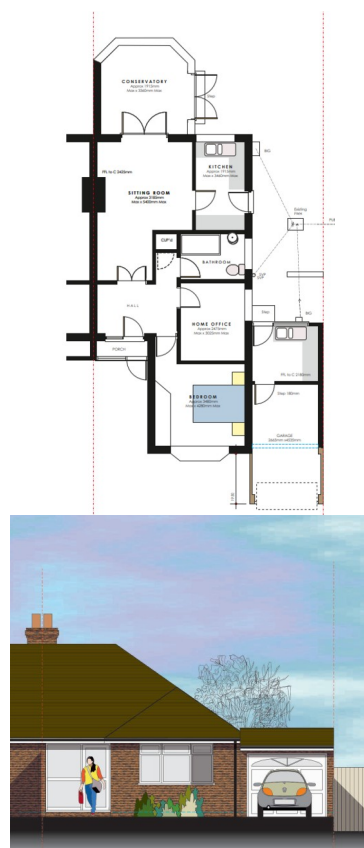
Proposal

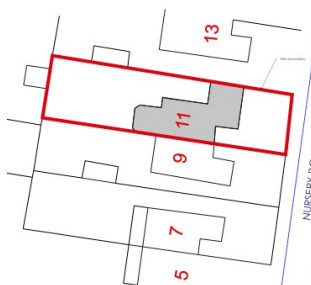
The proposal seeks to extend the existing garage.

Existing



Proposed





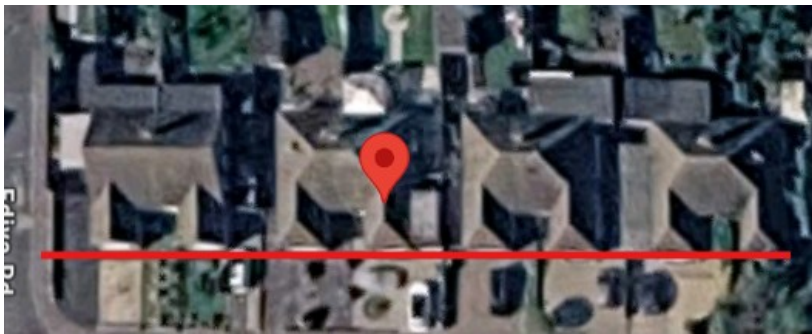
Character and Appearance

The application site comprises a semi detached bungalow situated within a rural settlement which is inset from the greenbelt.

The property has an attached garage which is set behind the principle elevation of the host dwelling. Garages projecting forward of the principle elevation is not a feature of Nursery Road, the streetscene is characterised by subordinate garages which lie to the side of the dwellings and behind the principle elevation.



There is strong an established building line within this group of semi detached bungalows, the proposed development would breach this line by coming forward onto the front driveway, this would in turn result in a loss of parking on the property frontage.



Paragraph 10.17 of the Council's adopted design guidance states:

Garages should not be located in a position which would detract from the attractiveness of the street scene. Usually garages should be positioned to the side of a dwelling.

The proposed garage, by virtue of its forward projection and prominent siting, would disrupt the established building line and fail to reflect the prevailing pattern of development along Nursery Road. The development would appear visually intrusive and out of keeping with the character of the streetscene, causing harm to the character and appearance of the surrounding area. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, the Householder Alterations and Extensions SPD 2021, and Paragraph 135(b) of the National Planning Policy Framework.

Amenity of Future Occupiers

The proposed development would not impact neighbouring amenity and would comply with SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed dwelling is situated between No's 9 and 13 Nursery Road.

Impact on No.9 Nursery Road

The proposed extension will be built away from No.9 and will not impact the amenity of this property.

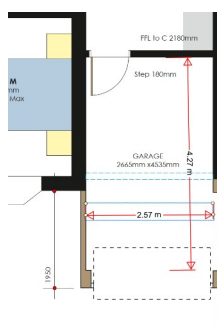
Impact on No.13 Nursery Road

The proposed development is sited some 3.6m from the shared boundary with No.13. It is also noted that No.13 is set away from the boundary which means there is sufficient distance between the proposed development and No.13. The proposal would not impact light or outlook to No.13 due to the distance between the properties.

The proposal is considered to be compliant with the Council's adopted SPG2 Residential Layout Guidance 2020.

Parking and Highways

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 garage internally is a minimum of 4.2m by 2.5m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



The proposed development would also encroach onto the property frontage and further reduce the parking area to the property frontage. However there would still be a 5.1m depth from the garage to the edge of the driveway which is acceptable for off road parking.

Despite the substandard size of the garage there is still sufficient provision for off road parking and the existing garage would be substandard by virtue of insufficient width and depth.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, 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 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 refusal owing to the below ground:

The proposed garage, by virtue of its forward projection and prominent siting, would disrupt the established building line and fail to reflect the prevailing pattern of development along Nursery Road. The development would appear visually intrusive and out of keeping with the character of the streetscene, causing harm to the character and appearance of the surrounding area. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, the Householder Alterations and Extensions SPD 2021,

and Paragraph 135(b) of the National Planning Policy Framework.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03.08.2026	Dated:	4th August 2026