

Delegated Report

Householder Planning Application

Planning Application No:	20260432
Location:	8 Wellington Cottages Meopham Green Meopham Gravesend
Description:	Demolition of existing extension and erection of a rear/side extension.
Applicant:	Graham Alltoft
Site Visit Date:	20 May 2026

Submitted Documents/Plans

Application form
Heritage Statement
OS Plan (Ref. 8WC-002-M-01 REV A)
Drawing no. 8WC-001-B-02 REV A (Block Plan – Proposed)
Drawing no. 8WC-001-B-01 REV A (Block Plan – Existing)
Drawing no. 8WC-201-E-01 REV A (Existing Extension)
Drawing no. 8WC-201-E-02 REV A (Proposed Extension)
Drawing no. 8WC-101-P-02 REV A (Floor Plan)

Relevant Planning History

There is no planning history for the property.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- T1 – Impact of Development on Highway Network
- 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 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- 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 (NDSS) (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)
- Meopham Green Rural Conservation Area Appraisal Supplementary Planning Document (2017)

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties, on site and in the press. The overall consultation period expired on 12 June 2026.

No letters of representation have been received.

Local Ward Councillors were also consulted but no responses were received.

No representations have been received from Meopham Council or the Conservation Architect.

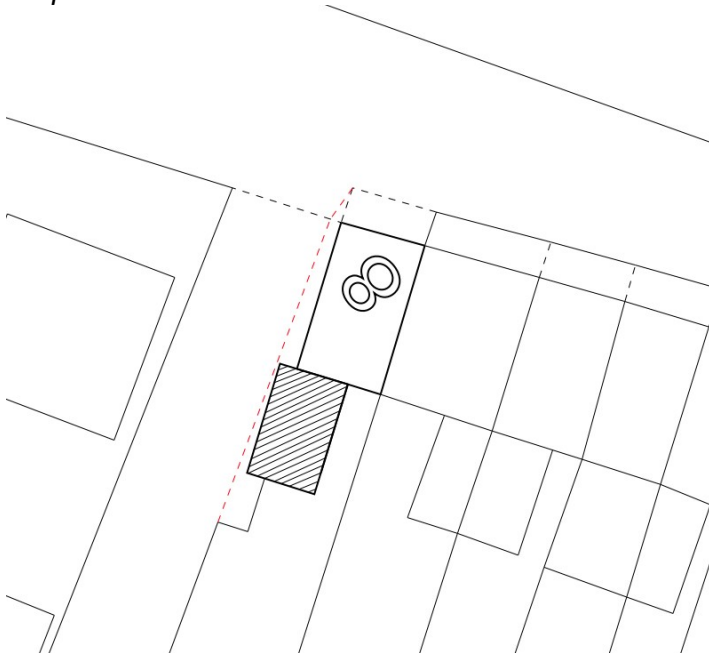
Officer's Analysis

Proposal

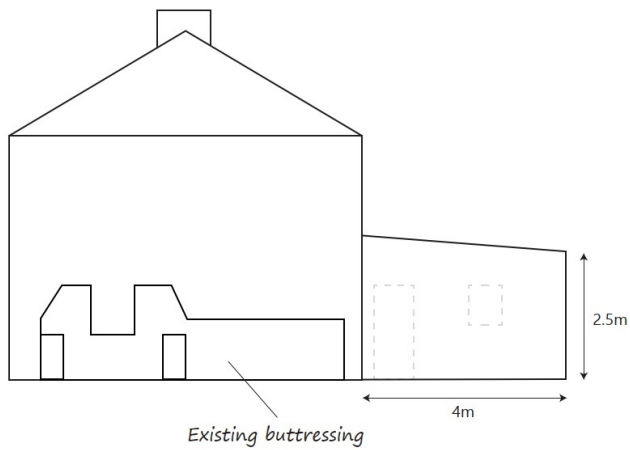
This application seeks permission for the demolition of an existing extension and the erection of a rear/side extension.

The extension will replace the existing utility room and bathroom addition. It will project out 4m and will be 2.7m wide. It will have a sloping roof that will be between 2.8m to 2.5m high. It will project .065m out from the side wall of the property and will not encroach over its flank boundary.

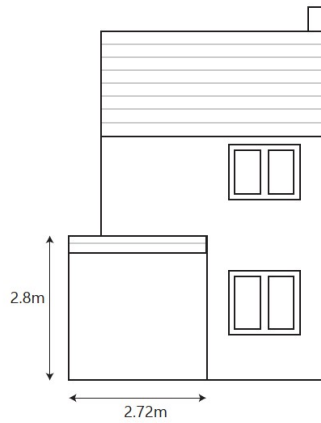
Proposed Block Plan



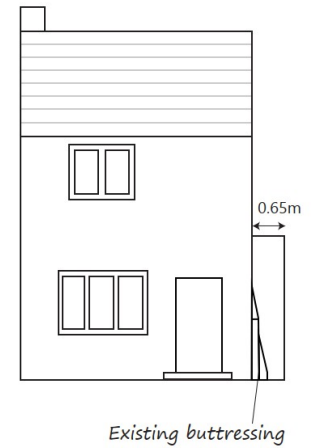
Side of property



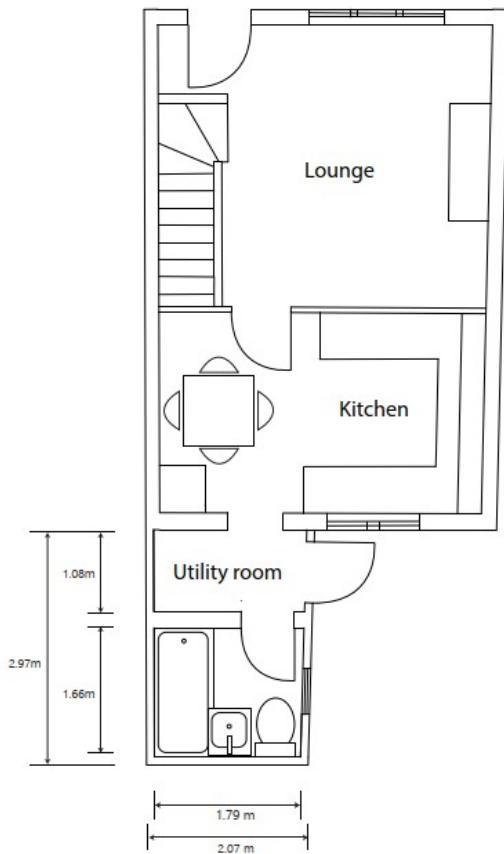
Rear of property



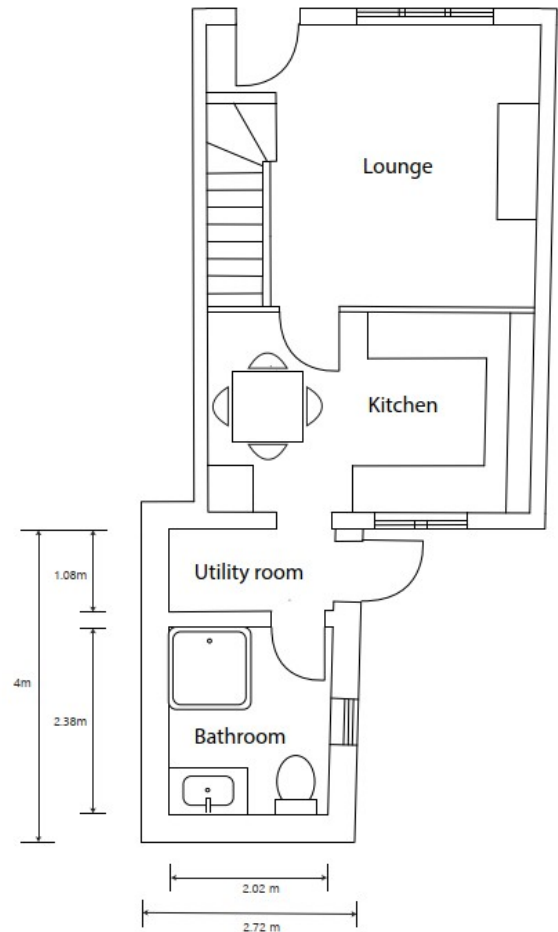
Front of property



Existing floor plan



Proposed floor plan



Principle Issues

The site lies within the rural settlement boundary of Meopham Green and within the Meopham Green Conservation Area. As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance, including impact on conservation area

- Residential amenity
- Parking and highways

Design, Character and Appearance and Impact on Conservation Area

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The NPPF 2024 places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 203). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area.

Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the settlement boundary and comprises a two storey end of terrace dwelling. The site is surrounded by residential dwellings to the east, south and west, and by Meopham Green to the north. Between No. 8 and The House on the Green, which lies to the west, is the private access to a house at the rear (Wellington Lodge).

Current Google Earth Images:



In relation to the proposed rear extension, the property has an existing rear extension that is similar in size. Surrounding properties also have comparable additions. Being single storey, it will be subservient in relation to the depth and height of the main building. In terms of its size generally, the proposed extension is not far beyond what could be constructed under permitted development rights.

The proposed extension will be to the rear of the property but will extend beyond the existing built form of the property at the side by 0.65m. It will be well set back from the road and it will not be generally visible from the public realm. Due to the minor nature of the proposal, it will not have a detrimental impact on the visual amenity of the property itself or street scene and conservation area in general. The materials should be conditioned to match the appearance of the existing property.

Overall, the proposal is considered to be appropriate in terms of its size, scale and appearance, and in respect of the character and appearance of the Meopham Green Conservation Area. As such, the proposal would comply with the requirements of paragraphs 131, 135, 203 of the NPPF 2024, Policies CS19 and CS20 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Landscape Impact

With regard to the impact on the landscape, paragraph 187 of the NPPF 2024 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 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Meopham Green, the proposal will not have any adverse impact on the wider landscape character of the area.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

The size of the proposed accommodation is acceptable with regards to the provision for future occupiers. The size of the rear garden will not be affected by the proposed rear extension due to the fact that it is replacing an existing addition.

The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2024 and would safeguard the amenity of future occupants.

Neighbouring Properties

The proposal comprises a modest single storey extension that will not be excessive in height or depth and would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There is no existing off-street parking or access for the application property, and this will not be altered with the proposed development. The property is within the settlement area, close to public transport and local services and facilities and there are therefore no concerns in relation to parking. Furthermore, there have been no neighbour objections in relation to parking or access.

There would therefore be no adverse parking or highway issues resulting from the proposal, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposal is acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding Meopham Green conservation area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11, CS19 and CS20 of the Core Strategy 2014, saved Policies TC3, T1 and P3 of the Local Plan 1994, and paragraphs 115, 131, 135 and 203 of the NPPF 2024.

Recommendation

Permission with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	17 June 2026	Dated:	25 June 2026