



Delegated Report

Householder Planning Application

Planning Application No: 20260137

Location: 26 Johns Road Meopham Gravesend Kent

Description: Erection of a single storey and rear/side extension with 3 roof lights. Rear dormer extension with roof alterations. Erection of a front porch. Changes to fenestration.

Applicant: Sarah Hall

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 03/02/2026;
Drawing Number 148-310 (Site Location Plan and Block Plan – Proposed);
Drawing Number 148-302 (Section – Proposed);
Drawing Number 148-301 A (REVISED Elevations – Proposed);
Drawing Number 148-300 A (REVISED Floor Plans and Roof Plan – Proposed);
Drawing Number 148-102 (Section – Existing);
Drawing Number 148-101 (Elevations – Existing);
Drawing Number 148-100 (Floor Plan and Roof Plan – Existing); and
Drawing Number 148-001 (Site Location Plan and Block Plan – Existing).

~~Drawing Number 148-300 (SUPERSEDED – Floor Plans and Roof Plan – Proposed);~~
~~Drawing Number 148-301 (SUPERSEDED – Elevations – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20100769	Application for non-material amendment to planning permission reference number 20100321 to replace the stock bricks with smooth painted render.	Approval of Non-Material Amendment	13.08.2010
20100321	Erection of single storey side and rear extension to form bedroom, dining room and enlarged kitchen; construction of three dormer windows in rear roof slope and conversion of roof space into two bedrooms and ensuite wc.	Permitted	29.07.2010
19540482	Erection of two bungalows	Permitted	27.08.1956

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

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)

Consultations, Publicity and Representations

Consultees

Parish Council – No comments received

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 25th February 2026.

Officer's Analysis

Design, Character and Appearance

The application site consists of a detached bungalow located on the north side of the highway within the rural parish of Meopham, inset from the green belt. The property has previously been extended by single storey to the side and rear with the conversion of the roof space, including the construction of three dormer windows in rear roof slope.

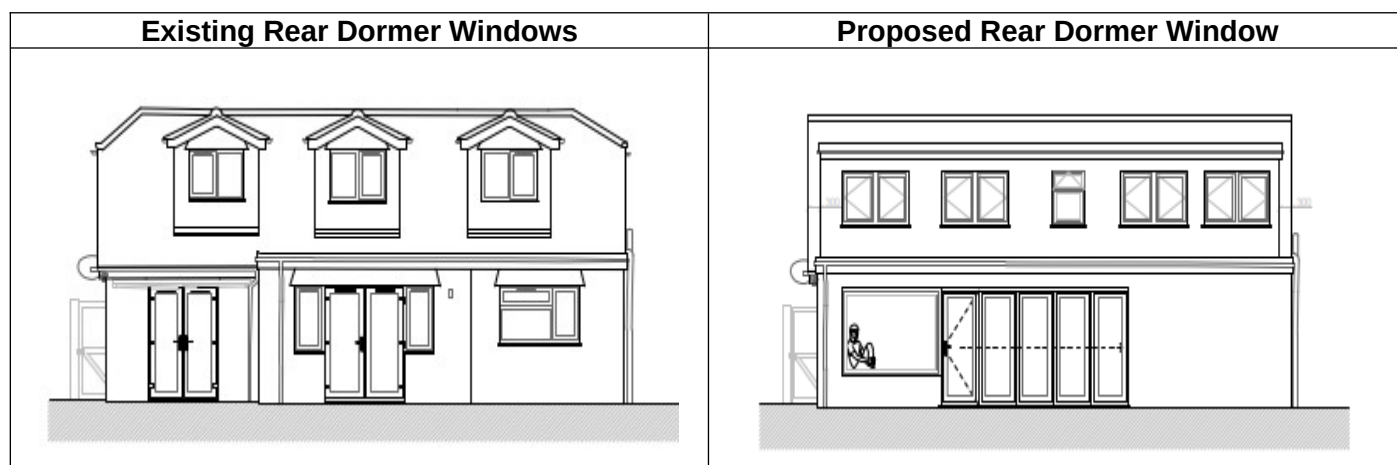


The application seeks to replace the existing developments to the rear/side at single storey level and the dormer windows and habitable area to the roof space. Additionally, the application proposes the construction of a porch to the front of the existing dwelling.

The single storey rear side extension would replace the existing extension and would have a flat roof at a height of 2.86m, a width of 11.39m and would project from the rear elevation by a minimum of 3.78m and a maximum of 6.67m. The extension would create space for a larger kitchen / dining area. There would be a window the rear elevation and bi-fold doors leading to the rear amenity area.

The extension would be constructed with a white rendered finish to match the existing dwelling.

The dormer window to the rear roof slope would replace the three existing smaller dormer windows:

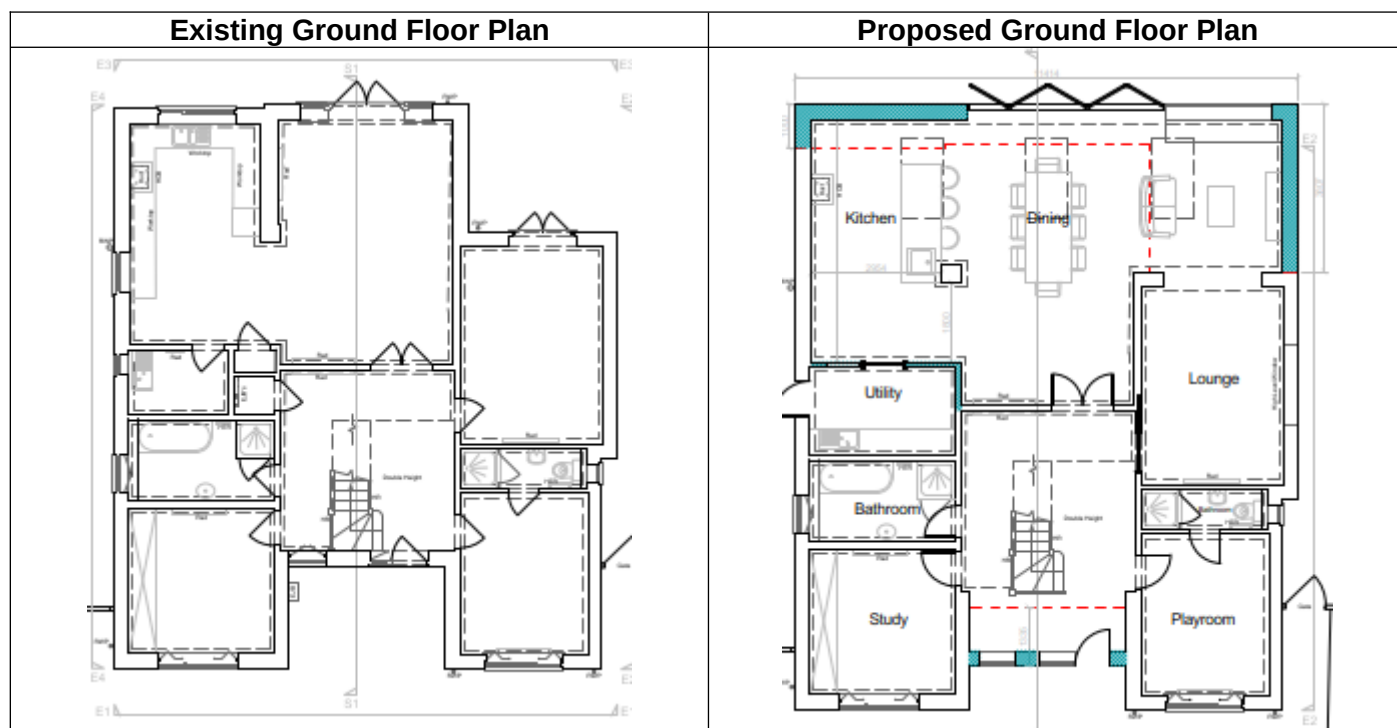


The dormer would have a flat roof at a height of 2.25m, a width of 11.05m and would be set in from the flanks by 0.3m each side.

The proposed dormer would create space for a third bedroom. There would be 5no windows to the rear elevation serving 2 bedrooms and a bathroom. Any window serving a WC would be conditioned to be obscure glazed to Pilkington Level 3 or above.

The proposed dormer would be constructed with a white rendered finish to match that of the existing dwelling.

The proposed porch would create an infill between the two existing gables to the principal elevation:



The proposed porch would have a flat roof at a height of 2.42m, a width of 3.58m and would project 1.32m from the existing front elevation.

The proposal would create space for a larger entrance hall with 2no windows and front entrance door to replace the existing. The porch would be constructed with a rendered finish to match that of the existing dwelling.

Overall, the proposal is not excessive in size or bulk, is constructed using appropriate materials and is considered to be sympathetic to the host dwelling. Therefore, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building, neighbouring properties or the surrounding area. Therefore, the proposal would be 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).

Amenity of Future Occupiers

Post development the application site would retain a private amenity area of 136.55m² and a depth of 11.6m in accordance with the minimum standards set out in Gravesham's Residential Layout guidelines.

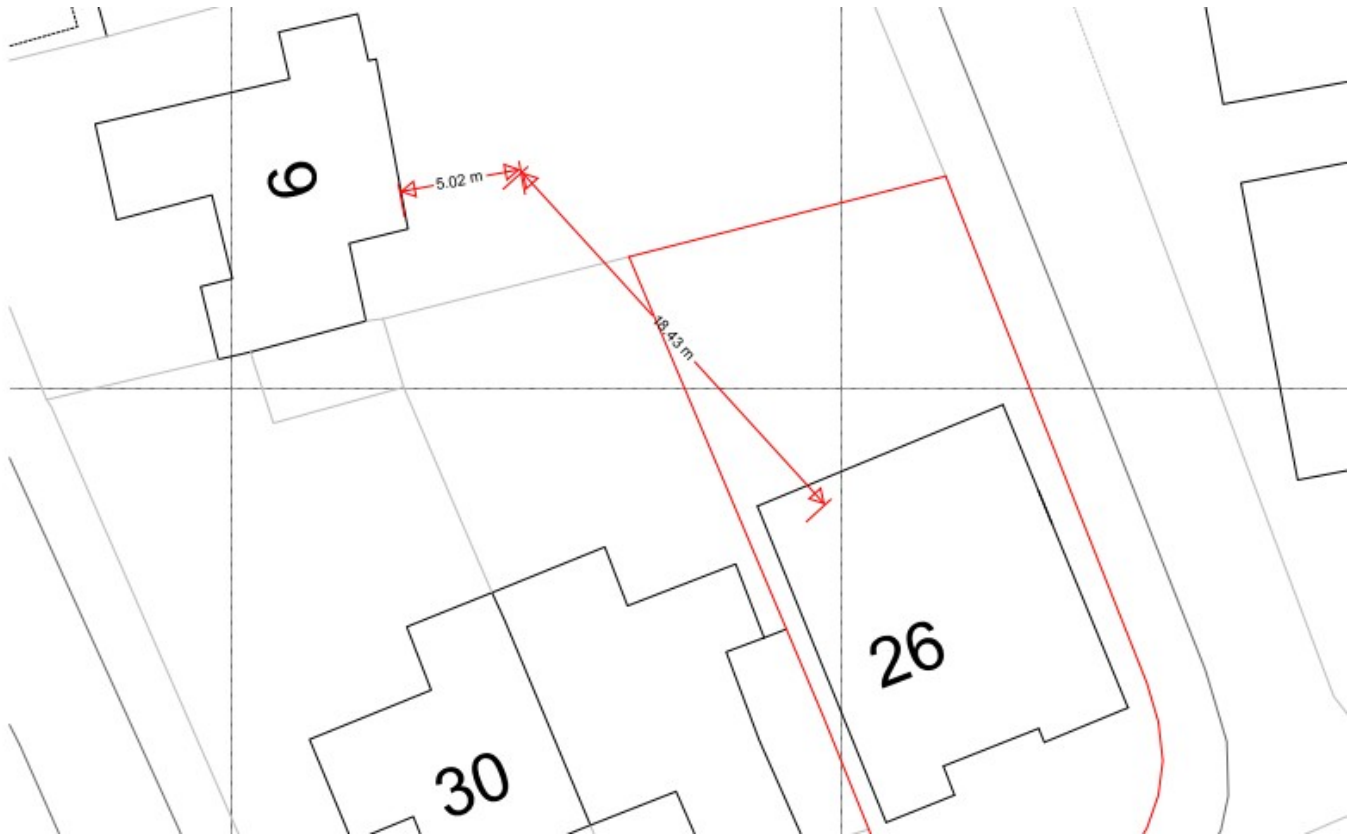
As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

26 John's Road is a detached dwelling which is set away from neighbouring property known as 28 John's Road and as such there are no concerns with the impact of loss of light or overshadowing.

Gravesham's residential layout guidelines recommend a privacy distance for habitable rooms where there is a private garden area within the field of view, of a minimum of 26m.

As shown below, the proposed window would fail to meet the recommended 26 metre distance from the habitable dormer window to the private amenity area of neighbouring property known 6 Orchard Drive.



However, the proposed dormer windows area replacement of the habitable windows of the existing dormer and as such are not considered to have any more of a detrimental impact on the privacy of neighbouring amenity at it would be unreasonable to refuse the application on these grounds alone.

As such, 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).

Parking and Highways

Whilst the application proposes a porch to the existing frontage, the application site will retain off road vehicular parking.

Furthermore the property is in close proximity to local shops and public transport and as such there are no concerns with parking and highways.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2024) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern

of small square fields in the south and broader irregular shapes to the north with narrow lanes and road with hedgerows. There are three large settlements located along A227 running east and west with traditional architecture surrounding village greens. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2024).

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, 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	25 th March 2026	Dated:	30th March 2026