



Delegated Report

Householder Planning Application

Planning Application No: 20260826

Location: The Hollies White Post Lane Cobham Gravesend

Description: Alterations to ground & first floors floor including: new front door set, removal of one chimney, flipping the staircase position and insertion of 2 rooflights, removal of some side facing windows, and new doors out to the garden. General replacement to all windows to more thermally efficient units.

Applicant: Mr & Mrs James & Rebecca Carslaw

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Drawing No. 1093-ex01 – Ground Floor Plan – Existing;
Drawing No. 1093-ex02 – First Floor Plan – Existing;
Drawing No. 1093-ex03 – Roof Plan – Existing;
Drawing No. 1093-ex04 – Front and Rear Elevation – Existing;
Drawing No. 1093-ex05 – Side Elevations – Existing;
Drawing No. 1093-ex1250 – OS Plan and Block Plan – Existing and Proposed;
Drawing No. 1093-ga01 – Ground Floor Plan – Proposed;
Drawing No. 1093-ga02 – First Floor Plan – Proposed;
Drawing No. 1093-ga03 – Roof Plan – Proposed;
Drawing No. 1093-ga04 – Front and Rear Elevation – Proposed; and
Drawing No. 1093-ga05 – Side Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260794	Application for a Proposed Lawful Development Certificate; Erection of a porch.	Certificate Granted	28.09.2026
19820251	Erection of single storey residential annexe at the rear to form bedroom lounge dining room kitchen shower room wc and lobby and single storey front extension to enlarge existing garage	Permitted	20.05.1982
19810922	Erection of single storey residential annexe at the rear to form bathroom lounge dining room kitchen shower room and lobby and single storey front extension to enlarge existing garage	Permitted	13.01.1982
19540435	Erection of dwellinghouse	Permitted	08.12.1954
19520230	Erection of four bungalows	Permitted	01.05.1953

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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
- C13 – Extensions to Dwellings in the Countryside

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 13 – Protecting Green Belt 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

Consultees

Local Ward Councillors

No comments received.

Cobham Parish Council

No comments received.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 11.09.26.

Site Description

The application property is a two-storey detached dwellinghouse, with attached garage to the side of the property and a single storey attached residential annexe located behind the existing garage.

Google Images



(2009)



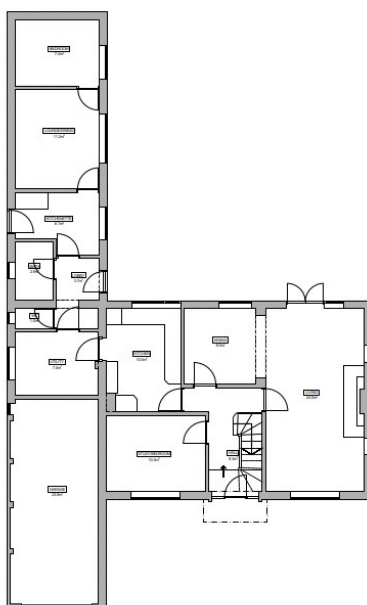


Proposed Development

At ground floor level the following changes are proposed:

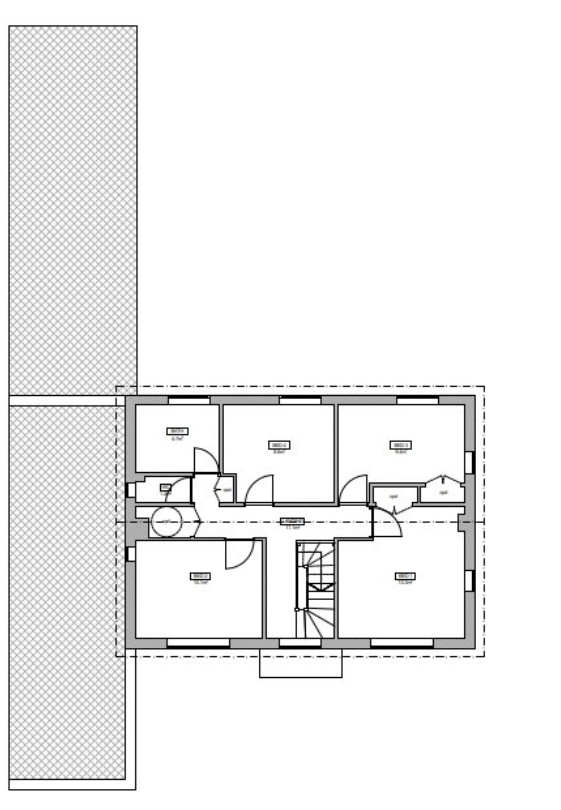
- Internal layout changes including absorption of attached annexe, enlarged kitchen area, removal of bedroom(s), insertion of a new WC/Shower room, a garden room and a dog room.
- Insertion of rooflights into the flat roof on the single storey projection (to serve the garden room and garage).
- Blocking up of windows and doors, with replacement brickwork to match existing.
- Relocated front door.
- Replacement windows in existing openings.
- New sliding doors to serve garden room.
- Change of fenestration for the dog room from window to door and raising the cill of the window to serve the kitchen.

Existing GF:

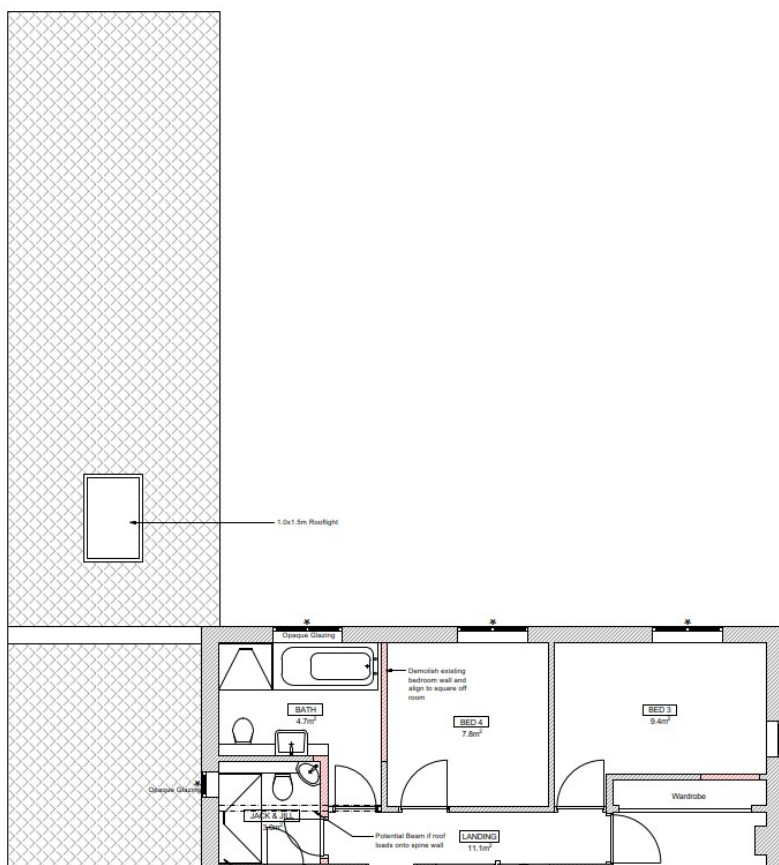


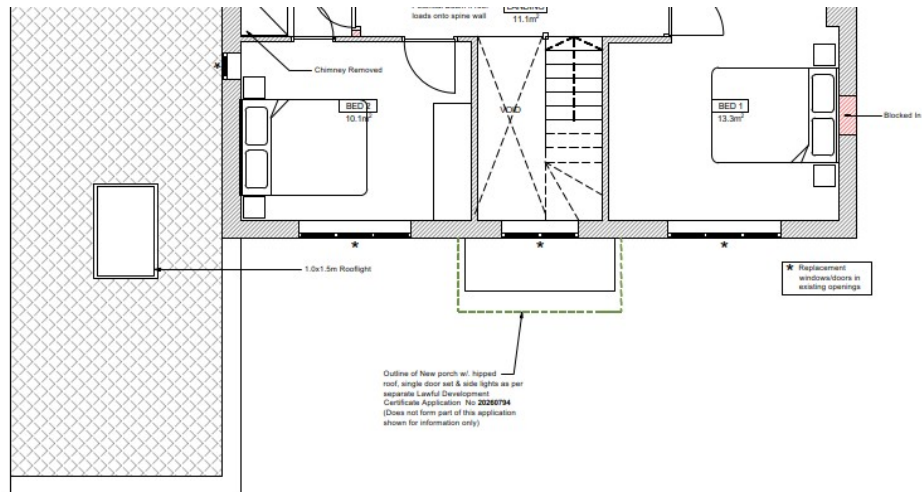
Proposed GF (in two sections):

Existing First Floor:

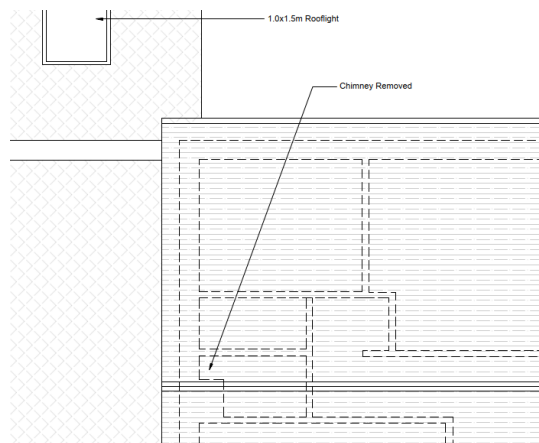


Proposed First Floor (separated into two parts):

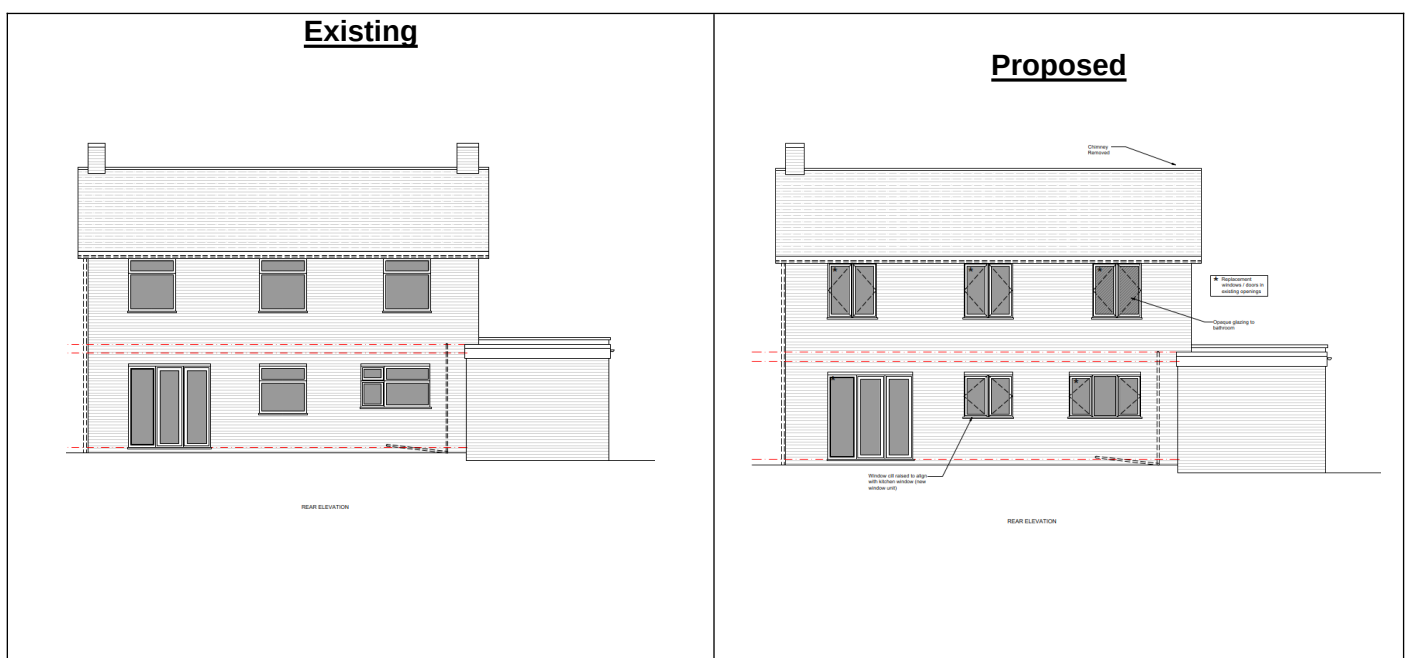




Proposed Roof Plan (showing chimney removal):



Elevations





Officer's Analysis

The site is located in the countryside in the Green Belt. It is also located in the Meopham Downs Landscape Character Area.

The main issues for consideration with this proposal are as follows:

- Principle of development in the Green Belt
- Impact on the landscape character of the surrounding area
- Design, Character and Appearance
- Impact on amenity
- Highways Impact

Principle of Development

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and local planning policies.

Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF, the weight attached to the policy must be considered carefully, with greater weight being given where the approach is consistent with the NPPF (2026). In this instance, the dwelling is not being extended and therefore this particular Policy is not

relevant to this application proposal.

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (Section 13 of the NPPF 2026). Policy GB6 of the NPPF 2026 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposed development, is clearly outweighed by other considerations.

Development in the Green Belt is inappropriate unless it falls within one of the categories set out in Policy GB7 of the NPPF 2026. In the case of this proposal, it would fall under GB7(b), which is as follows:

The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces.

As previously mentioned, the dwelling is not being extended. The proposed fenestration alterations and removal of the chimney will not result in an increase in the size of the dwelling. As such there would be no impact on openness. The development would therefore meet the GB7(b) exception, and would therefore be considered appropriate development in the Green Belt.

Impact on the Landscape and, Design, Character and Appearance

The property is situated within the Meopham Downs Landscape Character Area. Relevant Policy considerations include paragraph N2 of the National Planning Policy Framework (NPPF) (2026), which aims for development to contribute positively to the natural environment and identify opportunities to conserve and enhance. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Section 14 of the NPPF (2026) seeks to promote high-quality places and sets out the Government's requirements in relation to design issues. Policy DP3(1) states that development proposals should respond positively to their context, including the history, character and features of the site and its surroundings, ensuring they integrate with and enhance the local area. 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 Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

As set out within the plans and documents accompanying this application, the proposal includes layout changes to integrate the annexe into the main dwelling along with fenestration changes and removal of the chimney. This proposal for alterations would not result in harm to the Landscape Character Area. In addition, as stated on the application form, the external materials for the replacement fenestration will be uPVC/aluminium, colour to match the existing. As such there are no concerns with these proposed changes.

Overall, the proposal is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policy DP3(1) of the NPPF (2026).

Amenity of Future Occupiers

Policy P3 of the NPPF (2026) requires development proposals to provide healthy living conditions for occupiers and users, including adequate access to natural light and protection from noise, pollution and other adverse impacts that could harm health or quality of life. Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document which, amongst other things, sets out expected room and garden areas. In terms of room area, the proposal would provide sufficient space and adequate natural light. The garden area would remain unchanged and there would also be a reduction in the number of bedrooms.

In terms of amenity, the proposal accords with the RLG (2020) and demonstrates compliance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy Framework 2026.

Neighbouring Amenity

Policy DP3 of the National Planning Policy Framework (2026) requires development proposals to respond positively to their context and integrate successfully with their surroundings. In addition, Policy P3 seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

Also relevant to this proposal is Gravesham's SPG2 Residential Layout Guidelines (2020), which is the Council's adopted Supplementary Planning Guidance document, as well as Policy CS19 (LPCS) (2014) which requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

These policies are relevant in assessing the proposal's impact on neighbouring residential amenity. The proposed development does not include an extension and shall therefore have no impact in terms of light, enclosure or outlook. In terms of privacy, the proposal would result in a lesser impact than the existing situation, with some existing openings closed, and rooms repurposed to be used as non-habitable rooms.

As such, the proposal is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and with the objectives of Policies DP3 and P3 of the National Planning Policy Framework 2026.

Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The proposed development is not inappropriate development within the Green Belt and is acceptable in terms of design, character and appearance and impact on the landscape. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) along with Sections 13 and 14 of the National Planning Policy Framework (NPPF) (2026).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	1 st October 2026	Dated:	1st October 2026