

Delegated Report

Householder Planning Application

Planning Application No: 20251234

Location: 20 Hadley Close Meopham Gravesend Kent

Description: Demolition of existing conservatory. Erection of a single storey rear/side extension with roof lantern.

Applicant: Sarah Foster

Site Visit Date: 16.12.2026

Submitted Documents/Plans

- Application Form
- Drawing No: 02A (Plans and Elevations as Proposed)
- Drawing No: 01A (Plans and Elevations as Existing)
- Drawing No: 03 (Site Location Map)
- Drawing No: 04 (Existing/Proposed Block Plans)

Superseded Documents and Plans

- ~~Drawing No: 02 (Plans and Elevations as Proposed)~~
- ~~Drawing No: 01 (Plans and Elevations as Existing)~~

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the

National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

Neighbouring properties

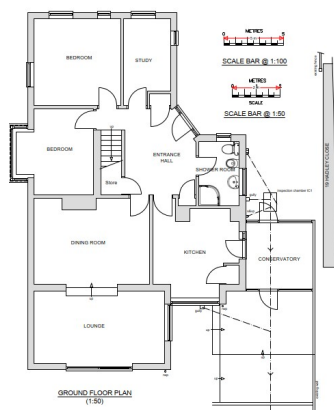
The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 09.01.2026 and no comments were received.

Analysis

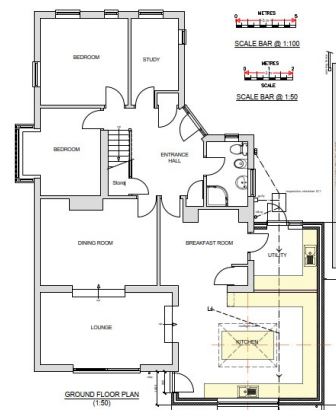
Proposal

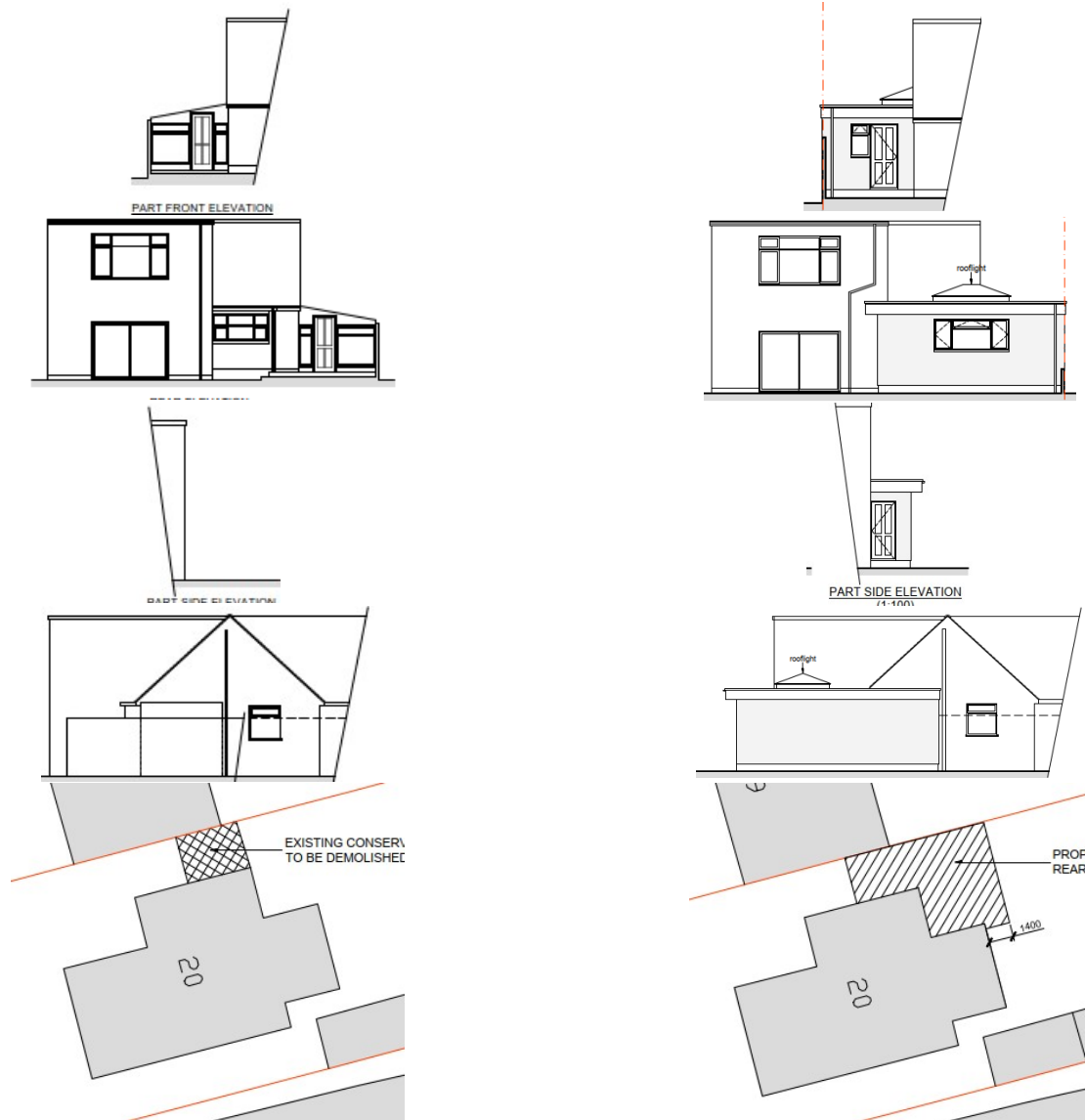
The proposal seeks for the demolition of the existing conservatory and erection of a single storey rear/side extension with roof lantern.

Existing



Proposed





Character and Appearance

The application site is a detached bungalow situated within a rural settlement which is inset from the Greenbelt within the Parish of Meopham.

The application site is situated between two bungalows with the vast majority of the streetscene comprising detached dormer bungalows.



The proposed extension will see the demolition of the existing side conservatory and erection of a replacement side and rear extension. The proposed development will be finished with a flat roof and will appear as a subservient addition to the main dwelling.

The extension will be constructed on the shared boundary with No:19 Hadley Close. There will be some overhang into the adjoining boundary by virtue of the fascia. A Certificate B notice has been served on the neighbour which is the requirement from a planning perspective. The applicant should be aware that despite a positive planning outcome, consent is still required from the landowner in terms of the overhang. An informative will be added to the decision notice for clarity.

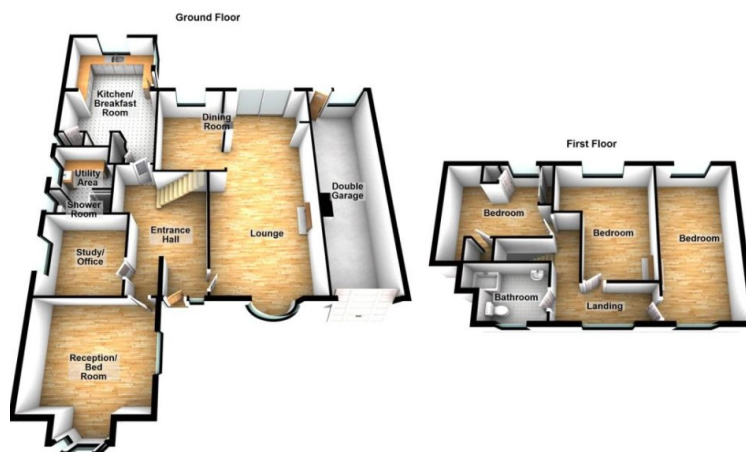
The proposed use of materials will match the main dwelling and on balance the low profile nature of the extension is acceptable and compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden area will remain generous, the extension will provide a larger kitchen area and enhance the existing living space. The proposal safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed extension will be built on the shared boundary with No.19 Hadley Close. The below plans show that No.19 has a garage located on the shared boundary which will adjoin the proposed extension.



In this regard there are no concerns relating to the loss of light or outlook. The proposed extension does not include any fenestrations in the flank elevation which maintains neighbouring privacy.

A condition will be imposed to ensure that permitted development rights are removed from this extension to safeguard neighbouring amenity.

The property known as No.21 is situated away from the proposed extension and there are no concerns regarding loss of light, outlook or privacy to this property.

No neighbour representations have been received.

The proposal safeguards neighbouring occupiers amenity in line with the requirements of SPG2_ Residential Layout Guidance 2020.

Parking and Highways

The proposed development will not impact any existing parking arrangements so there are no concerns of the development's impact on parking provision.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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 considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in the settlement and development would not impact on the wider rural landscape.

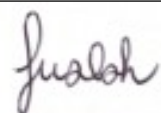
Conclusion & Recommendation

The proposed development is of a small scale and will partially replace an existing side conservatory which is in need of repair. The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	21.01.2026	Dated:	23 January 2026