

Delegated Report

Householder Planning Application

Planning Application No: 20250236

Location: Finches Rhododendron Avenue Meopham Gravesend

Description: Partial demolition of existing dwelling; erection of single storey side extension with rooflight and front porch canopy; demolition of all existing outbuildings; erection of outbuilding and car port at front; reconfiguration and extension of driveway and associated landscaping and terracing.

Applicant: Mr T Fletcher

Site Visit Date: 28 May 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 52417-P-01 Site location plan;
Drawing no. 52417-P-02 Existing site plan;
Drawing no. 52417-P-03 Rev. C Proposed site plan;
Drawing no. 52417-P-04 Existing site plan showing proposed demolition;
Drawing no. 52417-P-10 Existing ground floor layout;
Drawing no. 52417-P-11 Existing roof plan;
Drawing no. 52417-P-20 Rev. B Proposed ground floor layout;
Drawing no. 52417-P-21 Rev. B Proposed roof plan;
Drawing no. 52417-P-22 Proposed outbuilding layout;
Drawing no. 52417-P-30 Existing site section;
Drawing no. 52417-P-31 Existing elevations;
Drawing no. 52417-P-40 Rev. B Proposed section AA;
Drawing no. 52417-P-41 Rev D Proposed elevations;
Drawing no. 52417-P-42 Proposed outbuilding elevations;
Drawing no. 52417-P-43 Rev. B Proposed car port elevations;
Drawing no. 52417-P-44 Rev. C Proposed section BB;
Preliminary Roost Assessment and Bat Activity Surveys July 2025;
Photographs of existing buildings March 2025;
Ground floor comparison image received 05 August 2025;
Retaining wall marked up image received 05 August 2025;
Letter from the agent dated 25 February 2025;
Email from the agent received 12 June 2025;
Email from the agent received 05 August 2025; and
Email from the agent received 04 September 2025.

Superseded Documents/Plans

~~Drawing no. 52417-P-03 Rev. A Proposed site plan;~~
~~Drawing no. 52417-P-03 Rev. B Proposed site plan;~~
~~Drawing no. 52417-P-20 Proposed ground floor layout;~~
~~Drawing no. 52417-P-20 Rev. A Proposed ground floor layout;~~
~~Drawing no. 52417-P-21 Proposed roof plan;~~

Drawing no. 52417-P-21 Rev. A Proposed roof plan;
 Drawing no. 52417-P-40 Proposed section AA;
 Drawing no. 52417-P-41 Rev A Proposed elevations;
 Drawing no. 52417-P-41 Rev B Proposed elevations;
 Drawing no. 52417-P-41 Rev C Proposed elevations;
 Drawing no. 52417-P-40 Rev. A Proposed section AA;
 Drawing no. 52417-P-43 Proposed car port elevations;
 Drawing no. 52417-P-43 Rev. A Proposed car port elevations;
 Drawing no. 52417-P-44 Proposed section BB;
 Drawing no. 52417-P-44 Rev. A Proposed section BB; and
 Drawing no. 52417-P-44 Rev. B Proposed section BB.

Procedural Issues

Following requests by the case officer, the design of the proposed development was amended and photographs of the existing buildings and a Preliminary Bat Roost Assessment were submitted. Because the design alterations reduced the size of the proposal, no additional publicity was undertaken. However, the site photographs and Bat Roost Assessment were subject to additional consultation with the KCC Biodiversity Officer.

Following a further request by the case officer, additional groundworks information was provided, some of the proposed retaining walls were reduced in height and small alterations to the extent of the proposed groundworks were made. Because the design and groundworks alterations were small in nature and the groundworks information was for clarification, no additional publicity was undertaken.

Relevant Planning History

Reference	Description	Decision	Decision Date
20110032	Demolition of the existing dwelling and erection of a detached three bedroom bungalow with rooms in the roof space.	Permitted	16.03.2011
19930451	Permanent residential accommodation of the property.	Certificate granted	27.08.1993
19920731	*AMENDED APPLICATION* Erection of a stable and hay store.	Permitted	19.05.1993
19910552	Erection of detached double garage	Permitted	13.09.1991

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- C13 – Extensions to Dwellings in the Countryside
- TC7 – Other Archaeological Sites

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 13 – Protecting Green Belt land
- 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)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2025)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

KCC Biodiversity Officer

Initial response:

Summary – further information requested

We have reviewed the ecological information submitted in support of this application and advise that further information is requested from the applicant prior to determination of the planning application. This includes:

- Clear photographs of all aspects of outbuildings/structures proposed for demolition.

Ecological constraints and mitigations

No ecological information has been submitted with this application. As a result of reviewing the data available to us and the information submitted with the planning application, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise.

It is noted that proposals are relatively small in scale and will impact upon a residential garden only. However, from the information provided, it has not been possible to fully scope out all ecological constraints, including breeding birds and roosting bats.

To establish the potential for protected species presence which must be taken account of in the planning decision, in the first instance, high quality, labelled photographs of all outbuildings/structures relevant to the proposed development should be requested. These photographs may provide sufficient confirmation to the LPA that no ecological surveys are necessary. However, where photographs are inconclusive, or indicate possible features suitable for protected species (particularly roosting bats and nesting birds), an Ecological

Impact Assessment (EcIA) may need to be undertaken by a suitably qualified ecologist.

The results of the necessary surveys carried out, and details of any mitigation required should be submitted prior to determination of the planning application. This is in alignment with paragraph 99 of the Office of the Deputy Prime Minister (ODPM) Circular 06/2005¹, which states “it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

¹ odpm-circ-0605.qxd (publishing.service.gov.uk)

Biodiversity net gain (BNG)

We consider this application exempt from statutory BNG because it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other enhancement measures

No biodiversity enhancements are currently proposed. Paragraph 187(d) of the NPPF 2024 states: “Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.” This is notwithstanding any exemption from statutory BNG.

Suggested biodiversity enhancements include the provision of durable bird/bat boxes (for house sparrows, starlings, swifts or as appropriate to the development and preferably integrated into new structures), native tree/shrub planting, sowing of an appropriate wildflower mix, the creation of artificial refugia for reptiles/amphibians, the creation of ‘hedgehog highways’ (13×13cm gaps in closed board fencing) and/or creation of bug hotels/bee bricks for invertebrates. Integrated features (e.g. swift bricks or bat tubes) should be clearly visible on elevations plans.

Wording for a biodiversity enhancement condition can be provided on receipt of the requested information.

Second response:

Summary – no further information requested

We have reviewed the ecological information submitted in support of this application and advise that no further information is requested from the applicant prior to determination of the planning application.

Ecological constraints and mitigations

We previously requested a Preliminary Roost Assessment (PRA) for bats given the potential for the proposals to impact roosting bats, which are protected from disturbance and harm by law. A PRA has been submitted which considers the potential for four onsite structures (referred to as B1, B2, etc) to support roosting bats. Two of these were assessed as having ‘low’ roosting potential, but no bats were observed utilising these structures during subsequent emergence surveys meaning we can presume roosting bats are likely absent from the site. The following standard informative wording is recommended as a precaution:

Bat informative: There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0345 1300 228, email

enquiries@bats.org.uk or visit the Bat Conservation Trust website.

Biodiversity net gain (BNG)

We consider this application exempt from statutory BNG because it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other enhancement measures

No biodiversity enhancements are currently proposed. Paragraph 187(d) of the NPPF 2024 states: "Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs." This is notwithstanding any exemption from statutory BNG.

As the PRA does not contain any recommended biodiversity enhancements, the following generic condition is recommended:

General biodiversity enhancement condition: Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The plan shall include full details of biodiversity enhancements which may include (as appropriate) provision of durable and suitably-placed bat/bird boxes, native wildflower sowing (with details of seed mixes/preparation and management measures), tree planting, the creation of hedgehog highways (by creating small 13×13cm gaps in closeboard fencing), the provision of bee bricks and/or the provision of log piles/artificial refugia for reptiles and amphibians.

The approved plan shall be implemented as described and retained thereafter.

Reason: To protect and enhance biodiversity in accordance with Local Policy CS12, paragraphs 187, 192 and 193 of the National Planning Policy Framework (December 2024), and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Meopham Parish Council

No response received.

Neighbouring properties

The application was publicised by a site notice and to five neighbouring properties by letter. No representations have been received and the overall consultation period expired on 12 August 2025.

Officer's Analysis

Proposal

The proposed development comprises of the partial demolition of the existing dwelling and the erection of a single storey side extension and front porch canopy; the demolition of all existing outbuildings and the erection of an outbuilding and car port; and the reconfiguration and extension of the existing driveway and associated groundworks and landscaping.

The original proposal was for a wider extension, a taller car port, a deeper terrace in front of the dwelling and an asphalt driveway. The amendments to the proposal include a reduction of 0.8 metres width for the extension, 0.5 metres height for the car port, 0.6 metres depth for the terrace and various reductions in the height of the retaining walls. Landscaping has been incorporated to screen the retaining walls and the surface of the driveway would be shingle. Also, the extent of the proposed groundworks has been clarified and the driveway reconfiguration has been amended to follow the existing terrain more closely.

Green Belt

As the application site is located in the Green Belt, paragraphs 142 and 143 and 153-160 of the National

Planning Policy Framework 2024 (NPPF 2024) and Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 are most relevant.

Policy CS02 of the Gravesham Local Plan Core Strategy (September 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 Local Plan Core Strategy.

Paragraph 142 of the National Planning Policy Framework 2023 (NPPF 2024) sets out that the essential characteristics of Green Belts are their openness and permanence and paragraph 143 lists the five purposes that the Green Belt serves. At the application site, the Green Belt assists in safeguarding the countryside from encroachment. 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.

Paragraph 154 of the NPPF 2024 states that development is inappropriate in the Green Belt unless certain exceptions apply. These exceptions are set out in sub-paragraphs 154(a) to 154(h). Sub-paragraph 154(c) identifies 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 Gravesham Local Plan First Review (November 1994) relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF 2024, the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with that document.

In particular Saved Policy C13 places an overall limit on extensions of one third of the gross floor area of the original dwelling unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria (ii)). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria (vi)). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF 2024 and should be afforded some limited weight.

The original building, for the purposes of assessing whether the proposed development is a disproportionate addition, is the current dwelling at the application site. This has a floor area of some 122 square metres, a height (measured from the tallest ridge) of some 3.5 metres and is a single storey dwelling with multiple pitched roofs and a roughly rectangular footprint.

The proposed development would add a single storey side extension to the dwelling. The proposal would result in the enlarged building having a floor area of 168 square metres. The extension would have a maximum height of 3.5 metres, with a pitched roof and would partially replace existing floor area. The overall height of the retained building would be unchanged and the increase in floor area above the original building would be 46 square metres or 38%.

The proposed development would also include the demolition and erection of outbuildings, the provision of hard surfacing and the undertaking of groundworks. Paragraph 154(g) of the NPPF 2024 states that the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt is appropriate development.

The application site is previously developed land and the proposal would constitute its redevelopment. Therefore, an assessment of the impact of the proposal on the openness of the Green Belt is necessary.

It is noted that the application site contains a number of existing outbuildings and areas of hard surfacing. The existing double garage located at the site frontage is that which was approved under planning permission reference 19910552. However, the stable and hay store approved under planning permission

reference 19920731 is not currently at the application site.

The following are details of the existing outbuildings;

- Greenhouse – 20 square metres floor area and height of some 2.5 metres
- Study - 34 square metres floor area and height of some 3 metres
- Garage/workshop - 45 square metres floor area and height of some 4 metres
- Total – 99 square metres floor area.

The proposed development would result in all the existing outbuildings being demolished and the erection of a car port and outbuilding (to be used for purposes incidental to the dwelling). The proposed outbuilding would include accommodation within the roof space and have a floor area of 82 square metres and a height of 5.5 metres). The car port would have a footprint of 33 metres but as an open structure would not provide floor area. It would be 3.8 metres tall. Whilst the proposal would reduce the floor area of outbuildings at the site, the new outbuilding would be taller.

The proposed development would also result in an increase in hard surfacing across the site, with a reconfigured driveway, a new patio area and retaining walls and steps. The proposal would also include some groundworks with some areas reduced in height and some land made up. The proposed car port would be set into the slope and the proposed outbuilding and patio would be on areas of made-up ground.

The proposal would reduce the spread of built development across the application site, consolidating the built form into two areas. The overall floor area of outbuildings would be reduced but the proposed buildings would be taller and more bulky in appearance. The areas of hardstanding would not dominate the site and the groundworks would be fairly limited in nature. The setting of the car port into the slope of the land would help to reduce its visual impact. However, in contrast, the retaining walls would draw attention to the enlarged dwelling. Although it is acknowledged that they would be largely screened by vegetation.

The proposed extension to the dwelling at the application site would be of significant size but the set back and overall design approach would not lead to an excessively bulky or dominant design. It would be subservient to the existing building and would not be a disproportionate addition to it. Cumulatively the proposed alterations to the outbuildings and dwelling and the groundworks would not cause substantial harm to the openness of the Green Belt.

In order to protect the openness of the Green Belt, a condition should be attached to any planning permission granted to restrict future extensions to the dwelling (including porches and additional storeys), the provision of hard surfaces and outbuildings.

As such, the proposal would be appropriate development in the Green Belt and be in line with Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 of the Gravesham Local Plan First Review and paragraphs 154(c) and 154(g) of the NPPF 2024.

Design, Character and Appearance

The application site is located in the Harvel Wooded Downs Landscape Character Area (LCA) with the Meopham Downs LCA located immediately to the west and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The Harvel Wooded Downs LCA is characterised by varied topography with steep valleys and plateaux, ancient woodland, chestnut coppice and small paddocks and pasture. There is a historic settlement set around a village green with occasional farmsteads and a haphazard mosaic of residential plots set within woodland. The Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native hedgerows with mature hedgerow trees form distinct boundaries.

The application site is located in an area where individual residential plots are set within woodland. The plot has residential built development, areas of hard surfacing and areas of grass with mature vegetation and trees. The proposed development would not alter the residential character of the existing plot and would not adversely affect the landscape character of the surrounding area.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular, the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. The extension would be subservient in size to the existing dwelling, with the main built form set back behind the front building line and it would be no greater than half of the width of the existing building. The proposed driveway would be surfaced in shingle, which would be an appropriate material in this rural location and the proposed retaining walls would be largely screened by vegetation (which can be the subject of a landscaping condition). As such, the proposal would not be out of character with the existing building or plot.

Overall, it is considered that the proposed development would not be detrimental to the character or appearance of the existing building, the surrounding street scene or landscape and would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Gravesham Landscape Character Assessment.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedroom would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and sufficient garden area and depth would be retained.

The proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted RLG are relevant.

The closest residential properties to the application site are Charam, Rhododendron Avenue and Ashcroft, 25 Rhododendron Avenue (located to the north and south respectively). Foxglades, Manitou and Jasmine, Rhododendron Avenue are located to the east, across the roadway.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed extension and outbuilding.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards, a two or three bedroom dwelling should have two vehicle parking spaces and a single garage should have dimensions of 3.6 metres (width) by 5.5 metres (length), with a double garage requiring the same length and a minimum width of 6 metres.

The application property has two bedrooms and on-site parking for numerous vehicles. The proposed development would result in the building increasing from two to three bedrooms with alterations to the existing driveway and parking arrangements.

The proposed outbuilding could provide two parking spaces with appropriate dimensions. Although it would appear that the building may not be used for parking (a notation of drawing no. 52417-P-22 shows that the outbuilding being used for various incidental purposes including a garage/workshop). The proposed car port would also provide two parking spaces with appropriate dimensions. In addition, parking would be available on the driveway and a gravelled area adjacent to the proposed garage.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Ecology and Biodiversity

Biodiversity Net Gain (BNG) is a mandatory requirement for all new development and proposals must deliver a BNG of at least 10% unless they are exempt. In this instance, the proposed development is a householder proposal and therefore is exempt from BNG.

Notwithstanding the BNG exemption, biodiversity is an important consideration in all new development. Policy CS12 of the Gravesham Local Plan Core Strategy (2014) states that there will be no net loss of biodiversity in the Borough and that opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within Biodiversity Opportunity Areas and within new development.

KCC Biodiversity have not raised an objection to the proposal but originally highlighted that the proposed development may impact upon roosting bats. Following the submission of a preliminary roost assessment, KCC Biodiversity subsequently seek the incorporation of a bat informative on any planning permission granted. This would be an appropriate approach to protecting bats.

KCC Biodiversity also highlight that the proposal does not include any specific biodiversity enhancements and suggest a condition to overcome this shortfall. This would be an appropriate approach to ensure an improvement to biodiversity, although it is noted that the application details include new hedges to screen the proposed retaining walls, which would also aid biodiversity. A condition covering both landscaping and

biodiversity enhancement can be attached to any planning permission granted.

Overall, the proposed development would not be detrimental to biodiversity and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Landscaping and biodiversity prior to works above slab level

Demolition of existing outbuildings (shown on drawing no. 52417-P-02 P-02) prior to first use

Formation and retention of driveway prior to first use

Materials to match existing

Use of outbuilding

No additional openings in flank elevations of extension or outbuilding

No extensions (including porches and additional storeys), hard surfaces or outbuildings

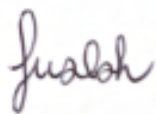
Conclusion

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

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16 October 2025	Dated:	20 October 2025