



Delegated Report

Householder Planning Application

Planning Application No: 20260138

Location: 48 Nursery Road Meopham Gravesend Kent

Description: Erection of a two storey side extension.

Applicant: Mr & Mrs J Golding

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 03/02/2026;

Site Location Plan;

Drawing Number 2302/011/BP Rev C (REVISED Block Plans – Existing and Proposed);

Drawing Number 2302/011 Rev C (REVISED Floor Plans – Proposed); and

Drawing Number 2302/01 Rev C (REVISED Floor Plans and Elevations – Existing and Elevations – Proposed).

~~Drawing Number 2302/011/BP Rev B (SUPERSEDED Block Plans – Existing and Proposed);~~

~~Drawing Number 2302/011 Rev B (SUPERSEDED Floor Plans – Proposed); and~~

~~Drawing Number 2302/01 Rev B (SUPERSEDED Floor Plans and Elevations – Existing and Elevations – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20251225	Erection of a two storey side extension.	Application Refused	28.01.2026
20230395	Application for a Lawful Development Certificate in respect of the proposed dormer extension in the rear roof slope and Velux windows to front roof slope.	Certificate Granted	07.06.2023

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

5 surrounding properties were consulted and no responses were received. The consultation period ended on 5th March 2026.

Preliminary Matters

Application 20251225 for 'erection of a two storey side extension' was refused on the following grounds:

By way of the hipped roof and proposed width of the two-storey side extension, the proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an unsympathetic, incongruous and bulky appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to 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).

The current application seeks to overcome the previous reasons for refusal.

Officer's Analysis

Design, Character and Appearance

48 Nursery Road is a semi-detached dwellinghouse located on the west side of the highway. The property



is blocked paved to the frontage for off road parking with garage to the side.



The application proposes the erection of a two-storey side extension.

The two-storey side extension would have a gable end roof form at a maximum height of 8m and an eaves height of 5m. It would be set down from the original roof ridge by 0.5m and set back from the principal elevation by 0.5m. The extension would project 3m from the flank elevation and measure 8.9m in length.

The extension would create space for an open plan kitchen/lounge area and utility room to the ground floor and a fourth bedroom and internal reconfiguration for 2no en-suites to the existing bedrooms.

At ground floor the proposal would introduce a window to the front, flank and rear elevations and bi-fold doors to the flank elevation, all serving the open plan kitchen/lounge area.

At first floor level, the proposal would introduce a window to the front and rear elevations, serving bedrooms and a window to the flank elevation serving the bathroom. If the proposal were to be permitted by the Local Authority, any window serving a WC would be conditioned to be obscure glazed to Pilkington Level 3 or above.

The previous 20251225 was refused as the application proposed a hipped roof which was out of keeping with the surrounding street scene. As shown below, the current application has revised the proposed roof to a gable end form, which is in keeping with the dwellings within the surrounding street scene.

Previous Application 20251225	Current application 20260138
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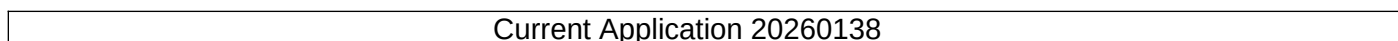


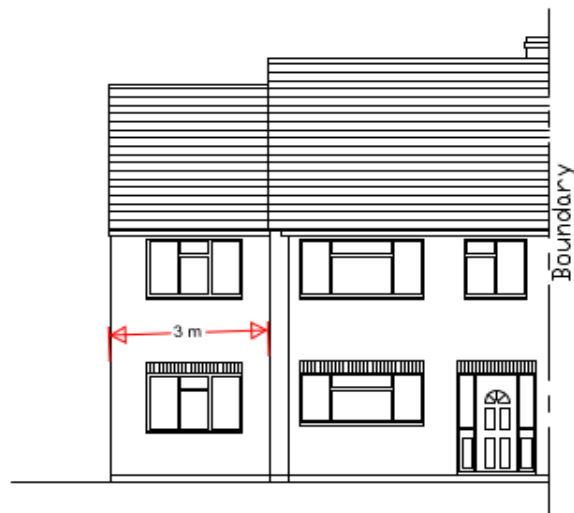
As such, the proposal has overcome this previous reason for refusal.

The previous application was also refused as the proposed side extension was significantly over half the width of the host dwelling. The original dwelling measures 5.32m in width, half of which is 2.7m. The previous application proposed a width of 4m.



The current application has reduced the width of the side extension to 3m. Whilst this is still over half the width of the original dwelling, it is considered to be of a minimal margin (0.3m) and is an improvement to the previous submission:





East Elevation

Furthermore, by way of the large side garden to the application site, it is considered that the host dwelling can accommodate for a side extension measuring slightly over half of the original width without having a detrimental impact on the dwelling or the surrounding street scene:



As such the resubmission is considered to have overcome the previous reason for refusal.

Therefore, by way of the revised gable end roof form and reduction in the width of the side extension, the proposal is considered to have overcome the previous reasons for refusal. 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

The application proposes to increase the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines state that a property with four or more bedrooms should have a minimum private amenity area of 100m² and a minimum depth of 10m.

Post development, the application site retains an area of 153.41m² and a depth of 10.23m in accordance with recommendations.

Furthermore, all proposed rooms are in accordance with the minimum requirements as set out in Gravesham Residential Layout Guidelines.

Therefore, there are no concerns with the amenity of future occupiers, and 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).

Neighbouring Amenity

The application proposes to introduce habitable windows at a first-floor level to the front and at ground floor and first floor level to the rear elevations.

By way of the orientation of the application site, the proposed habitable windows to the rear elevation would front the private amenity space of neighbouring properties known as 42 and 44 Nursery Road.

However, by way of the existing first floor bedroom windows to the rear elevation, which measure closer to the private amenity area, the proposed first floor habitable window is not considered to have more of a detrimental impact on neighbouring properties than the existing first floor windows to the rear elevation:

Existing First Floor Habitable Window



With regards to the windows to the rear elevation at ground floor level, it is considered that neighbouring privacy would be protected by existing boundary treatments. Furthermore, as with the first floor, the proposed windows would also not have any further impact on neighbouring privacy than that of the existing ground floor habitable windows.

The habitable window to the front elevation is set back in accordance with the recommended 21m minimum



and as such raises no concerns with the impact on neighbouring privacy:



The application also introduces windows to the flank elevation at ground and first floor level. However, these are set away from neighbouring private amenity space and as such raise no concerns.

The two-storey side extension is set away from neighbouring properties and as such there are no concerns with the neighbouring overshadowing or loss of light.

Overall, the application is considered to safeguard the amenity of neighbouring properties 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).

Parking and Highways

The proposal looks to increase the number of bedrooms at the property from three to four, however the application site retains sufficient off road parking and as such there are no concerns with regards to highway and parking.

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

By way of the revised gable end roof form and reduction in the width of the side extension, the proposal is considered to have overcome the previous reasons for refusal. 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).

Recommendation

Permission

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	31 st March 2026	Dated:	