

Delegated Report

Planning Application

Planning Application No: 20260074

Location: 32 Silver Birch Avenue, Meopham, Gravesend DA13 0TP

Description: Erection of a single storey side/rear extension.

Applicant: Mr & Mrs Reidy

Site Visit Date: 26 January 2026

Submitted Documents/Plans

Application form

Drawing no. 01 (plan and elevations as existing)

Drawing no. 02 (plan and elevations as proposed)

Drawing no. 03 (site location plan)

Drawing no. 04 (existing and proposed block plans)

Relevant Planning History

None relevant

Development Plan

Gravesham Local Plan Core Strategy (September 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 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural 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 (2015);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Public Right of Way

Public Right of Way NS273 lies to the west of the property, outside the site boundary, and will remain unaffected by the proposal. I enclose a copy of the Public Rights of Way network maps showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of eight weeks' notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to six neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey side/rear extension. The proposed extension will project approx. 3.5m to the side, 0.44m to the rear and will be approx. 3m high with a flat roof and a roof lantern. Internally it will provide for a living/dining room.

Design, Character and Appearance

The application site is a detached bungalow with attached double garage and parking to the front for at least two cars. The front garden is open planned and laid to lawn and hardstanding. To the rear is a

garden laid to lawn with some trees.

The street scene is similar, but not uniform, bungalows with open planned front gardens, most of which have off road parking.

The proposed extension will be located to the side of the dwelling however, due to the corner position of the dwelling, it will not be readily visible from the street as the plot tapers to the front. In terms of design no objection is raised to the flat roof or roof lantern as the extension is single storey and will not be readily visible from any public vantage point.

Meopham Downs Landscape Character Area

The application site is also located within the Meopham Downs Landscape Character Area. The key characteristics are gently undulating topography with a mixture of arable and pasture farmland, neat pattern of small square fields in the south, broader irregular shaped fields to the north, narrow lanes and roads lined with hedgerows, three large settlements located along A227 running east and west and traditional architecture surrounding village greens provide local vernacular. The condition of the landscape is good and sensitivity or moderate. The guidelines are to conserve and reinforce. The proposed extension is located within the residential curtilage of a property and therefore will have no detrimental impact on the wider surrounding landscape.

The proposed extension therefore accords with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Future Occupiers

The proposed extension will leave sufficient garden space for the future occupiers that meets with the adopted standards. All habitable rooms will receive sufficient outlook, daylight, sunlight and privacy.

Neighbouring Amenity

No. 30 Silver Birch Avenue is located to the northwest of the application site and is also a detached bungalow. There is planting and boundary treatment between the dwellings. The proposed extension will be approx. 3m high and set away from the boundary by approx. 1.5m at the closest point. Due to its overall size there will be no loss of outlook, privacy, sunlight or daylight to this neighbour from the proposed development.

No other properties are within close proximity of the proposed extension to suffer any detrimental loss to amenity.

The proposed extension therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Parking and Highways

The proposed extension will not result in any loss of off road parking or the creation of any bedrooms and therefore no concerns are raised with regards to parking or highway safety.

Conclusion

The proposed extension will have no detrimental impact to the character and appearance of the area, amenity, parking or highway safety and therefore accord with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	4 March 2026	Dated:	4th March 2026