

Delegated Report

Householder Planning Application

Planning Application No: 20260280

Location: 16 Cheshunt Close Meopham Gravesend Kent

Description: Erection of a part two storey, part single storey rear extension with roof light, construction of a front bay window and fenestration alterations.

Applicant: Owen O'Neill

Site Visit Date: N/A Photos Previously Provided

Submitted Documents/Plans

Application Form;

Drawing No. 26-2009 Rev. 05 Pg. D01 – REVISED Site Location Plan and Block Plans – Existing and Proposed;

Drawing No. 26-2009 Rev. 05 Pg. D02 – Ground Floor Plan – Existing;

Drawing No. 26-2009 Rev. 05 Pg. D03 – Ground Floor Plan – Proposed;

Drawing No. 26-2009 Rev. 05 Pg. D04 – First Floor Plan – Existing;

Drawing No. 26-2009 Rev. 05 Pg. D05 – First Floor Plan – Proposed;

Drawing No. 26-2009 Rev. 05 Pg. D06 – Loft Plan – Existing;

Drawing No. 26-2009 Rev. 05 Pg. D07 – Loft Plan – Proposed;

Drawing No. 26-2009 Rev. 05 Pg. D08 – Roof Plan – Existing;

Drawing No. 26-2009 Rev. 05 Pg. D09 – Roof Plan – Proposed;

Drawing No. 26-2009 Rev. 05 Pg. D10 – Front and Left Side Elevations – Existing;

Drawing No. 26-2009 Rev. 06 Pg. D11 – Front and Left Elevations – Proposed;

Drawing No. 26-2009 Rev. 05 Pg. D12 – Rear and Right Side Elevations – Existing;

Drawing No. 26-2009 Rev. 05 Pg. D13 – Rear and Right Side Elevations – Proposed

Drawing No. 26-2009 Rev. 05 Pg. D14 – Section AA – Proposed;

Supplementary Information - Drawing No. 26-2009 Rev. 05 Pg. D15 – 3D Views – Existing; and

Supplementary Information - Drawing No. 26-2009 Rev. 05 Pg. D16 – 3D Views – Proposed.

Relevant Planning History

No relevant history.

Although there is no relevant planning history for the site, pre-application advice was sought and given in relation to a proposed extension at the property. Detailed plans and elevations were not provided at the time and only general advice could be given. Although the principle of an extension was considered to be acceptable, as set out within the pre-app response- the finalised design would need to accord with guidance and policy in terms of design, character and appearance, amenity, and parking and highways.

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
- Section 15 – 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

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according 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 consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

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 (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to

specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). 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.

Meopham Parish Council

No comments received.

Neighbouring properties

5 surrounding properties were consulted and one representation was received in support of the proposal. The overall consultation period expired on 10.04.26.

The expression of support referred to the following:

- No objection to the proposed development
- During the construction period can we request that contractors do not park in such a way to impede access

Although the parking of other vehicles would not form a material planning consideration for this application, a works of construction informative is added to decision notices when planning permission is forthcoming.

Site Description:

16 Cheshunt Close is a two storey chalet bungalow style detached dwelling fronting the eastern side of the Close. The orientation of the property means the main garden area is situated to the side of the property, rather than the rear.



Photo provided with previous enquiry



Right Move Images



This application proposes the erection of a part two storey, part single storey rear extension with roof light, construction of a front bay window and fenestration alterations.

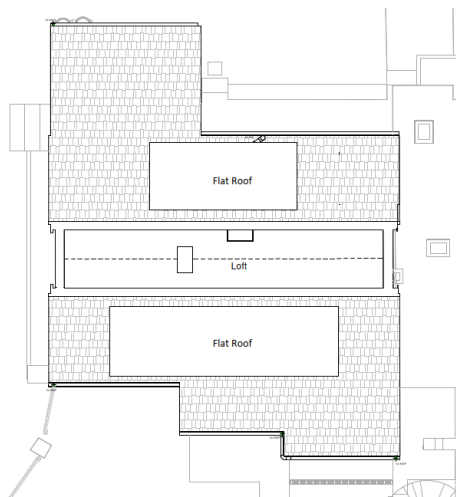


Proposed Development

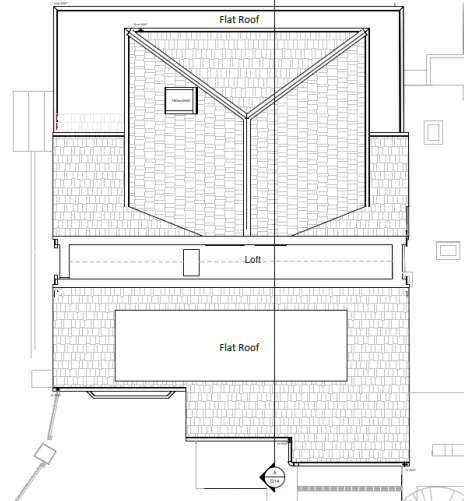
The proposal would create space for internal alterations including a new utility room, snug and enlarged dining/kitchen area at ground floor level, and an ensuite at first floor level, along with an additional bedroom.

As set out on the plans, the width of the ground floor extension would be 9.90m, at a depth of 4.00m and max height of 3.83m. The two-storey element would be a max height of approx. 7.17m, width of 6.50m and depth of 3.36m (stated depth is when measured from floor plan, it is larger on elevation plan due to the slope of the existing roof).

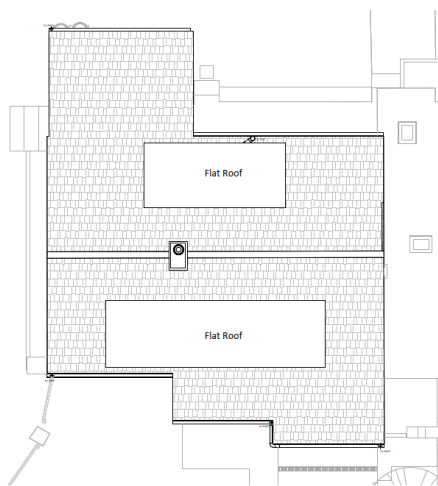




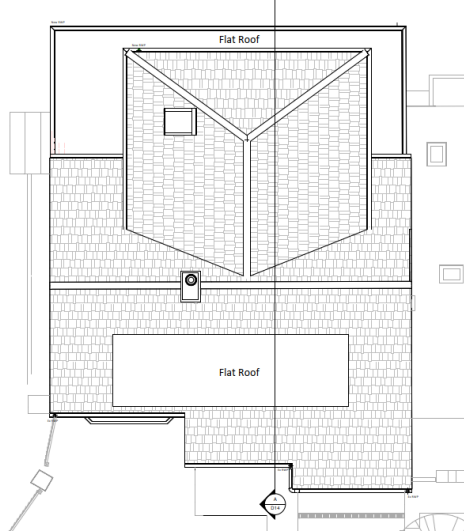
Loft Plan



Loft Plan



Roof Plan



Roof Plan



Front Elevation



Front Elevation



Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development could be acceptable, providing it would comply with other policy considerations. The key considerations are set out below.

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 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. 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.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

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.

Landscape

The development, within its existing residential setting is not considered to harm the landscape character area.

Construction of the Front Bay Window

There are no design concerns with the construction of the front bay window. The alterations would be minimal and it is not considered to detrimentally impact the character and appearance of the dwelling or street scene.

Part Two Storey, Part Single Storey Extension

As aforementioned previously in this report, the principle of development is acceptable, however in terms of design, the proposal would need to comply with relevant design guidance and current local and national planning policy. It should also be noted that each application is assessed on its own merits within the context of its site. The siting and orientation of the dwelling means that the predominant garden space is to the north of the property within a side garden area, with the dwelling also benefitting from a rear garden area. The extension would extend into this rear garden area beyond the main rear elevation wall, with sufficient space between the extension and the site boundary shared with No.14 maintained, which is considered to be positive in terms of design. In addition, the extension, in situ would not impact the character and appearance of the street scene. Notwithstanding this, the overall design of the proposal is considered to be unacceptable. The two-storey element is wide, insufficiently set down from the main roof ridge, the walls and eaves are out of proportion and unsympathetic to the character and appearance of the host dwelling and the extension results in a stretched and squashed appearance. In addition, the extension is encased by the single storey element of the extension which when combined together with the two storey element gives the dwelling a severely incongruous appearance. As aforementioned previously in this report, pre-application advice has been given, but detailed plans were not provided and general advice was given. On plan form, this two-storey extension does not integrate well within the existing dwelling. It is considered that in isolation the single storey element could potentially be acceptable, and the applicant may wish to explore this within a fresh application/pre-application, along with consideration whether two appropriately designed pitched roof rear dormers would work in replacement of the two-storey extension. However, this would be a consideration that would need to be made with revised plans and separate to this

current application.

Overall, the proposed development is considered to be poor design incorporating unsympathetic and bulky additions resulting in the dwelling having an incongruous appearance which fails to integrate well with the existing dwelling in terms of design, character and appearance, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development.

In terms of garden area, the RLG (2020) sets out the following:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The plans show the dwelling would retain sufficient garden space, post development.

In terms of room area, the proposal results in a reduction to the size of bedroom 1 (which is a double bedroom) along with a proposed new bedroom (bedroom 4). Both of these bedrooms, at approx. 9.90sqm and 7.73sqm fall below the nationally described space standards of 11.5sqm for a double bedroom which results in poor amenity for future occupiers.

Overall, the proposal fails to provide sufficient bedroom space for future occupiers and therefore fails to safeguard amenity contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of privacy, loss of outlook or loss of light. The proposed development is considered a sufficient distance away from neighbouring properties to avoid detrimentally impacting light, outlook or cause a sense of enclosure. In terms of privacy, there is a new window proposed in the flank elevation of the extension at first floor level, however this is to serve a bathroom and could be conditioned to be obscure glazed if planning permission were to be forthcoming. There is also a new window in the flank elevation of the single storey element of the extension to serve the kitchen/diner facing towards No.14 Cheshunt Close. However, given that this is at single storey level, this could be dealt with via boundary treatment condition to ensure privacy, as necessary. Therefore, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in terms of safeguarding neighbouring amenity.

Parking and Highways

The plans show the conversion of part of the garage into a utility room and state that the existing garage is too small for a car, and has restricted width due to the boiler. One car space is indicated on the hardstanding area in front of the garage, with an on-street parking space in front of the drive also indicated. It should be noted that the on-street parking space cannot be considered as a parking area for this dwelling only. Given that the garage is not currently used for parking, there is only a one bedroom increase and there is on street parking available within the surrounding area, it is considered that the proposal is not too dissimilar to the existing situation. As such, there are no concerns in terms of highways and parking.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Gas Pipes

The site lies within proximity of Gas Pipelines. As such, if planning permission were to be forthcoming, an appropriately worded informative could be added to the decision notice, advising the applicant to contact Southern Gas Networks before carrying out any works.

Conclusion

The application has been fully considered and fails to accord with local and national planning policy.

The proposed development is considered to be poor design incorporating unsympathetic and bulky additions resulting in the dwelling having an incongruous appearance which fails to integrate well with the existing dwelling in terms of design, character and appearance, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Overall, the proposal fails to provide sufficient bedroom space for future occupiers and therefore fails to safeguard amenity contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Recommendation

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	7th May 2026	Dated:	11th May 2026