

Delegated Report

Householder Planning Application

Planning Application No: 20251032

Location: Fairlight Melliker Lane Meopham Gravesend

Description: Erection of a detached single garage.

Applicant: Mr Russell Golby

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
Block Plan
25/LA/36/P01 – Proposed
Photographs
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20181239	Application for a minor material amendment to planning permission reference number 20170249 for the erection of a single storey side extension with alterations to roof providing 1no. dormer to the rear and 2no. dormers to the front roof slope and conversion of roof space into habitable rooms; to allow the change in external facing wall materials on the dormers from tile hung to white cladding.	Permitted	08.02.2019
20170249	Erection of a single storey side extension with alterations to roof providing 1no. dormer to the rear and 2no. dormers to the front roof slope. Conversion of roof space into habitable rooms.	Permitted	05.05.2017
20170248	Erection of a detached garage.	Permitted	05.05.2017
20160677	Erection of a single storey side extension incorporating alterations to the roof, installation of 3 no. dormer windows in the rear roof slope and 2 no. dormer windows in the front roof slope and conversion of the roof space into habitable rooms.	Permitted	05.09.2013

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

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)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council
No comments received.

Ward Councillors
No comments received.

GBC Conservation Officer
No comments received.

GBC Environmental Protection
We have no comments with regards to this application.

KCC Heritage
Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required.

KCC Highways
Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our



consideration.

Neighbouring properties

A site notice was placed nearby and the application publicised in the Gravesend Messenger. 10no. surrounding properties were consulted and 0 comments were received from members of the public. The over consultation period expired on 28 November 2025.

Officer's Analysis

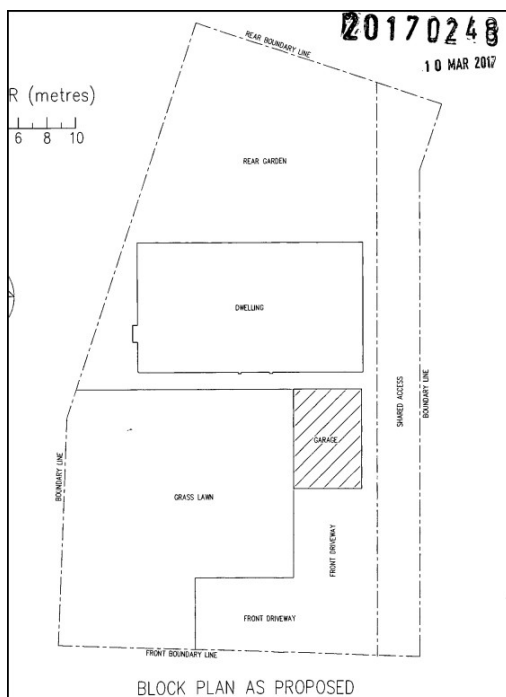
Fairlight is a single storey detached bungalow in use as a single dwelling. It has an attached flat roof garage and conservatory to the side. The property is situated on a relatively large plot with a 20 metre deep front garden area and a 14 metre deep rear garden. There is a driveway to the front of the property with parking for at least three cars.

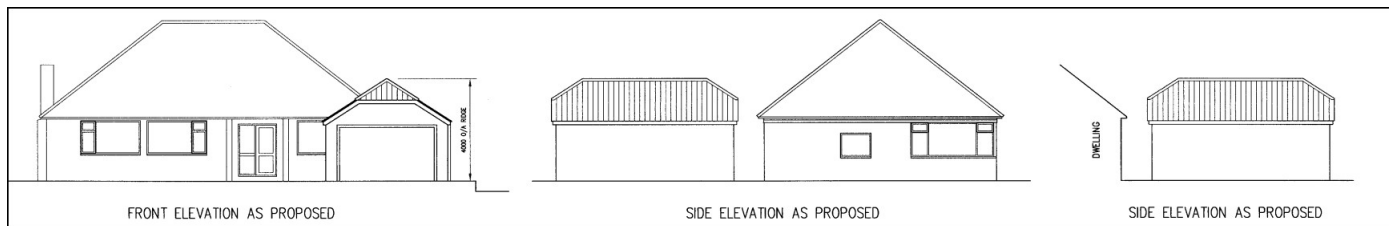
The surrounding properties in this section of Melliker Lane vary in both size and style. The property is adjacent to a large detached two storey property and also a row of two storey terraced style properties. These are located considerably further forward the application property. There are also properties to the rear of the site in Cheshunt Close, which are two storey and chalet style properties.

The Hook Green Conservation Area runs adjacent to the property but does not include Fairlight. The site is also included in the rural settlement inset from the Green Belt and is therefore not within the Green Belt.

It is noted that this application is similar to approved application 20170248 which was for the erection of a garage which was never constructed. Given the lapse in time, this permission is now expired as work have not begun in the required time limit.

Plans approved under ref 20170248 (Not to scale):





Proposed Plans (Not to Scale):



Principle of Development

This application is located inside the 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), the Landscape Character Area, Residential Amenity of neighbours, Parking and Highways.

Design, Character and Appearance

The previously approved garage was 7 metres deep and 4.8 metres wide. It was designed with a half hipped roof and did not exceed 4 metres in height. This new scheme is similar in its design and position but it would be 6m deep, 4.1m wide and have an overall 4.6m height. Essentially its area would be smaller but it would be 0.6m taller.

The previous officers reported drew the following conclusion on design and character impact:

The front garden of Fairlight is quite open in comparison to the adjacent properties that are positioned behind established trees and hedges. The adjacent Melliker Cottages are positioned much closer to the highway than Fairlight. The garage will be positioned adjacent to Melliker Cottages which helps the garage to integrate within the street scene. The garage is not excessive in size and is proportionally smaller and subservient to the existing dwelling.

This is considered to still be the case for the scheme as proposed. On balance the design is appropriate, and the scale not significantly dominant. As with the previous application, the close positioning of the garage would preclude the continued use of the existing attached garage for vehicular storage, which is a personal choice. It is also noted that the proposed materials would be reflective of the main house and this would allow for a more sympathetic appearance.

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.

Meopham Downs Landscape Character Area

The proposal is for the erection of a detached garage in association with an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

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.

Given the spacing, single storey nature and distance of the proposed garage from surrounding properties, it would be unlikely for this minor scale building to overbear on the neighbouring properties in terms of physical bulk, overshadowing or direct overlook.

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 front garden area of Fairlight is quite large with the dwelling set back from the road by 19 metres. The front garden is mostly laid-to-lawn with a drive in front of the existing garage with a small turning area to the front. The garage will still result in a driveway which is 11 metres deep with enough space for three cars, not including the proposed garage itself. There is sufficient parking to the front of the property.

Adequate vehicle and cycle parking provision is therefore available 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

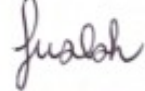
The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve.



(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	9th December 2025	Dated:	12 December 2025