

Delegated Report

Householder Planning Application

Planning Application No: 20250691

Location: 2 Willow Wood Road Meopham Gravesend Kent

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

Applicant: Mr Steve Wishart

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 08/07/2025;

Site Location Plan – Existing;

Site Location Plan – Proposed;

Block Plan – Existing;

Block Plan – Proposed;

Drawing Number 1764/01 (Floor Plans and Roof Plan – Existing);

Drawing Number 1764/02 (Elevations and Sections – Existing);

Drawing Number 1764/03 (Floor Plans and Roof Plan – Proposed); and

Drawing Number 1764/04 (Elevations and Section – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20050170	Erection of detached replacement garage at the side.	Permitted	29.04.2005
19580298	The erection of dwellinghouses.	Permitted	16.07.1958

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)

- P3 – Vehicle Parking Standards

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

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The Consultation period ended on 30th July 2025.

Officer's Analysis

Design, Character and Appearance

The application site is a detached dwellinghouse located on the Northern side of Willow Wood Road in the rural area of Meopham, inset from the Green Belt. The property has previously been extended to the side and rear, for which there is no planning history.



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

The proposal would act as an in-fill to the existing side and rear extension. It would have a flat roof at a height of 3.16m, a maximum depth of 6.47m and a maximum width of 6.3m.

The extension would create space for a larger open plan kitchen living area and internal alterations to include a shower room and utility room. The proposal would introduce 2no windows to the flank elevation serving the kitchen and sitting room. The proposal would be constructed with a rendered finish and white double glazed windows to match the existing.

Whilst the application does introduce a flat roof, this is at single storey and cannot be seen from a public vantage point and as such there are no concerns with the proposal in terms of design.

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 396.24msq and a minimum depth of circa 23.38m, in accordance with recommended guidelines.

Furthermore, all proposed rooms are in accordance with the 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 two windows to the eastern flank elevation of the extension, serving the newly formed kitchen and sitting room. However, due to the orientation of the application site, the distance from neighbouring properties and the existing boundary treatments, the extension is not considered to have a detrimental impact in terms of privacy.

Furthermore, 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.

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

Impact on the Landscape

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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	27th August 2025	Dated:	27th August 2025