

Delegated Report

Householder Planning Application

Planning Application No: 20260225

Location: Big Muddy, Whitepost Lane, Culverstone, Gravesend

Description: Erection of three dormer extensions into front roof slope.

Applicant: Mr & Mrs Weller

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01A – Plan & Elevations As Existing;
Drawing No. 02A – Plan & Elevations As Proposed;
Drawing No. 03 – Site Location Plan
Drawing No. 04 – Block Plan As Existing; and
Drawing No. 05 – Block Plan As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19520026	Erection of two living huts	Application Refused	04.04.1952

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.

Neighbouring properties

The application was advertised by the displaying of a site notice and individual letters sent to four surrounding properties with an overall expiry date of 26.03.2026. No comments have been received.

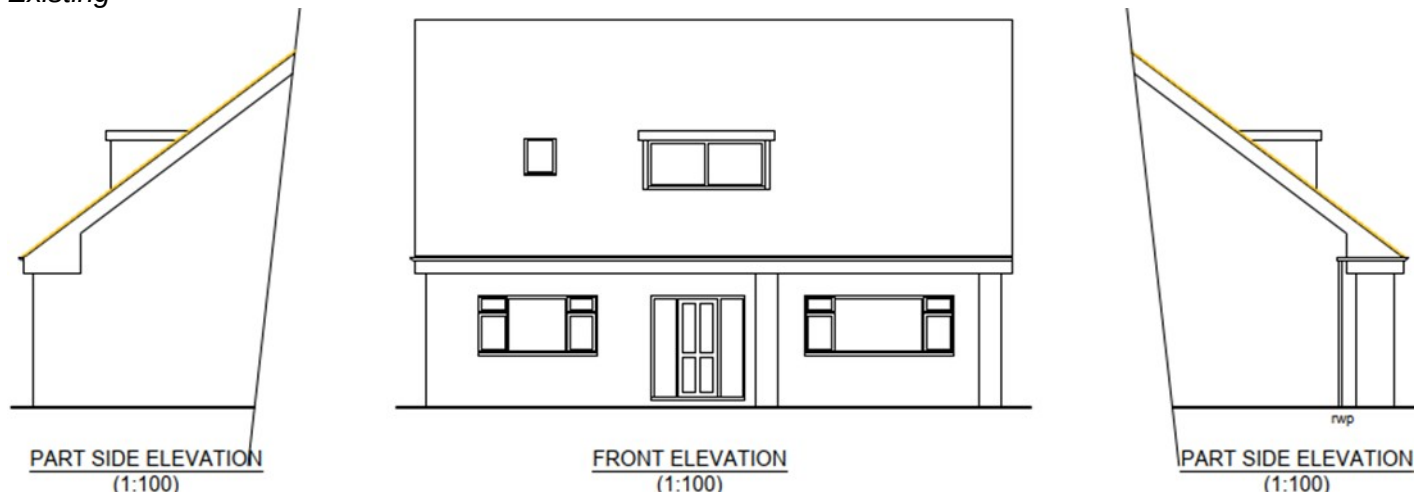
Officer's Analysis

Proposal

The proposal seeks permission for the erection of three dormers into the front roof slope.

The dormers would be single gable end design dormers. They would replace the existing single box dormer and rooflight.

Existing



Proposed



Character and Appearance

The application site is a detached chalet style bungalow in use as a single-family dwelling. The site is situated in a landscape character area and a rural settlement which is inset from the Green Belt within the parish of Meopham.

The application property is situated on the eastern side of White Post Lane which mainly comprises of detached bungalows of varying designs. It is evident that dormers to the front of these properties on White Post Lane are not uncommon, as can be seen from the below images:

Application Property



Spinney Ridge (two properties to the north)



Further north, the streetscene is made up of a mix of both two storey properties and bungalows.

The proposed dormers are of a good size and design that would not dominate the roofslope or detract from the character of the property of the area.

The proposal is deemed compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal would result in additional light and outlook to the existing habitable rooms and therefore would not result in a detrimental impact on occupier amenity. As such, the proposal is considered to safeguard the amenity of future occupants.

Neighbouring Amenity

The dormers would replace an existing central dormer and will serve an ensuite and will include a window opening in the flank elevation of the property. The dormers would be set away from the sides of the roofslope and would afford views over the front driveway of the host property only. As such, there are no concerns relating to a loss of light or outlook, overlooking or loss of privacy resulting from the development.

The proposal is considered to safeguard the amenity of neighbouring properties in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal would not result in any additional bedrooms and therefore will not impact existing parking arrangements and so an assessment of parking and highways is not required.

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 Landscape 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 this development would not be detrimental to the Meopham Downs Landscape Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	23 rd April 2026	Dated:	24th April 2026