

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250404

**Location:** 42 Cricketers Drive Meopham Gravesend Kent

**Description:** Erection of single storey side/rear extension with rooflights.

**Applicant:** Mr Krzysztof Twardy

**Site Visit Date:** 23.06.2025

### Preliminary Matters

During an officer site visit it was noted that the applicant had already demolished the existing garage, however the submitted plans and original description referred to demolition of the garage. The applicant was asked to amend the description based on the garage and conservatory already being removed.

The design and access statements contains some old referencing to the 2021 NPPF which is outdated, furthermore the proposal refers to the development being compliant with Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015. This is incorrect as this refers to alterations to the roof. The section of the submitted proposal would fall under Schedule 2, Part 1, Class A the Town and Country Planning (General Permitted Development) (England) Order 2015 which refers to enlargements to the dwelling and not its roof.

### Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No CD42-08 Rev B (Existing/Proposed Block Plans)
- Drawing No CD42-02 Rev B (Existing Ground Floor Plan, Proposed Ground and Roof Plan)
- Drawing No CD42-0 Rev B (Existing Elevations and Site Plan)
- Drawing No CD42-03 Rev A (Proposed Elevations and Site Plan)

### Supplementary Information

- Design and Access Statement

### Relevant Planning History

| Reference       | Description                                                                                                                                                                                                                                                                               | Outcome          | Decision Date |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------|
| AP 2025/009/REF | Demolition of existing rear garage and conservatory. Erection of single storey side and rear wrap around extension, hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof into habitable rooms. | Appeal Dismissed | 08.04.2025    |
| 20241081        | Demolition of existing rear garage and conservatory.                                                                                                                                                                                                                                      | Refused          | 21.01.2025    |

|  |                                                                                                                                                                                                                                      |  |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|  | Erection of single storey side and rear wrap around extension, hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof into habitable rooms. |  |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

### Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

## Other material considerations

### National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

### Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

### Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

## Consultations, Publicity and Representations

### Local Ward Councillors

No comments received.

Meopham Parish Council.

## Neighbouring properties

The application was advertised by way of site notice and letters to 8 surrounding properties. The consultation period expired on 30.05.2025 and three representations were received.

The main points raised were:

- Development is contrary to CS19 LPCS 2014 – which requires developments to be visually attractive
- Proposed extension dominates the original property and increases footprint by almost 100% contrary to Gravesham SPD4 Householder Alterations and Extensions Guidance 2021.
- Height and Depth will have a negative and overbearing impact on neighbouring properties.
- Other properties on Cricketers Drive have been refused Planning Consent for side extensions up to the front building line
- Application Form is inaccurate as it states parking will not be impacted but it will and the question relating to removal of trees is incorrect as a tree has already been cut down in the front garden
- The proposed rear extension projects a considerable distance into the garden, which will result in a significant and overbearing presence from a neighbouring property
- Given the layout and proximity of the extension to the boundary, there are concerns that the development could result in an increased sense of being overlooked, particularly if any new windows or doors directly face the neighbouring property
- The scale of the wrap-around extension - especially the depth of the rear element - is excessive
- and risks undermining that character of the area
- The proposed side extension is again planned to extend to the front building line of the property, and will be
- clearly visible from the street
- The applicant in his supplementary notes refers to Planning Application ref 20160834 dated 03.01.2017 for 28 Cricketers Drive as building a side extension to the front building line, this is not true. The garage frontage is set well back still allowing a car to be parked at the side of the house
- The proposed rear extension at No 42 will bury the Local Authority main drainage sewer

Some of the points raised are not material planning considerations. Any issues relating to drainage are building regulations matters and should permission be forthcoming then an informative will be added in relation to this.

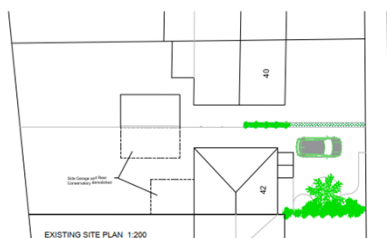
Removal of trees does not require planning consent unless the tree is protected. It is evident that the removed tree was not protected.

## **Analysis**

### Proposal

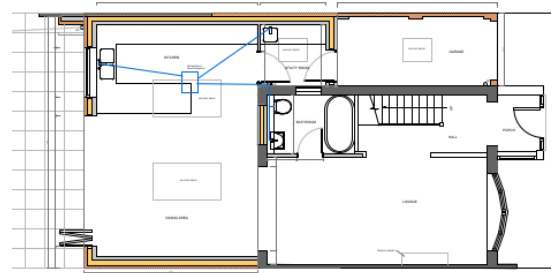
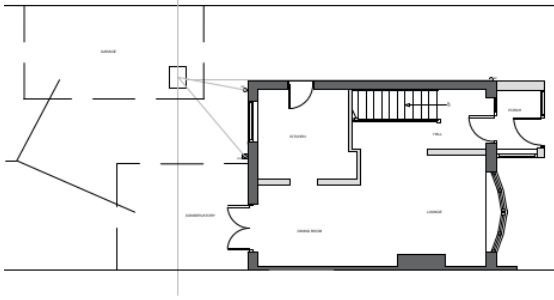
The proposal seeks to erect a single storey side and rear extension with roof lights.

#### **Existing**



#### **Proposed**





PROPOSED GROUND FLOOR PLAN 1:100



EXISTING FRONT ELEVATION 1:100



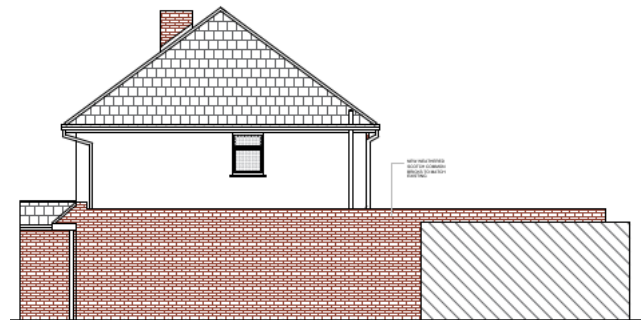
PROPOSED FRONT ELEVATION 1:100



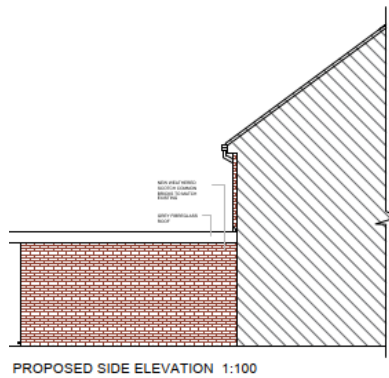
PROPOSED REAR ELEVATION 1:100



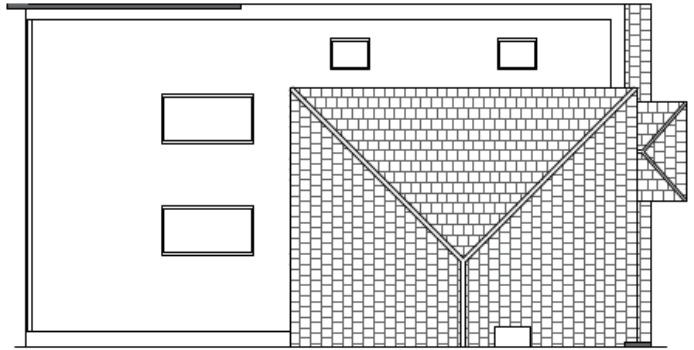
EXISTING SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED ROOF PLAN 1:100

## Background

The application property does not appear to have any existing extensions in situ. There was a previous planning application submitted under reference 20241081 which was refused owing to the below grounds:

- *The proposed dormer extension overwhelms the roofspace results in a bulky and incongruous addition to the rear elevation of the dwelling. The proposed L Shaped wrap around extension is harmful by virtue of its scale and bulk and lacks subservience to the original dwelling. The proposal is therefore contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance and Para 135 of the NPPF 2024.*
- *The proposed Juliet Balcony would result in unacceptable levels of both direct and perceived overlooking into the private amenity spaces of 40 and 44 Cricketers Drive and would be harmful to the amenities of the existing and future occupiers of these properties, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to SPG2 Residential Layout Guidelines (2020), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and Para 135f of the National Planning Policy Framework (2024), which requires new development safeguard the amenity of neighbouring properties*

The application was subsequently appealed and dismissed (Ref: AP/2025/009/REF) – See Appendix 1. However it is important to note the planning inspectors comments in relation to the side and rear extension in her report which stated:

Paragraph 7 - *The Council's adopted Supplementary Planning Document (SPD) - Householder Alterations/Extensions Design Guide 2021 provides guidance as to the acceptability of a single storey rear extension and single storey side extension. The Guidelines advise that separation between properties can provide access routes to the rear of a property as part of the character of the area. The side extension would be constructed up to the side common boundary of the site. However, I saw that other development has taken place in the locality up the side boundaries of sites.*

Paragraph 8 - *The Council indicates that the footprint of the dwelling would more than double that of the original dwelling and considers the proposal would be out of scale, such that it would overwhelm the original dwelling. However, being single storey, it would be of modest height. The side extension would be in line with the existing building frontage. I saw that a single storey side extension has been added to No. 31, opposite the appeal site, that is flush with the original building frontage of that dwelling. Given the wrap around extension's limited height, it would not significantly visually compete with the existing two-storey dwelling house.*

Given that the current proposal relates solely to a single storey side and rear extension only, the above comments made by the inspector will need to be considered.

## Character and Appearance

The application site is a two storey semi detached dwelling situated within a rural settlement that is inset from the greenbelt. The site is within the Parish of Meopham and a designated landscape character area. 42 Cricketers Drive is located towards the end of the Cul de sac and has a driveway which leads to the previously demolished garage.



The proposal is for the erection of an “L” shaped wrap around extension at ground floor level. In order to enable this development, the garage required demolition, it was noted during an officer site visit that the garage has already been demolished.



A single storey side extension in some instances can be constructed under permitted development rules, in this instance the proposed extension will project past the original rear elevation of the property and will be adjoined to the 5.3m single storey rear extension.

The proposed site for the single storey side extension is situated within a shared access way and will be constructed on the common boundary. The side extension may impact the neighbouring properties' use of their garage, as it is acknowledged that modern day cars are wider than their previous counterparts and this can impact the neighbouring properties ability to access their garage. However this would be a civil matter especially when considering that such an extension can be built without the benefit of planning permission.

It is also noted that there is a proposed roof light to serve the garage and this does therefore raise concerns relating to its proposed use, therefore should permission be forthcoming then this would be conditioned to ensure it is retained for the purpose of vehicular parking only.

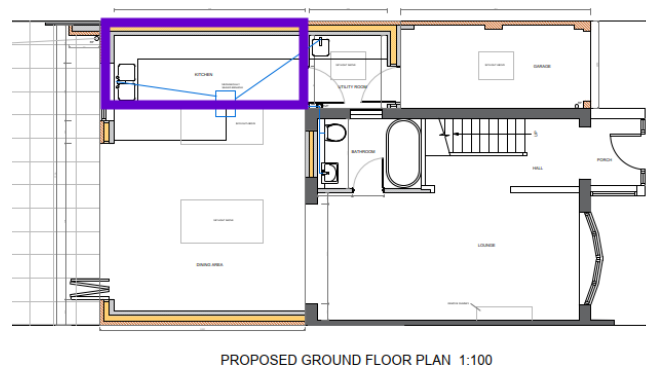
It is noted that the scale of the proposed side and rear extension is on the larger side, however a balance

approach would need to be considered as a refusal would ultimately result in a further appeal which based on the previous appeal is likely to be upheld in favour of the applicant. Furthermore the Planning Inspector also made reference to a side and rear wrap around extension which was permitted under reference 20181098 at No 31 Cricketers Drive.



In her appeal report the planning inspector stated that the scale and height was not considered excessive and she alluded to a precedence being set by referring to the extension situated at No.31. Furthermore she referred to the extension as not competing with the two storey dwelling and so it is fair to conclude that the side and rear extension would be considered as a subservient addition.

It is evident that similar development has occurred within Cricketers Drive, furthermore certain elements of this extension could be built under various forms of permitted development except for the section highlighted in purple.



Therefore on balance it is considered that the proposed extension is acceptably designed and will not appear as an out of character addition in the area. The height of the extension will be a maximum of 3m which is not excessive and the proposal is therefore considered to be compliant with CS19 Local Plan Core Strategy 2014.

#### Amenity of Future Occupiers

Residential Layout Guidelines requires a minimum gardens space of 60sqm with a minimum depth of 10m, in this instance the garden space will equate to 77sqm with a minimum depth of some 9.8m. Whilst this is marginally below the preferred standard, it would not be balanced to refused the entire scheme on this basis.

The proposal adequately safeguards future occupant amenity and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

### Neighbouring Amenity

The application site forms part of the adjoining semi with No. 44 Cricketers Drive and is also next to 40 Cricketers Drive which shares the common boundary for the proposed side extension.

No 44 Cricketers Drive could potentially be impacted by the single storey rear extension. A 3m single storey rear extension could be built under permitted development, the proposed is 2.3m deeper and is not likely to cause anymore harm than that of a 3m extension as it is not excessive in terms of height. There are no concerns relating to privacy as there are no windows proposed in the flank elevation.

The proposed extension will be built along the common boundary shared with No.40 Cricketers Drive. It is noted that there is an existing garage along this common boundary and there is a door serving a kitchen in the flank elevation. It is noted that the kitchen is also served by a window in the rear elevation. The proposed side extension would not result in any detrimental loss of light or outlook when considering the siting of the existing garage and the location of the window which serves the kitchen.



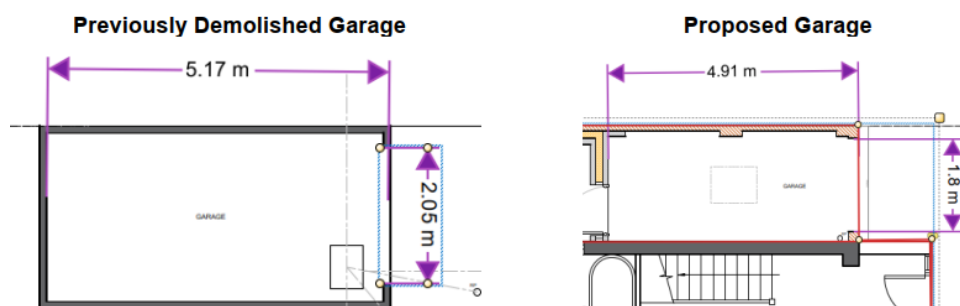
There are no windows proposed in the flank elevation of the extension and so there are no concerns relating to privacy issues.

In order to further safeguard privacy a condition will be imposed which will mean the applicant will require permission from the planning authority to insert any further window or door openings in the flank elevations of the extension.

The proposed development safeguards neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidelines (2020), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and Para 135f of the National Planning Policy Framework (2024).

## Parking and Highways

The proposed development will replace the previously demolished garage with a new garage. Below are the dimensions of the previous and proposed garages.



Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The proposed garage internally is a minimum of 4.9m by 1.8m.

The proposed garage is significantly smaller than the demolished garage and given its very modest depth, would not be fit for purpose necessarily to accommodate a car and would therefore likely be used to store smaller vehicles such as motorbikes or storage.

The proposed plans show the garage as having a rooflight, there are concerns that the area could be used as a habitable room. A condition will therefore be imposed that this area cannot be used for anything other than vehicular parking and any altered use would require a further grant of planning permission.

The resultant driveway depth would be 7.6m and will be able to accommodate one vehicle. There is also ample frontage to the property to accommodate an additional vehicle and so on balance a refusal on this basis would not be appropriate and so the proposal is considered to comply with CS19 Local Plan Core Strategy 2014.

## Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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 considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

## **Conclusion & Recommendation**

The proposal has been fully considered and is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

|                      |                   |                     |              |
|----------------------|-------------------|---------------------|--------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota | <b>Team Leader:</b> | Richard Hart |
|----------------------|-------------------|---------------------|--------------|

|                |                                                                                   |                |                                  |
|----------------|-----------------------------------------------------------------------------------|----------------|----------------------------------|
| <b>Signed:</b> |  | <b>Signed:</b> | <i>R Hart</i>                    |
| <b>Dated:</b>  | <b>23.06.2025</b>                                                                 | <b>Dated:</b>  | <b>24<sup>th</sup> June 2025</b> |