



Delegated Report

Householder Planning Application

Planning Application No: 20260142

Location: Appledore, South Street, Meopham, Gravesend

Description: Erection of single storey front/side extension.

Applicant: Mr & Mrs Kay

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. 01 (Plans & Elevations as Existing)
Drawing no. 02 (Plans & Elevations as Proposed)
Drawing no. 03 (Site Location Plan)
Drawing no. 04 (Block Plans as Existing and as Proposed)

Relevant Planning History

Reference	Description	Decision	Decision Date
19830269	Erection of single storey rear extension to form utility room	Permitted	11.05.1983
19760023	Erection of a single storey extension at front and side to form new bedroom and living room extension	Permitted	17.02.1976

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites
- C13 – Policy for Extensions to Dwellings in the Countryside
- T1 – Impact of Development on Highway Network
- 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 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic 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)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties and on site. The overall consultation period expired on 9 March 2026.

No letters of representation have been received from neighbouring properties.

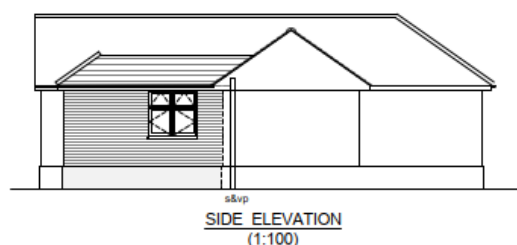
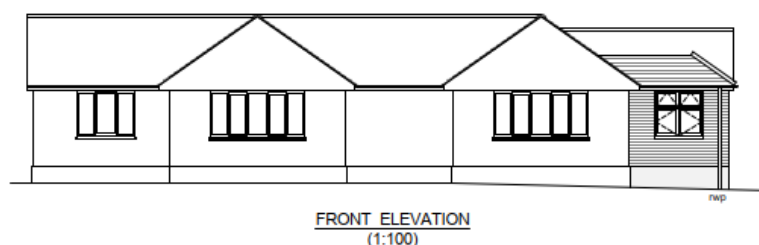
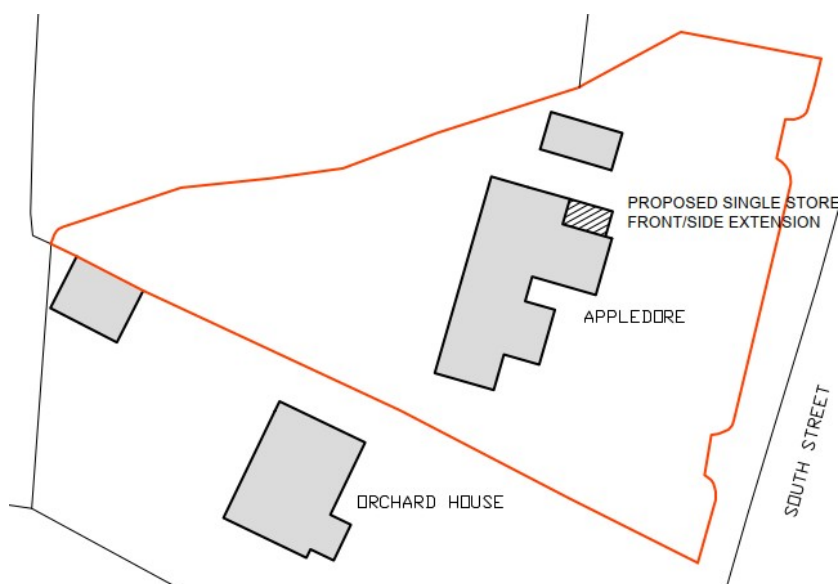
Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the erection of a single storey front/side extension:

Proposed Block Plan:



The extension will infill the north-eastern corner of the property and will comprise an ensuite to serve a bedroom. It will have a subservient pitched and hipped roof, will be set back slightly from the forwardmost building line at the front and will marry up with the existing building line at the side. The materials will all match those existing.

Principle Issues

The site lies outside the closest rural settlement boundary of Culverstone Green, in the Green Belt. It is also within the Meopham Downs Landscape Character Area.

Google Earth Aerial View:



The main issues for consideration in the determination of this application are as follows:

- Principle of development in the Green Belt
- Impact on landscape character
- Design, character and appearance
- Residential amenity
- Parking and highways

Principle of development in the Green Belt

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 142 of the NPPF 2024). Paragraph 153 of the NPPF 2024 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Local Planning Authorities should regard development as inappropriate in the Green Belt, unless certain exceptions apply (paragraph 154 of the NPPF 2024). In the case of this proposal, the following exception is applicable:

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Saved Policy C13 of the Local Plan 1994 relates to extensions to dwellings in the countryside and generally seeks to maintain the open character of the Green Belt and retain a stock of rural dwellings of modest size. In relation to this proposal, criterion (ii) is relevant, which states that there will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling. Criteria (v) and (vi) are also relevant:

(v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.

(vi) The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.

“Original dwelling” for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948. In this case, there have been historical increases in the size of the property. The original dwelling was extended most recently in the 80s, as can be seen from the above planning history, which increased the size of the building up to a third.

Turning to the matter of the impact of the current proposed extension to this property in the Green Belt, it will further increase the size of the original building:

	Original dwelling	Original dwelling plus existing extensions	Increase over original (%)	Proposed extension	Increase over original (%)
Gross external floor area (m²)	110 m ²	146 (>36) m ²	33 %	11 m ²	43 %

The increase would take the floor area of the dwelling over the one third limit set out in Policy CS13. However, the proposed extension is single storey and small. It will have a pitched and hipped roof with a subservient roofline and front building line, together with matching materials, and as such would appear as a modest and appropriate addition that would not adversely affect the bulk and appearance of the property. Its size and location on the front corner of the existing dwelling would not be visually intrusive in terms of the surrounding Green Belt setting. Whilst it will increase the size of the dwelling, overall, the proposed extension is not considered to be a disproportionate addition and therefore would comply with the requirements of saved Policy C13 of the Local Plan 1994. This means the proposal is not inappropriate in the Green Belt and would comply with paragraph 154c of the NPPF 2024.

Landscape Character

Paragraph 135 of the NPPF 2024 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. 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.

Paragraph 187 of the NPPF 2024 aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

The application site is located in the Meopham Downs Landscape Character Area within the Gravesham



Landscape Character Assessment (GLCA) 2009 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 LCA will be taken into account in determining applications.

The Meopham Downs Landscape Character Area has gently undulating topography with a mixture of arable and pasture farmland. The overall condition of the landscape is good and has moderate sensitivity. It is recommended that key landscape elements should be conserved and reinforced.

The application site is read in the context of surrounding residential development and is therefore not considered to be within a visually sensitive landscape area. This proposal is for a modest single storey extension to an existing dwelling. Such a proposal will not adversely affect the wider landscape character area, and the proposal will therefore comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014.

Design, Character and Appearance

Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. 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 proposed extension is single storey, subservient, modest in size and will be constructed in matching materials. It would not have a detrimental impact on the visual amenity of the property itself, or the street scene in general.

Google Earth Street View:



Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and respectful in terms of the character and appearance of the wider area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the relevant guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts from pollution.

The proposed extension would be well separated and screened from neighbouring dwellings and would not cause material harm to the amenities of adjoining properties. No representations have been made from neighbouring properties in this regard.

In relation to the amenities of future occupiers, the size of the extension is acceptable with regards to the provision for future occupiers, and the size of the garden will not be affected.

Overall, the proposal would not harm the amenities of neighbouring properties or future occupiers, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 135(f) of the NPPF 2024.

Parking and Highways

There is adequate existing off-road parking provision and the proposal would have no impact on this provision or on access. There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Archaeology

Saved Policy TC7 of the Local Plan 1994 states that development on important archaeological sites will not normally be permitted.

Due to the nature of the proposal, it is unlikely the proposal would have a significant below-ground archaeological impact.

On this basis, the proposal complies with the relevant requirements of saved Policy TC7 of the Local Plan 1994, Policy CS20 of the Core Strategy 2014 and Section 16 of the NPPF 2024.

Biodiversity

The NPPF 2024 at paragraph 187 states that planning decisions should contribute to and 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.

As this is a householder application, it is exempt from Biodiversity Net Gain requirements.

Conclusion

Whilst the proposed extension would increase the size of the dwelling, overall its size is not considered to be a disproportionate addition to the original dwelling and it would not therefore be an inappropriate development in the Green Belt. Furthermore, the proposal would conserve the rural landscape context of this site within the Meopham Downs Landscape Character Area. It would also be acceptable in terms of its design, and impact on amenities and highways matters.

As such, the proposal would comply with the requirements of Policies CS02, CS11, CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policies TC2 and C13 of the Gravesham Local Plan 1994 and paragraphs 131, 135, 154, 187, 192, and 210 of the National Planning Policy Framework 2024.

Recommendation

Permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	25 March 2026	Dated:	30th March 2026