



Delegated Report

Householder Planning Application

Planning Application No: 20260448

Location: 11 Nursery Road Meopham Gravesend Kent

Description: Demolition of rear conservatory and erection of a single storey rear / side extension.

Applicant: Mr Michael Witham

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 0826.WD.04 (Existing and Proposed Site Plans & Location Map)
- Drawing No: 0826.WD.01c (Existing and Proposed Block Plans)
- Drawing No: 0826.WD.03 (Proposed Elevations)
- Drawing No: 0826.WD.02 (Existing Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20020319	Erection of single storey side/rear extension to form enlarged kitchen, dining room, enlarged bathroom/w.c., w.c. and enlarged bedroom.	Permitted	27.05.2002
20020124	Erection of single storey side and rear extension to form enlarged bedroom, enlarged bathroom, enlarged kitchen, dining room and conservatory.	Application Refused	10.04.2002

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

No comments received.

Neighbouring properties

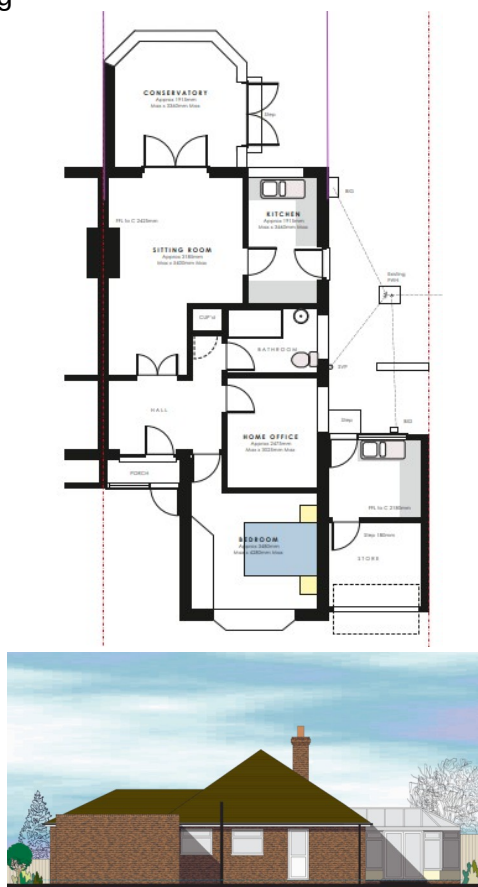
The application was advertised by way of letters to four surrounding properties. The consultation period expired on 27.05.2026 and no comments were received.

Analysis

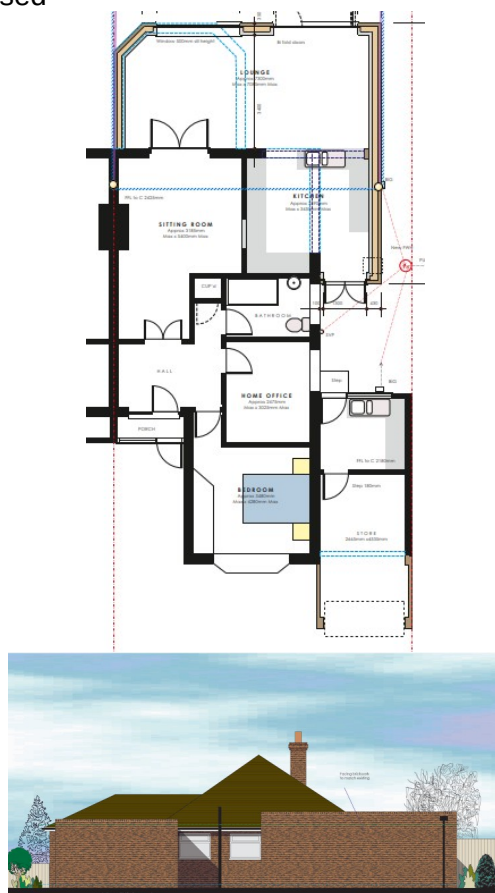
Proposal

The proposal seeks to demolish the rear conservatory and for the erection of a single storey side and rear extension.

Existing



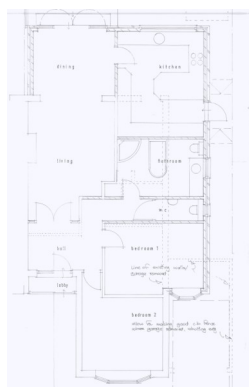
Proposed





Background

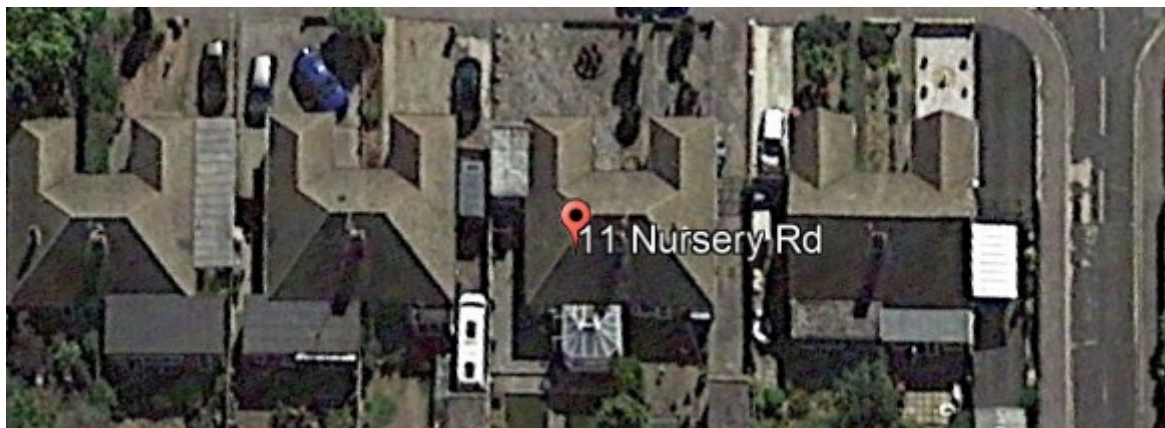
The application site has a previously permitted application for a similar development under reference 20020319. It would appear that despite this being permitted the works were not fully completed and only a part width single storey rear extension was built.



Character and Appearance

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

The site has a part width rear conservatory in situ and as part of the proposal this conservatory will be demolished and rebuilt as part of a side and rear wrap around extension. The extension will taper in from the shared boundary with No.9 Nursery Road.



The rear part of the extension will have a maximum height of 3m and a depth of 3.7m and will be set away from the shared boundary with No.13. In terms of scale the proposed extension is not excessive and has the same depth as the conservatory.

The side extension is modest and projects some 1.8m from the flank elevation which is acceptable. It is contained well within the applicants own boundary and does not cause for the site to appear overdeveloped.

The eaves height exceeds that of the original bungalow which is not ideal and the roof will be visible behind the existing garage. However on balance this is not significant enough to warrant a refusal.

The extension is designed with appropriate materials and does not add excessive bulk or massing. The proposal therefore accords with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed development will increase the internal living space the property appears to only have one bedroom and therefore the resultant amenity space is considered to be compliant with the Council's adopted 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 to the shared boundary with No.9, however the depth is not considered to be excessive. Whilst it is somewhat high the application shows that the extension will be tapered in on the edge which will reduce impact on outlook. In terms of light, due to the path of the sun there would not be any additional loss of light. The proposal does not include any windows in the flank elevation which would impinge on the privacy of the owners of No.9.

Impact on No.13 Nursery Road

The proposed development is sited some 1.6m from the shared boundary with No.13. It is also noted that No.13 is also set away from the boundary too which means there is sufficient distance between the proposed development and No.13. There are no flank windows proposed in the extension which would harm privacy. The proposal would not impact light or outlook to No.13 due to the distance between the properties.

In order to further safeguard the amenity of adjoining occupiers a condition will be imposed which will prohibit the insertion of additional windows in the flank elevations of the extension.



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

Parking and Highways

The proposed development is not increasing the parking requirements on site and there is sufficient off road parking to the property frontage to meet the needs of the development. The proposal is therefore compliant with SPG4 KCC Parking Standard 2006.

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.

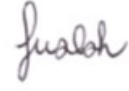
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

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 permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17.06.2026	Dated:	22 June 2026