



Delegated Report

Householder Planning Application

Planning Application No: 20250899

Location: Pine View Whitepost Lane Culverstone Gravesend

Description: Demolition of conservatory and erection of a single storey rear extension with flat roof and roof light.

Applicant: Mr Andrew Humphrey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 29/08/2025;
Site Location Plan; and
Drawing Number 01 (Block Plans, Elevations and Floor Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20090177	Erection of a detached garage at the rear.	Permitted	13.05.2009
20030621	Re-roofing of bungalow with a barn-hip roof incorporating an increase in the overall height and a dormer window in both of the side roof slopes and conversion of the roof space into three bedrooms, one with an ensuite bathroom and a separate bathroom and erection of a front porch.	Permitted	04.09.2003
19920282	Erection of single storey front extension to form enlarged lounge, enlarged hall/porch and a additional bedroom.	Permitted	04.06.1992

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

Gravesham Local Plan: First Review (1994)

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)
- 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

Consultees

Meopham Parish Council

Following discussion by our full council meeting; the Council wishes to provide the following response: Meopham Parish Council raises no objection to the application.

Ward Councillors – No comments received

Neighbouring properties

Six surrounding properties were consulted and one response was received. Concerns were raised with increase in noise. This is not considered to be a material planning concern and as such will not be addressed within the following report.

The consultation period ended on 30th September 2025.

Officer's Analysis

Design, Character and Appearance

The application site is a detached dwellinghouse located on the north east side of the Whitepost Lane, in the rural area of Meopham, inset from the Green Belt. The property is block paved to the frontage for off road parking with side vehicular access leading to a garage. There is a conservatory to the rear, which the application looks to demolish.



The application proposes the erection of a single storey rear extension.

The proposed extension would have a flat roof at a height of 2.8m, a width of 4.4m and would project from the rear elevation by 4.7m, which is 1m deeper than the existing extension.

The extension would create space for an open plan kitchen / dining area. To the rear elevation there would be bi-fold doors leading to the rear garden, a window to the flank elevation and a roof light. The proposal would be constructed with a clad finish. Whilst this finish does not match that of the existing dwellinghouse, the extension is not visible from a public vantage point and as such will not impact the wider street scene.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development the site would retain an area of 391.11msq and a depth of circa 34.26m, in accordance with recommended guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposal introduces a window to the flank elevation of the extension, however, this is modest in size and at ground floor level, so would have a minimal impact. Also it is a vast improvement on the conservatory which consisted most of glass, therefore improving privacy. Furthermore, due to the existing garage and boundary treatments in place, it is not considered to have a detrimental impact on the privacy of neighbouring properties.

The proposed single storey rear extension is modest in height and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light.

As previously mentioned, concerns regarding noisy occupants is not a planning matter. It would only be a planning matter of the proposal was for a different use.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Any Other Material Planning Considerations

Landscape Character Assessment

The application site is inset from the Green Belt and located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

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 unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

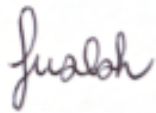
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	28 th October 2025	Dated:	28 October 2025