



Delegated Report

Householder Planning Application

Planning Application No: 20251152

Location: 9 Willow Wood Road Meopham Gravesend Kent

Description: Erection of a single storey rear/side extension.

Applicant: Rachel Chapman

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Block Plan – Existing;
Block Plan – Proposed;
Drawing No. P001 V1 – Floor Plans and Elevations – Existing; and
Drawing No. P002 V1 – Floor Plans and Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20060130	Erection part two storey and part single storey side extension to form garage, playroom/study, utility room, w.c and porch at ground floor level with bedroom, enlarged bedroom and en-suite bathroom/w.c. at first floor level.	Permitted	13.04.2006
19810316	Erection of single storey rear extension to form new kitchen	Permitted	29.04.1981
19800110	Erection of single storey side and rear extension to form garage at the front and lounge at the rear	Permitted	27.03.1980

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

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

Vigo Parish Council

No comments received.

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The overall consultation period expired on 02.01.2026.

Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance and Impact on the Landscape

The property is located within the Meopham Downs Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which 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. Policy CS12 (LPCS) (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.

Furthermore, Policy CS19 (Development and Design Principles) (LPCS) (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. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

In addition to the above, the Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

As evidenced by the planning history of the site, the dwelling has been previously extended. Gravesham's Householder Design Guide (2021) states that extensions to extensions will not generally be supported, particularly when the depth dominates the original property and causes long dark internal spaces to be formed. In this instance, the proposed extension is minimal in scale and would essentially be a small infill extension, which is designed to complement the existing extension in appearance. As per the details on the application form, the external materials would match the existing. The extension to the rear of the dwelling in situ is not considered to harm the Landscape Character Area.

Overall, in terms of design, the proposed development is considered to accord with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The development would create additional room area and allow more light into the property due to additional fenestration proposed. Sufficient garden area would remain post development. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

Right Move Image



No neighbour responses were received as a result of the consultation carried out for this application. It is noted that the plans do not show the varying land levels within the rear garden. Notwithstanding this, in situ, there are no concerns in terms of neighbouring amenity that arise as a result of this proposal. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of parking provision that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Gas Pipelines

There are Gas Pipelines within proximity of the site. As such if planning permission were to be forthcoming for the development, an informative could be added to the decision notice to advise the applicants to contact the gas network prior to carrying out any works.

Sewer

There are Southern Water Pipelines within proximity of the site. As such if planning permission were to be forthcoming for the development, an informative could be added to the decision notice to advise the applicants to contact Southern Water prior to carrying out any works.

Conclusion

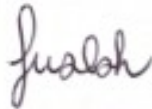
The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	22nd January 2026	Dated:	23 January 2026