



Delegated Report

Householder Planning Application

Planning Application No: 20260698

Location: 21 Huntingfield Road Meopham Gravesend Kent

Description: Demolition of existing rear conservatory. Erection of a single storey rear extension with roof lantern, erection of a front porch and alterations to fenestration.

Applicant: Mr Ryan Sandford

Site Visit Date: 20th August 2026

Submitted Documents/Plans

Site Location Plan;

DRG/001/ 01 - Existing Ground Floor Plan

DRG/001/ 02 - Existing First Floor Plan

DRG/001/ 04 – Existing Roof Plan

DRG/001/ 05 - Existing Front and Left Side Elevation

DRG/001/ 06 - Existing Rear and Right Side Elevation

DRG/001/ 07 - Existing Visual 01

DRG/001/ 08 - Existing Visual

DRG/001/ 09 - Proposed Ground Floor Plan

DRG/001/ 10 - Proposed First Floor Plan

DRG/001/ 11 - Proposed Roof Plan

DRG/001/ 12 - Proposed Front and Left Side Elevation

DRG/001/ 13 - Proposed Rear and Right Side Elevation

DRG/001/ 14 - Proposed Visual

DRG/001/ 15 - Proposed Visual 02

DRG/001/ 20 - Existing and Proposed Sections

DRG/001/ 21 - Existing and Proposed Block Plans

Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
19750249	Erection of garage	Permitted	20.06.1975

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

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- 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

Consultees

Meopham Parish Council

Meopham Parish Council raises no objection to the application.

Neighbouring properties

Seven neighbouring properties were consulted with a response date of 04.08.2026, one representation has been received neither objecting to or supporting the Planning Application. The comments received relate to construction practices. In the event of an approval an informative will be placed on the decision informing the applicant of good construction practices.

Officer's Analysis

Design, Character and Appearance

Section 14 of the NPPF 2026 relates to key principles for well-designed places and sets out the Government's requirements in relation to design issues. Policy DP3 requires that development proposals respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. 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 application seeks permission for the demolition of the existing rear conservatory, and the erection of a single storey rear extension, erection of a front porch and alterations to property's fenestration.

The proposed single storey rear extension would project 4m in depth, it would have a flat roof over it which would be built to a height of 2.8m. The extension would extend across the entire width of the property's rear elevation. The extension would be set down from the first floor windows of the property, and would be set in from the northern side boundary of the site. The proposed rear extension would not dominate the host property, and would be in keeping with the scale of neighbouring extensions, notably that to the neighbouring no.23 Huntingfield Road.

The proposed front porch would be 2.5m in width and would have a depth of 1.3m, it would be set down from the first floor windows, it would have a pitched roof over it which would match that to the host property. The proposed front porch would be keeping with the scale and character of neighbouring front porch

extensions and is considered an acceptable addition to the dwelling. As a part of the development, there would be a new window opening created in the front elevation at first floor level. This would match the window to the adjoining property's front elevation and would restore symmetry between the two properties. It is considered that the development would not result in harm to the character and appearance of the application site and its surroundings, and would therefore be compliant with policy CS19 in this regard.

Landscape Character

Policy CS19 of the Core Strategy requires that new development is well-designed and respects the character and appearance of the surrounding area. The application site is located in the Meopham Downs Landscape Character Area 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 Landscape Character Assessment (GLCA) will be taken into account in determining applications.

Meopham Downs is a large character area, stretching from the centre to the south of Gravesham Borough along the eastern edge of Sevenoaks District. The area is characterised by gently undulating topography with a mixture of arable and pasture farmland. The application site is located within the village of Hook Green, the development would be modest and contained within the curtilage of an existing residential property within a well-established village. Given the nature of the development and the location it is not considered to result in any harm to the character of the Meopham Downs Landscape Character Area.

Neighbouring Amenity

The neighbouring properties most impacted by the proposed development are the adjoining no.19 Huntingfield Road and the neighbouring no.23 Huntingfield Road to the north.

The adjoining property no.19 Huntingfield Road retains its original rear elevation, the proposed extension would project 4m beyond the rear elevation of this property. The BRE 45-degree test has been carried out to assess the impact of the proposed single storey rear extension on the ground floor window to the rear elevation of the adjoining property. The window is a habitable room window which serves a dining room. The extension passes the 45-degree test on elevation, which shows the extension is unlikely to result in harm to this window. The proposed front porch extension would be set in 3m from the boundary shared with this property, given the single storey nature of the porch and the separation from the boundary it would not result in any overshadowing or overbearing to the front windows of this property. It is considered that the development is unlikely to result in harm to the amenity of the occupants of the adjoining property.

The property at no.23 Huntingfield Road benefits from a generous side and rear extension, there are no windows to the side elevation of this property. The proposed single storey rear extension would not project beyond the rear elevation of the extension to this property, as such there would be no harmful impact on the rear facing habitable room windows. The proposed front porch extension would be set in 4m from the boundary shared with this property, which would ensure there is no harmful impact on this property in terms of overshadowing or overbearing. It is noted that there are windows proposed to the facing side elevation of the proposed rear extension, as these openings are at ground floor level, it is considered that the existing boundary treatment would sufficiently screen views from these openings, ensuring that there is no loss of privacy.

It is considered that the development would be acceptable in regard to its impact on the amenity of occupants of neighbouring properties. The proposal would therefore be compliant with Policy CS19 in this regard.

Parking and Highways

Saved policies T1, T5 and P3 of the Local Plan 1994, Policy CS11 of the Core Strategy 2014 and Policy TR4 of the NPPF 2026 comprise the relevant highways considerations for this proposal. These policies

ensure that development is not detrimental to highway safety or the highway network, has an acceptable amount of parking, and promotes sustainable transport methods.

As a part of the proposed development the primary bedroom would be divided into two bedrooms, as a result there would be three bedrooms at the property. The property would retain two off street car parking spaces. The provision of two off street parking spaces would be acceptable for a property of this size in this location, the proposal would be compliant with the above policies in regard to its impact on parking and highways.

Recommendation

For detailed conditions and informatives, see draft Decision.

Case Officer:	Adeoye Lawal	Team Leader:	Richard Hart
Signed:	<i>Ade Lawal</i>	Signed:	<i>R Hart</i>
Dated:	20th August 2026	Dated:	25th August 2026