



Delegated Report

Householder Planning Application

Planning Application No: 20260206

Location: Farthings Foxendown Lane Meopham Gravesend

Description: Erection of a porch infill extension.

Applicant: Mr & Mrs John Mellanby

Site Visit Date: 15th April 2026

Submitted Documents/Plans

Application Form;
A101/PA – Site Location Plan and Block Plans; and
A102/PA – Existing and Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190215	Erection of detached carport at the front.	Application Refused	04.06.2019
19950344	Construction of new roof over whole building, incorporating dormer windows in the front, rear and side and conversion of part of roof space to form two bedrooms and bathroom.	Permitted	03.11.1995
19900666	Erection of single storey extension to form garage and bathroom.	Permitted	15.10.1990
19791006	Erection of single storey extension on the east side to form bedroom wc bathroom living room diner and enlarged kitchen at the rear and erection of a car port on the west side	Permitted	12.12.1979

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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
- Section 15 – Conserving and Enhancing the Natural 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 (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council – No response

Neighbouring properties

Five surrounding properties were consulted with a response deadline of 17.03.2026. No representations were received in response.

Officer's Analysis

Principle of Development

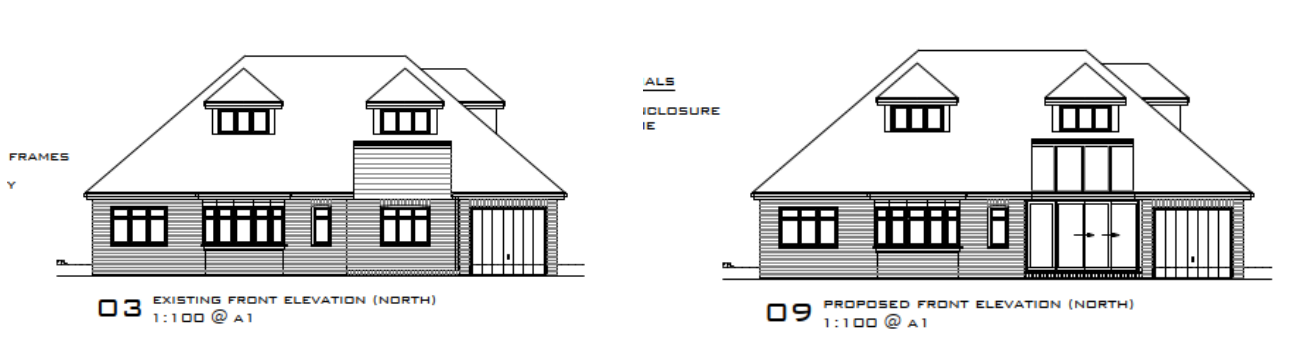
The application site is located within the village of Meopham, which is defined as a rural settlement inset from the Green Belt on the Policies Map of the Gravesham Local Plan Core Strategy (2014). Policy CS02 of the Core Strategy highlights that development will be supported in such rural settlements. As such, there is no objection to the broad principle of development, subject to the proposed development meeting the detailed requirements of the national and local development plan policy framework.



Design, Character and Appearance

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The application proposes the erection of a front porch;



The porch would infill the existing recessed section to the front elevation of the property with a timber framed glazed door and roof. Whilst the porch would introduce fully glazed sliding doors to the front elevation of the property, which is an unusual addition, it is not considered to result in any significant harm to the character of the property or the wider area. It is considered that the proposal would be compliant with Policy CS19 in regard to its impact on the character and appearance of the property.

Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) seeks to protect amenity and ensure acceptable future living conditions occupiers and neighbouring residents. Section 12 of the NPPF (2024) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to “secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

The porch is appropriately sized and enables some minor reconfigurations to take place internally. It does detrimentally affect amenity of the existing occupiers.

Due to the nature of the porch proposed here, there would be no overlooking or overshadowing to neighbouring properties. The porch would be sufficiently separated from neighbouring properties to ensure there is no loss of privacy to neighbours.

Parking and Highways

Any proposals would need to be considered against saved policy T1 (LPFR) (1994) and Policy CS11 of the Gravesham Local Plan Core Strategy (2014). These policies ensure that development provides an acceptable amount of parking in accordance with the adopted KCC Parking Standards and the access and parking arrangements do not have a detrimental impact on highway safety.

The development would not result in any loss of existing parking or result in the need for additional parking. It is therefore considered that the proposed development would be acceptable in regard to its impact on parking and highways.

Any Other Material Planning Considerations

Biodiversity

The NPPF 2024 at Paragraph 187 states that planning decisions should contribute to an 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.

The application is a householder application and as such falls under the Householder Application BNG exemption. In any case, given the nature of the proposed development and the presence of an existing hardstanding where it is to be located, it would not result in harm to local biodiversity, and is therefore compliant with Policy CS12 of the Gravesham Local Plan Core Strategy (2014) in this regard.

Impact on the Landscape

In addition to being inset from the Green Belt, the property is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

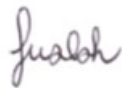
Policy CS12 of the Gravesham Local Plan Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. The proposed development will not impact on the Meopham Downs Landscape Area, as it would result in a modest increase in the footprint of the dwelling, which is located within a relatively well-developed part of the Meopham Downs Landscape Character Area.

Conclusion

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

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15th April 2026	Dated:	16 April 2026