

Delegated Report

Full Planning Application

Planning Application No: 20260437

Location: Rabbits Corner David Street Meopham Gravesend

Description: Siting of a 2 bedroom mobile home for ancillary residential use.

Applicant: Mr Matthew Geater

Site Visit Date: 12 May 2026

Submitted Documents/Plans

Application form
 Planning and Heritage Statement
 Drawing no. 1898:PD:A1:02 (Site Location Plan)
 Drawing no. 1898:PD:A1:03 Rev. A (Proposed Block Plan)
 Drawing no. 1898:PD:A1:04 (Plans and Elevations of Proposed Mobile Home)
 Self-build Form

Superseded:

~~Drawing no. 1898:PD:A1:03 (Proposed Block Plan)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210477	Confirmation that the restrictions/obligations under the Section 106 Agreement have been complied with.	Confirmed	04.06.2021
20170806	Application for Listed Building Consent for the demolition of the existing sunroom and erection of enlarged sunroom at the side of the house.	Permitted	26.02.2018
20170805	Demolition of the existing sunroom and erection of enlarged sunroom at the side of the house.	Permitted	26.02.2018
20160483	Application for Listed Building Consent for the demolition of the existing sunroom and erection of enlarged sunroom at the side of the house.	Appeal Dismissed	05.12.2016
20160482	Demolition of the existing sunroom and erection of enlarged sunroom at the side of the house.	Appeal Dismissed	05.12.2016
20110567	Application for approval of conditions 5 of planning permission reference number 20101027 relating to external facing materials and finishes.	Approval of details	14.12.2011
20101028	Application for Listed Building Consent for demolition of the existing outbuilding.	Permitted	05.01.2011
20101027	Demolition of existing outbuilding and erection of a detached building to provide a one bedroom granny annexe.	Permitted	04.01.2011

20100783	Application for Listed Building Consent for demolition of the existing outbuilding.	Refused	08.10.2010
20100752	Demolition of existing outbuilding and erection of a detached building to provide a one bedroom granny annexe.	Refused	08.10.2010
20100352	Retention of the replacement log store and erection of fence along boundary with Bay Tree House.	Permitted	09.07.2010
19800916	Conversion of existing house annexe to a separate dwelling unit	Refused	31.12.1980
19800913	Erection of detached double garage	Permitted	18.11.1980
19740333	Erection of an extension to annexe to form a dwelling house.	Refused	04.09.1974

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)

- TC2 – Policy for Listed Buildings
- TC7 – Other Archaeological Sites
- 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 13 – Protecting Green Belt land
- 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)

Section 16(2) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) require special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent or planning permission respectively.

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

Dickens' Country Protection Society

The Society to comment that the site is in an area where Green Belt Policies apply and the application is not pursuant of agriculture or forestry. The Society note, however, that there may be compassionate grounds for the development and would suggest that if consent is granted it should be time limited.

GBC Environmental Protection

There is no objection to this application or adverse comments to make.

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 5 June 2026.

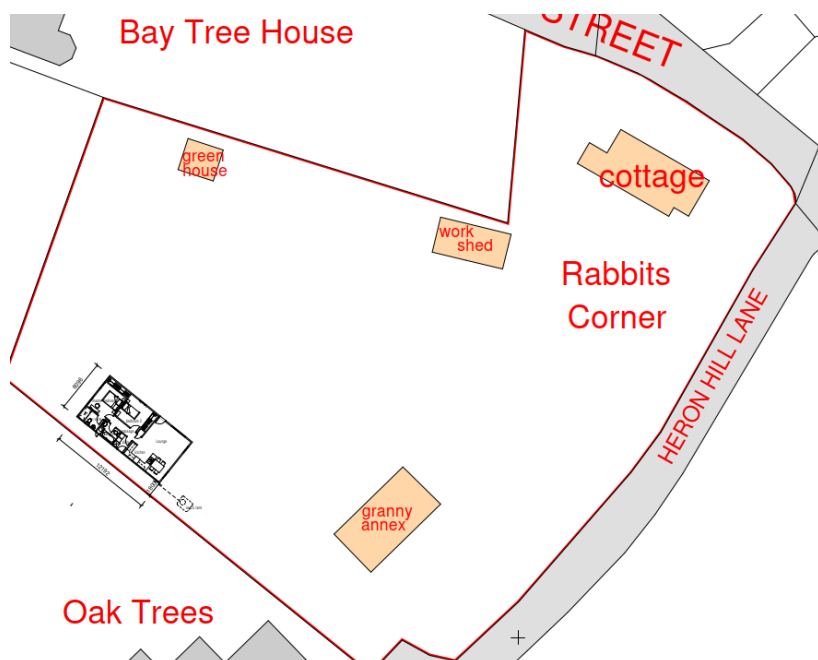
No letters of representation have been received.

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

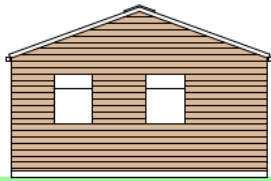
Officer's Analysis

Proposal

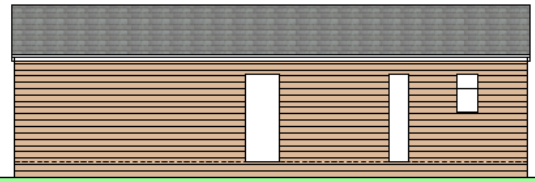
This application seeks permission for the siting of a 2 bedroom mobile home for ancillary residential use. It will be located along the south-western boundary of the property.



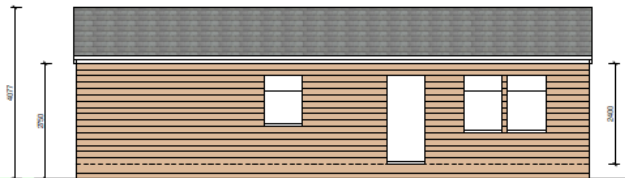
The mobile home will have two bedrooms, an ensuite, a bathroom, a utility room and a kitchen/diner/lounge. The internal floor area will be approximately 69m².



north-west elevation of mobile home

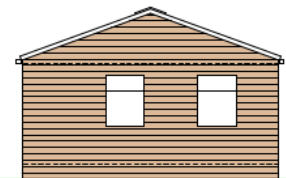


rear elevation of mobile home

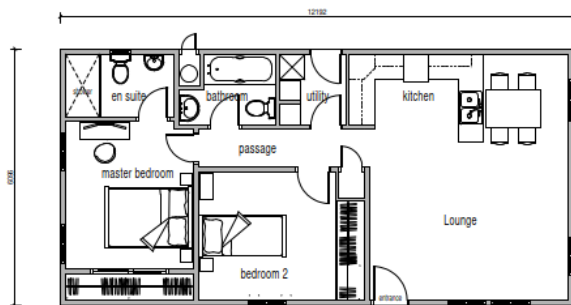


front elevation of mobile home

natural timber finish to the external cladding of the mobile home



south-east side elevation of mobile home



The mobile home will be ancillary accommodation for the main property and will be occupied by the granddaughter of the current occupier of the main house and her family in order to help care for the main occupant of the main house. The agent has indicated that a temporary permission for the development would be acceptable.

Principle Issues

Rabbits Corner is a Grade II Listed, detached two storey residential property located on the southern side of David Street. The property is positioned within the Green Belt, is in the Harvel Wooded Downs Landscape Character Area and in a Biodiversity Opportunity Area. The property lies within a large garden with other outbuildings on the site including a work shed, green house and granny annexe.



Taking these designations into account, the main issues for consideration with this application are as follows:

- Appropriateness of development in the Green Belt;
- Impact the character and appearance of the surrounding area, including the impact on the setting of the Harvel Wooded Downs LCA; and
- Impact on the setting of the Grade II listed building on the site.

Principle of development in the Green Belt

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 142 of the NPPF 2024). Paragraph 153 of the NPPF 2024 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Local Planning Authorities should regard development as inappropriate in the Green Belt, unless certain exceptions apply (paragraph 154 of the NPPF 2024). In the case of this proposal, which relate most relevantly to a partial redevelopment of the site, the following paragraph 154 development exception is applicable:

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green

Belt.

As existing residential land and curtilage in the rural area, the site meets the definition of previously developed land (PDL). The key matter to be considered under exception (g) is the harm to and preservation of the openness of the Green Belt. However, footnote 55 of paragraph 153 of the NPPF 2024 states that harm to openness is excepted in the case of development on previously developed land, where development is deemed not inappropriate. On this basis, as the proposal site comprises PDL, redevelopment in the manner as set out would not be inappropriate in the Green Belt.

Furthermore, regardless of the fact that the mobile home is within the curtilage of a listed building on the site, it must be noted that outbuildings can be constructed under permitted development. In relation to the mobile home as proposed, it would just fall outside permitted development limits:

- It is 0.2m under the 2m boundary distance limit (1.8m away from boundary);
- It is 1.5m over the 2.5m height limit.
- It is 0.25m over the 2.5m eaves height limit (2.75m)

Whilst these measurements verify the mobile home would not be permitted development, they are close to the relevant parameters and therefore any additional impact on the site over and above these parameters would be negligible.

Saved Policy C13 of the Local Plan 1994 states that proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

The mobile home could be considered a 'domestic adjunct' considering its location and ancillary use in relation to the main dwelling; it is clearly within the residential curtilage of Rabbits Corner and has a visual relationship to it. The mobile home in terms of its stated use is ancillary, and in terms of form is subservient to the main house in respect of its single storey nature. Therefore, in terms of the impact on the openness of the Green Belt if this were to be considered, such a building would not cause substantial harm.

A key planning concern with such outbuildings is that there is the potential for them not to be ancillary to the main dwelling on the site, even when they are not within the Green Belt. In this particular case, there is no separate independent access to the building, though it is detached from the main dwelling. If the mobile home were to be subdivided away from the main dwelling in any way, this could lead to additional parking requirements, hardstanding, boundary treatments, and other domestic paraphernalia that would all have a negative impact on the openness of the Green Belt.

However, planning permission is being sought for the ancillary use of the mobile home. It is helpful to consider whether this would be the case, or whether the building would form a separate planning unit. Firstly, it has been made clear within the application that the mobile home will be ancillary and will be occupied by the granddaughter of the current occupier of the main house and her family in order to help care for the main occupant of the main house. Whilst the mobile home will be detached from the main house, there is only one vehicular access into the site and dwelling from Heron Hill Lane, and this serves a parking area for Rabbits Corner. There is no parking at the front of the cottage. It is on this basis, as a matter of fact and degree, it is considered that a new planning unit would not be created at the application site, and the use would be an ancillary one.

Nevertheless, given the concerns raised relating to the potential for plot severance in this Green Belt location, it will be essential to impose a condition restricting the use of the mobile home as ancillary and solely related to the main dwelling, as well as a condition preventing any enclosure of the site. It will also be important to impose a condition requiring the removal of the mobile home when no longer needed. In this instance, as the use of the mobile home has been set out as temporary in relation to the care needs of the site occupants, a temporary permission is considered appropriate to further assess the use of the mobile home and its impact on the site in the future.

It must be noted that there is an existing granny annexe on the site, granted under application 20101027. This was a replacement of a previous annexe but was granted subject to a Section 106 obligation whereby the building is only to be used by the owners' family and visitors, and is not to be sold, parted with, let or exchanged as a separate dwelling from the site. The above recommended conditions and time limit for the current application for a mobile home on the site are considered to sufficiently replicate the requirements of the Section 106.

In summary, the proposal would not be inappropriate development in the Green Belt and would comply with the requirements of Section 13 of the NPPF 2024 relating to the protection of Green Belt land and Policy CS02 of the Core Strategy 2024, subject to a time limited permission and appropriate conditions.

Landscape Impact

The application site is located in the Harvel Wooded Downs Landscape Character Area within the Gravesham Landscape Character Assessment (GLCA) 2009 and as such, Policy CS12 of the Core Strategy 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham LCA will be taken into account in determining applications.

The GLCA states that the key characteristics of this landscape include a varied topography with steep valley sides and ancient woodland, small paddocks and pasture. The condition and sensitivity of the area are moderate and the guidelines are to conserve and create.

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.

The site for the mobile home is read in the context of the existing residential site and is therefore not considered to be within a visually sensitive area. This proposal will not adversely affect the wider landscape character area, and the proposal will therefore comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014.

Design and Impact on Listed Building

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 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 210). 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 TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings or affecting the setting of listed buildings, the primary consideration is the maintenance of the integrity of the original listed building. Proposals must be sympathetic in terms of their appearance and materials.

The application site consists of Rabbits Corner, a Grade II listed two storey detached dwelling situated on the corner with David Street and Heron Hill Lane, with a two storey annex to the south-west. The listed building description is as follows:

C16. Timber-framed with plaster panels to first floor and brick nogging to ground floor. Hipped thatched roof. single-storey modern addition to east end and gabled porch at west end of front. Casement windows.

The proposed mobile home would be within the rear garden of the property, where other detached outbuildings can be found.

The mobile home would be some distance away from the Grade II Listed Building (approximately 55m), adjacent the south-western boundary of the application site. Due to the distance of this outbuilding from the listed building, and the temporary nature of the development, the proposal would not cause any significant harmful impact on the setting of the Grade II Listed Building, or on the character and appearance of the street scene and surrounding area. Conditioning the structure for a temporary period and requiring the land to be reinstated to its former condition would prevent any long-term harm. AS such it is considered that separate Listed Building Consent is not required.

Overall, the proposal would be in accordance with Saved Policy TC2 of the Local Plan 1994, Policies CS19 and CS20 of the Core Strategy 2014 and paragraphs 131 ,135 and 203 of the NPPF 2024.

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.

In terms of additional living accommodation, the mobile home will have two bedrooms and an internal floor area of approximately 69.5m², which would comply with the standard for a two bedroom, 3 person, one storey dwelling (NDSS 2015) (61m²).

Garden space for the main dwelling will be affected, as it will take up part of the rear garden. However, the retained area of open garden is very generous and would be well in excess of the minimum garden area that would be expected for a 4 or more bedroom property (100m²).

On this basis, there is no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

As the mobile home will be single storey, well separated and well screened from neighbouring dwellings (the closest being Oak Trees to the south over 18m away at the closest point), it would not cause material harm to any adjoining properties. No representations have been made from neighbouring properties on this matter.

As discussed above, any subdivision of this plot for a separate residential use would be likely to lead to additional parking requirements, hardstanding, boundary treatments, and other domestic paraphernalia that could all have a negative impact on the setting of the listed building and character and appearance of the area, as well as surrounding residential amenities.

Given the concern relating to the potential for plot severance, it will therefore be essential to impose a condition restricting the use of the annexe as ancillary and related to the main dwelling.

Overall, and subject to a restricted use condition, the proposal would not harm the amenities of future occupiers or neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 135(f) of the NPPF 2024.

Parking and Highways

There is ample space within the existing driveway accessed via Heron Hill Lane to accommodate vehicles associated with the property. There were no conditions on the previous permission for an annexe restricting the parking space at the site, which would indicate this was not a concern at the time. There have also not been any representations submitted on this matter. 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.

Any Other Material Planning Considerations

Biodiversity

The NPPF 2024 at paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Policy CS12 of the Core Strategy 2014 reflects this stance and states that there will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought.

As this is a self-build application, it is exempt from Biodiversity Net Gain requirements.

Conclusion

Subject to a time limited permission and appropriate conditions, the proposed mobile home is acceptable in terms of the Green Belt harm, design and impact on the application site and setting of the listed building, the character and appearance of the surrounding landscape character area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11, CS12, CS19 and CS20 of the Core Strategy 2014, saved Policies TC2, C13, T1 and P3 of the Local Plan 1994, and paragraphs 115, 131, 135, 187 and 210 of the NPPF 2024.

Recommendation

Temporary permission subject to 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:	25 June 2026	Dated:	26 June 2026