



Delegated Report

Householder Planning Application

Planning Application No: 20260450

Location: 29 Cheyne Walk Meopham Gravesend Kent

Description: Erection of a single-storey ancillary outbuilding in the rear garden.

Applicant: Mr Tom Kent

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 29/04/2026;
Supplementary Information – Planning Statement;
Drawing Number 01 (Site Location Plan);
Drawing Number 02 (Block Plan – Existing);
Drawing Number 03 (Block Plan – Proposed);
Drawing Number 04 (Floor Plan – Proposed);
Drawing Number 05 (North and East Elevations – Proposed);
Drawing Number 06 (South and West Elevations – Proposed); and
Drawing Number 07 (3D View – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20251256	Erection of a single storey front extension with pitch roofs. Erection of two storey rear extension with alterations to fenestration and garage roof.	Permitted	30.01.2026

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)

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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according 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 consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

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 (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). 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

Dickens Protection Society

The Society has considered the application and would comment as follows. The proposed building is relatively large and fully serviced and from the floor layout (drawing 04) is intended to be used as a lounge / gym – garden room. The building may impact on the amenity of adjoining properties.

Since the proposed building would be serviced, the Society suggests that conditions are imposed making the building ancillary to the main dwelling and restricting the use of the building for residential purposes.

Parish Council – Comments Received

Ward Councillors – No Comments Received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 08/05/2025. No comments were received and the consultation period ended on 05/06/2026.

Officer's Analysis

Design, Character and Appearance

29 Cheyne Walk is a detached dwellinghouse located on the north side of the highway.



The application proposes the erection of an outbuilding to the base of the rear garden to be used as a lounge / gym, with WC/shower room. There is no suggestion that the outbuilding will be used for residential occupation and as such, further consideration to annexes is not considered necessary as part of this assessment.

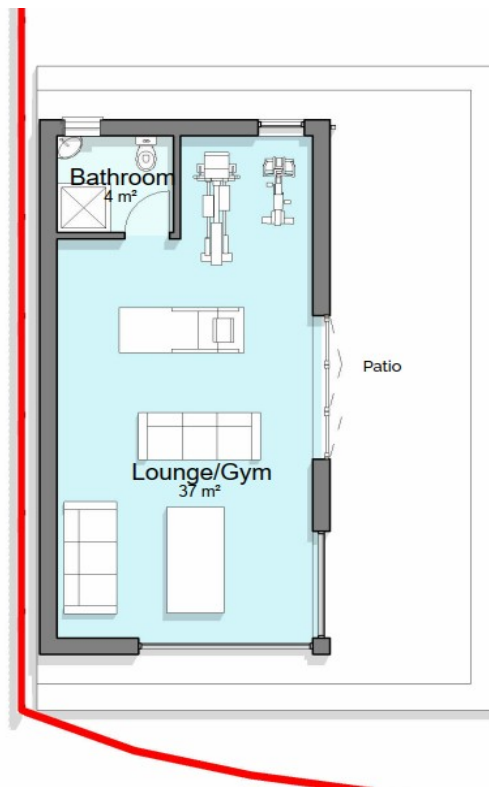
The outbuilding has a flat roof. The dimensions of the outbuilding are listed below:



Depth (max): 5m
Width (max): 10m
Height 3m

The outbuilding is constructed with a white rendered and grey weatherboarded finish with black UPVC windows to the north and south elevations and a window and bi-fold doors to the front (east) elevation. Any window serving a WC should be obscure glazed to Pilkington Level 3 or above and will be conditioned as such.

The proposed outbuilding will incorporate a patio area measuring 12m in length and will project from the front elevation of the outbuilding by 2.3m:



Whilst the land levels to the rear garden slope downwards in a west to east direction, as confirmed with the agent via email, the patio area will be constructed on the existing flat area of the rear garden and as such it is understood that a raised platform is not proposed. The construction of a raised platform in excess of 300mm would be subject to a separate planning approval.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the outbuilding is considered acceptable in terms of design and accords with Policy_CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application site retains an area of circa 506sqm and a minimum depth of 32.5m, in accordance with current guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core

Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The outbuilding is located at the base of the rear garden and the surrounding neighbouring rear gardens. The windows of the outbuilding are considered non-habitable, with rear boundary treatments in place to further obscure views. Therefore, the outbuilding is considered sufficient distance from neighbouring properties.

As such, the outbuilding is not considered to have a detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

No neighbour representations have been received.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Any Other Material Planning Considerations

Landscape Character Assessment

The application site is inset from the Green Belt and 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'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 unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

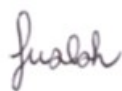
Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	16th June 2026	Dated:	23 June 2026

