



Delegated Report

Householder Planning Application

Planning Application No: 20260778

Location: Pintail Melliker Lane Meopham Gravesend

Description: Demolition of existing rear conservatory & erection of single storey rear extension.

Applicant: Mr Paul Saunders

Site Visit Date: 16 September 2026

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 5779 Red line site boundary plan;
Drawing no. EE01 Existing elevations;
Drawing no. EFP01 Existing layout;
Drawing no. ERP01 Existing roof plan;
Existing block plan;
Drawing no. PE01 Proposed elevations;
Drawing no. PFP01 Proposed layout;
Drawing no. PRP01 Proposed roof plan; and
Proposed block plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030187	Erection of a conservatory at the rear.	Permitted	11.04.2003
19780054	Erection of an enlarged porch at the front	Permitted	15.02.1978
19770833	Substitution of pitched roof for flat roof to extension permitted under reference GR 77 567 and erection of an extension for a boiler room at side and screen wall to oil tank	Permitted	19.12.1977
19770567	Internal alterations and extensions to private dwelling house	Permitted	31.08.1977
19550268	Erection of one detached bungalow and private garage	Permitted	09.05.1956
19550267	Erection of one detached bungalow	Permitted	09.11.1955

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 4 -Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject 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 compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

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 of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. 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

Neighbouring properties

The application was publicised by a site notice and to three neighbouring properties by letter. No representations have been received. The overall consultation period expired on 11 September 2026.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposed development would result in the squaring off of the north western corner of the application property, replacing a conservatory with a single storey extension and incorporating a hipped roof, which would connect to the main bungalow roof. In addition, there would be fenestration alterations in the western and northern elevations and an internal layout reconfiguration.

The proposed roof would match the pitch and hipped design of the existing roof and the proposed external facing materials would match with those existing. The proposed extension would be subservient in size to the existing building and would match with its character.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of the existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan 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 Landscape Character Assessment will be taken into account in determining applications.

The application site is located within Meopham village, adjacent to the Green Belt boundary and the proposed development would be within the confines of an existing residential curtilage. The proposal would

result in an increase in the amount of built development on the plot but it would not undermine its existing residential character or the openness of the adjacent Green Belt. As such, the proposal would not adversely affect the landscape character of the surrounding area and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014) and the Gravesham Landscape Character Assessment.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would result in a reduction in the available amenity space at the application site but the residual garden would have an area (+500 square metres) and depth (+20 metres) well in excess of the minimum figures set out in the RLG.

The proposed bedrooms would exceed the minimum size requirements for a single and double set out in the NDSS and the proposal would not adversely impact on the privacy, daylight or sunlight of its occupants.

In order to prevent a loss of privacy for future occupants, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would improve the living conditions for future occupants and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupants. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The closest residential properties to the application site are Yeoman House, Melliker Lane (located to the east) and nos. 15 and 17 Cheshunt Close (located to the north).

Due to the design of the proposed development and to the design, layout and orientation of surrounding properties (it is noted that nos. 15 and 17 Cheshunt Close have a privacy distance in excess of 26 metres), there would be no adverse overlooking, overshadowing or overbearing impacts to any of the surrounding residential occupants.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupants and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

The application site is located within an area of some palaeolithic potential, the Hook Green historic core (for archaeological purposes) and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located some 37 metres to the west of the Hook Green, Meopham Conservation Area boundary and it is not visible from the conservation area. As such, the proposal would have no impact on the conservation area.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

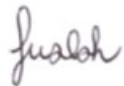
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23rd September 2026	Dated:	25 September 2026