

Delegated Report

Planning Application

Planning Application No: 20260078

Location: The Laurels, Beechway, Meopham DA13 0HQ

Description: Erection of a single storey front extension to form a porch and fenestration alterations.

Applicant: Mr Manku

Site Visit Date: 5 February 2026

Submitted Documents/Plans

Application form

Drawing no. 0001 rev A (location plan, existing and proposed block plans)

Drawing no. 002 rev A (floor plans)

Drawing no. 003 rev A (front elevations)

Relevant Planning History

20061080	Erection of a conservatory at the rear.	Permitted	22.01.2007
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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

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

Neighbouring properties

The application has been advertised by site notice and individual letters to ten neighbouring properties.

One letter of representation has been received pointing out that there is a tree close to the property. (*The tree is not located close to the proposed development*).

Officer's Analysis

Proposal

This application seeks planning permission for erection of a single storey front extension to form a porch and fenestration alterations. The porch will be constructed under the existing overhang and will infill the whole area (1.35m x 2.74m). No changes are to be made to the roof. The alterations will result in a larger entrance hall. The changes to the fenestration will involve new front doors and new garage doors which will be black in colour.

Design, Character and Appearance

The application site is a large, detached two storey dwelling with an open planned front garden and off-road parking to the front. The property is located within a gated development of two storey detached houses which differ in design.

The proposed infill extension to form a porch, due to its scale and proportion, and alterations to the colour of the fenestration will have no detrimental impact on the character and appearance of the street scene or the host dwelling.

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 infill porch and change to fenestration 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 infill extension and change to fenestration will have no detrimental impact on the remaining garden area, or amenity in terms of outlook, privacy, sunlight or daylight for future occupiers.

Neighbouring Amenity

The proposed infill extension and change to fenestration will not create any additional footprint and is contained within the existing overhang to the front of the property and therefore there will be no detrimental impact to any neighbouring property in terms of loss of outlook, daylight, sunlight or privacy.

The proposed development 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 development will not result in any additional bedrooms or the loss of off road parking and therefore no objection is raised on highways grounds.

Conclusion

The proposed development will have no detrimental impact on the character and appearance of the area, amenity, parking or highway safety and therefore accords 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:	11th March 2026