



Delegated Report

Householder Planning Application

Planning Application No:	20260769
Location:	27 Willow Walk Meopham Gravesend Kent
Description:	Demolition of existing side and rear extensions, including front bay window, garage and car port, and construction of a two storey side extension, a part two/part single storey rear extension and a two storey front extension incorporating an entrance porch.
Applicant:	Mr Brad Allen
Site Visit Date:	11 August 2026

Submitted Documents/Plans

Application form
Drawing no. 0726.WD.01A (Existing First Floor Plan)
Drawing no. 0726.WD.08A (Proposed Ground Floor Plan)
Drawing no. 0726.WD.09A (Proposed First Floor Plan)
Drawing no. 0726.WD.11 (Existing Elevations)
Drawing no. 0726.WD.12 (Existing Elevations)
Drawing no. 0726.WD.13A (Proposed Elevations)
Drawing no. 0726.WD.14 (Proposed Elevations)
Drawing no. 0726.WD.15 (Existing Site and Location Plans)
Drawing no. 0726.WD.16 (Proposed Site Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
19860593	Erection of single storey front extension to form bay window	Permitted	10.09.1986

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P3 – Vehicle Parking Standards

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 3 – Decision-making policies
- Section 4 – Achieving sustainable development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making effective use of land
- Section 14 – Achieving well-designed places
- Section 15 – Promoting sustainable transport
- Section 17 – Pollution, public protection and security
- Section 19 – 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)

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement, the Court found that the weight to be given to an emerging Local Plan was a matter of planning judgement, which had to be reached having fully considered the relevant part of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan.**

This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council

We recommend refusal on grounds of excessive bulk for the plot and being out of keeping with the street scene.

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties and on site. The overall consultation period expired on 20 August 2026.

Three representations have been received from neighbouring properties, with the following comments:

- The increased scale of the new scheme is not in keeping with the area and is an overdevelopment of the site.
- There are bedroom and sitting room windows facing the side of the site, as well as private garden areas, that may be affected in terms of privacy and light.
- How will the work be carried out so as not to harm neighbouring properties, including physical damage to neighbouring property where demolition will be carried out?
- Work has already started progressing at the site.

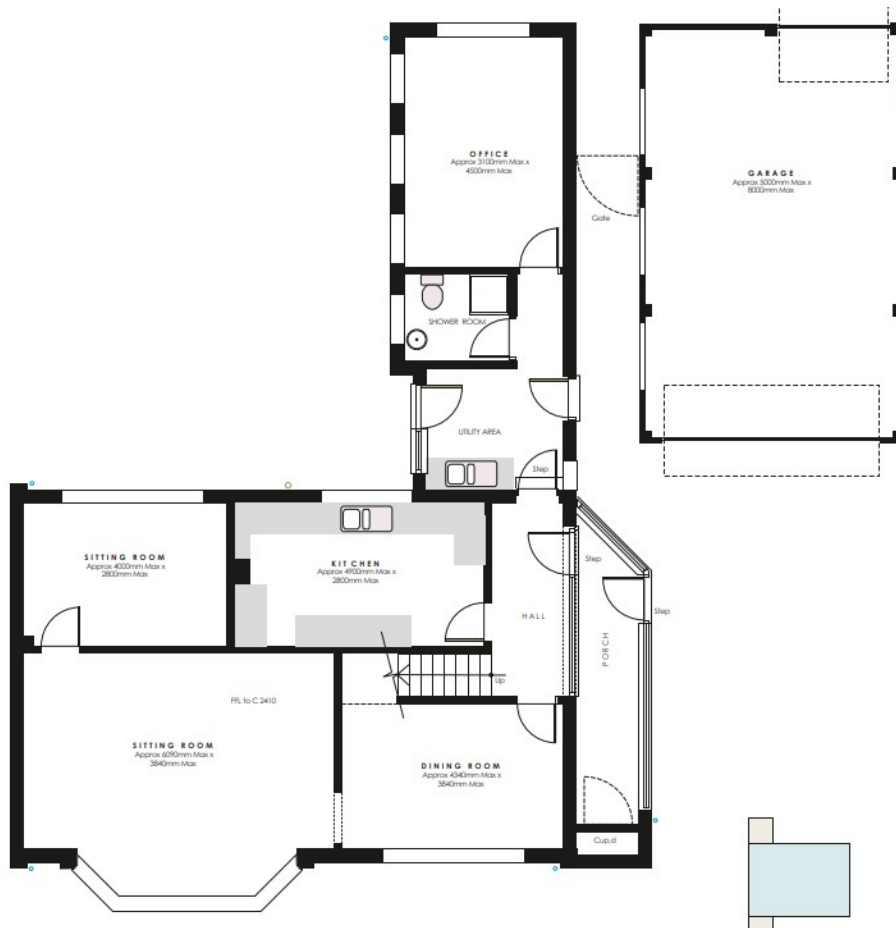
Local Ward Councillors were also consulted and no responses were received.

Officer's Analysis

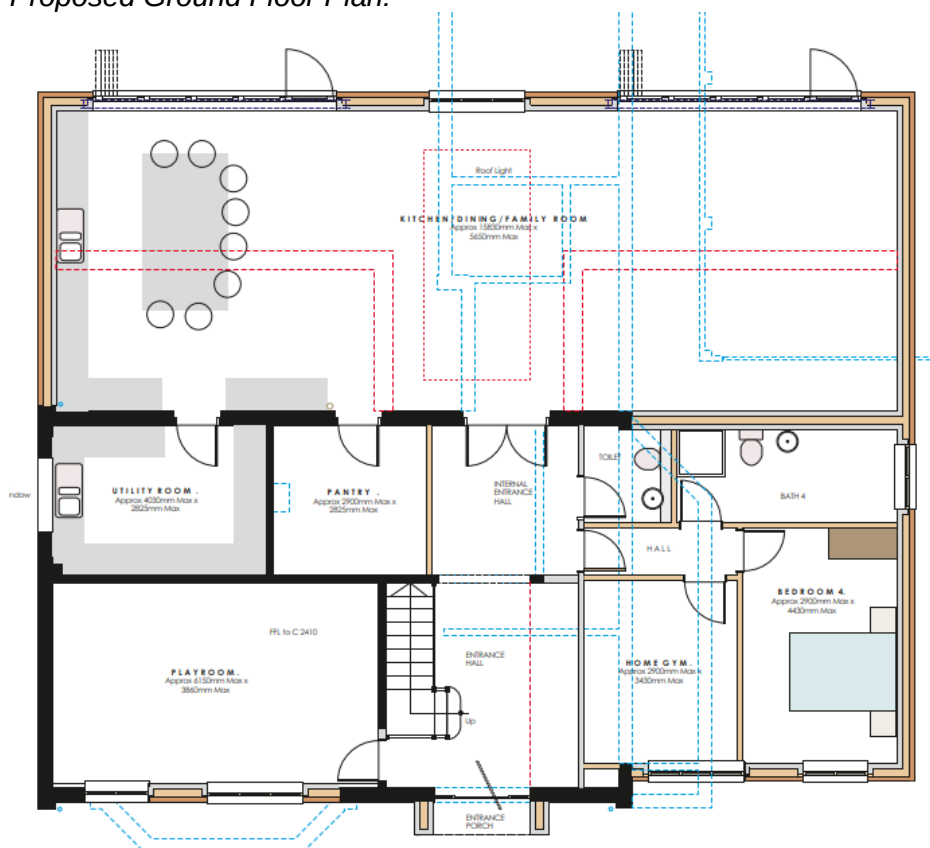
Proposal

This application seeks full planning permission for the demolition of existing side and rear extensions, including a front bay window, garage and car port, and the construction of a two storey side extension, a part two/part single storey rear extension and a two storey front extension incorporating an entrance porch.

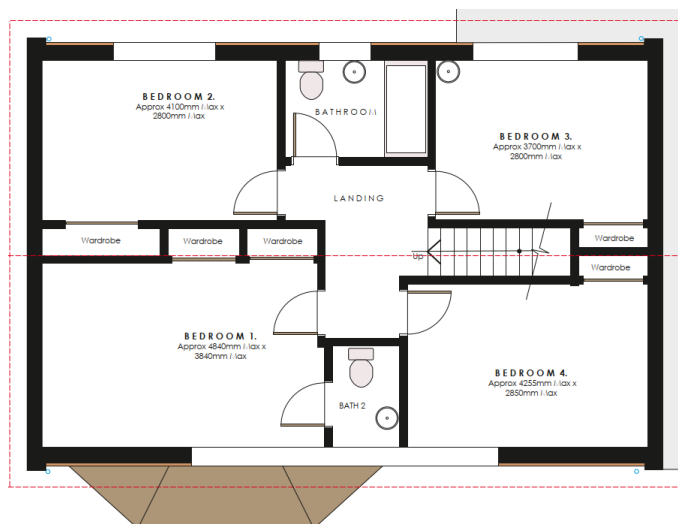
Existing Ground Floor Plan:



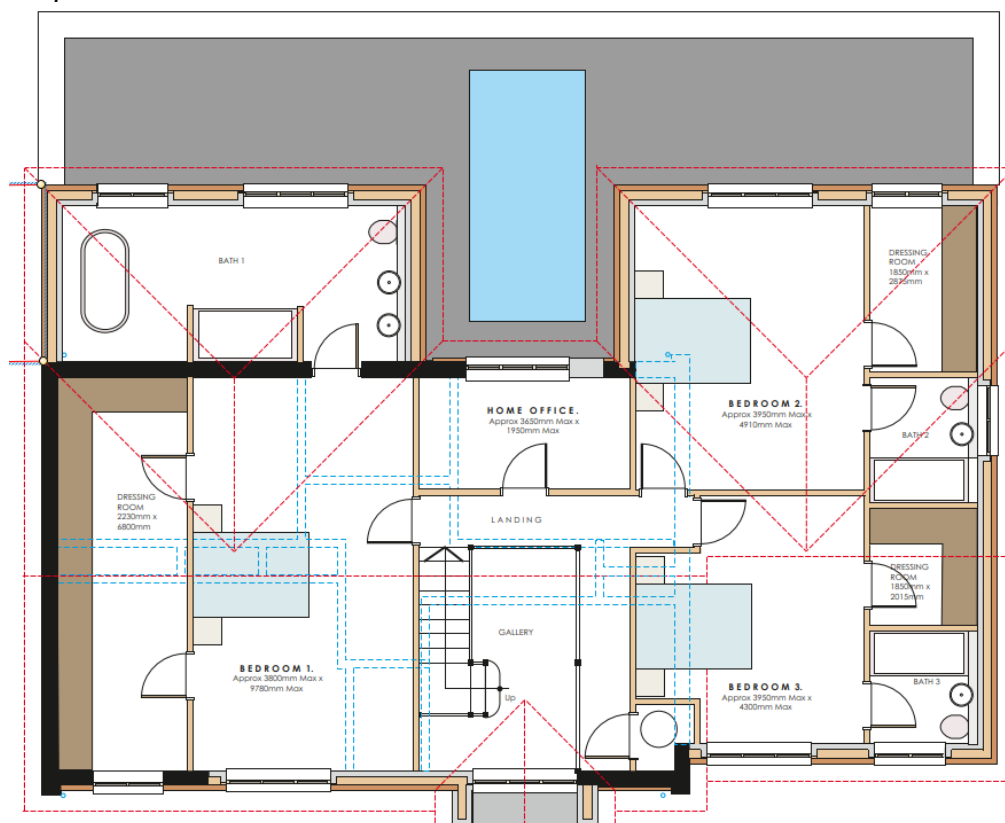
Proposed Ground Floor Plan:



Existing First Floor Plan:



Proposed First Floor:



The internal layout of the house will be altered to accommodate a two porch and entrance hall in the centre of the house at the front. At the side of the house, the two storey extension will incorporate a home gym, a bedroom (Bed 4), a bathroom and a toilet on the ground floor and two bedrooms (Beds 2 and 3) with dressing rooms and ensuites on the first floor (one of which will extend out from the back of the house). At the rear, the extension will comprise a part single storey kitchen/dining/family room on the ground floor, and the back of the bedroom/dressing room that will make up Bed 2 on the first floor.

The extension to the side will be approximately 5.3m, retaining a 1m space to the boundary. At the rear, the single storey element will extend approximately 6m to the rear, and the first floor will extend 3m.

Main Issues



The site lies within the rural settlement boundary of Culverstone Green and has no particular site constraints or designations. As such, the main issues for consideration in the determination of this pre-application proposal are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 14 of the NPPF 2026 relates to promoting high quality places and sets out the Government's requirements in relation to design issues. Policy DP3 sets out the key principles for well-designed places, including that development proposals should respond to their context so they integrate with and enhance their surroundings. 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 property lies within the rural settlement boundary of Culverstone Green and comprises a moderately sized detached dwelling in a good size plot.



The Council's Householder Extensions/Alterations Design Guide (2021) offers clear design guidance to assist with what would be considered acceptable in relation to extension proposals for dwellings. In considering the guidance in this supplementary planning document, it is stated that extensions should be designed not to dominate the original property (Sections 10.2 and 10.5). In this case, the single storey rear extension would be roughly the same depth as the main house across the whole of its width, and similarly

the side extension would be approximately half the width of the original house. These extensions together, wrapping around the side and rear of the house are considered to dominate the original property, and would result in a development that would dominate the street scene.

Existing Front Elevation:



Proposed Front Elevation:



The Council's Design Guide states at Section 10.7 that the scale and design of new porches should respond to the existing dwelling and enhance the character of the street. The proposed two storey porch extension at the front is an imposing feature that would add further to the dominating effect of the development and would be completely out of character with the surrounding street scene.

The street is largely made up of detached bungalows or chalet-style one and a half storey houses, and whilst the application property is somewhat of an anomaly being a two storey house in this part of the street, its scale respects the rural street character of the area with the existing low single storey development around it, which retains a sense of spaciousness around the property commensurate with the area. There would be a 1m space retained to the side of the property adjacent the extension but considering the sense of spaciousness currently existing around the property, and particularly taking into consideration the presence of a bungalow to the eastern flank boundary, the width, depth and proximity of the extensions on this side is considered to over-dominate and does nothing in design terms to reduce the disparity between the two dwelling types.

It is recognised that the proposed two storey side extension would be subservient to the main building, as it would lie behind the main front building line and down from the main ridge, which would comply with the relevant design requirements. The extent of the rearward projection at first floor (approximately 3m) is not

considered to be excessive and the fact that it would not extend across the whole width of the property at first floor level would also help lessen the bulk at the rear. However, the scale at the rear also appears overbearing, particularly with a ridge height barely lower than the main roof, with no consideration of the lower scale of the adjacent properties. The parameters of the development overall push the extensions to the limits of what is regarded as acceptable in design terms and as the proposed development would be considered as a whole, the amount it is proposed to be extended is considered to be an overdevelopment of the plot.

The loss of the existing bay window is somewhat regrettable, and an opportunity to have a more appropriately scaled porch feature has been missed. Overall, taken together the proposed development is too large in scale in relation to the character of the existing dwelling and its resultant appearance would be considered to be out of keeping with the appearance of the existing dwelling and the general rural character of the street.

In their current form, the proposals are not considered to be acceptable, as they conflict with the Council's design guidance, and fail to comply with the aforementioned design policies.

Residential Amenity

Section 12 of the NPPF 2026 seeks to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions, Section 14 seeks to promote high quality, healthy, inclusive and sustainable places, and Section 17 focuses on the new development being appropriate for its location, taking into account the risks and impacts of pollution and other hazards. Policy P3 sets out that development proposals should provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life.

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.

Future Occupiers

In terms of additional living accommodation, the proposal will not add any further bedrooms to the property, which currently has 5 bedrooms. The size of the accommodation proposed would be more than adequate for any future occupiers.

Garden space at the rear of the property will be affected by the proposals; however, the retained area of garden would be well in excess of the minimum garden area that would be expected for a 5 bedroom property (100m²).

Neighbouring Amenity

The property is detached and therefore separated from its neighbours, which will help reduce the impact of the proposed extensions on the adjacent properties. It is recognised there are already single storey side and rear additions at No. 27, which already impact on neighbours, particularly No. 31, and therefore, although deep, the single storey rear extension is less of a concern in this regard. There are no proposed first floor windows that would create a direct privacy impact, as the windows to the side would be obscured glazed and non-habitable. The two storey rear extension, however, will have more of an impact on the neighbouring properties, particularly in terms of the full two storey scale of the rear development creating an overbearing impact close to the smaller properties on either side.

No. 31 is a bungalow located close to the boundary with No. 27 and the two storey side element of the proposals will bring a two storey building much closer to this property. It is recognised that there are

existing buildings/structures adjacent the boundary (a detached garage and car port) but these are single storey. Concerns have been raised by neighbouring properties about the impact of the proposed two storey development on No. 31. There are habitable room windows to the side of No. 31 that will be affected in terms of the proximity of the proposed two storey extension and there will be a more dominating impact compared to the existing situation in relation to outlook and light to these windows.

There is therefore a conflict with Policy CS19 of the Core Strategy 2014 and the NPPF 2026 in respect of the impact on of the proposal on neighbouring properties, which in the case of No. 31, fails to safeguard its amenities.

Highways and Parking

There are no proposed changes to the existing access, and it is considered that whilst the existing garage would be removed, sufficient off-street parking would be maintained in accordance with vehicle parking standards. There is unlikely to be any impact on parking provision or highway safety, and therefore no conflict with Saved Policies T1 and P3 of the Local Plan 1994 and Policies C11 and CS19 of the Core Strategy 2014.

Conclusion

The design and extent of the two storey development proposed would be dominant, overbearing and out of character with the appearance of the existing dwelling and rural street scene in Willow Walk. On this basis, the proposals would be contrary to the design and amenity requirements of the Council's Householder Extensions/Alterations Design Guide, Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and Sections 12, 14 and 17, including Policies DP3 and P3, of the National Planning Policy Framework 2026.

Recommendation

Refuse.

(For detailed reasons for refusal 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:	21st September 2026	Dated:	22nd September 2026