



Delegated Report

Householder Planning Application

Planning Application No: 20260493

Location: Three Trees Newlands Lane Culverstone Gravesend

Description: Conversion of existing garage into habitable space and erection of a first floor extension, incorporating an increase in roof height, installation of dormer to rear, side/rear extensions and alterations to fenestration.

Applicant: Mr Ross Bryant

Site Visit Date: 20 May 2026

Submitted Documents/Plans

Application form
Design and Access Statement
Drawing no. 26_29_01 (Site Location Plan as Existing)
Drawing no. 26_29_02 (Proposed Site Plan)
Drawing no. 26_29_10 (Proposed Floor Plans)
Drawing no. 26_29_11 (Proposed Front Elevation)
Drawing no. 26_29_12 (Proposed Side Elevation)
Drawing no. 26_29_13 (Proposed Rear Elevation)
Drawing no. 26_29_14 (Proposed Side Elevation)
Drawing no. 1 (Topographical Survey)
Drawing no. 2 (Ground Floor Plan)
Drawing no. 3 (Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
19510011	Erection of a bungalow	Permitted	08.03.1951

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- T1 – Impact of Development on Highway Network

- 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 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- 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 (NDSS) (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

Meopham Parish Council

Meopham Parish Council raises no objection to the application.

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties and on site. The overall consultation period expired on 5 June 2026.

Three letters of representation have been received; two in objection and one in support. The objections relate to the following matters:

- Substantial and disproportionate intensification of development on the site.
- The size and scale of the proposal is dramatically increased compared to the original dwelling.
- Only limited elements of the existing structure will be retained; the proposal will amount to the construction of an almost entirely new dwelling.
- The extended property would appear visually dominant within its context.
- Failure to respect the scale, grain and pattern of development in the area.
- The depth, bulk and complex roof form will result in an awkward and visually heavy appearance.
- The proposed use of cladding and architectural composition does not reflect the prevailing local character and will appear incongruous in the street scene, harming the character and appearance of the area.
- The house would go from two bedrooms to five. This will greatly increase the demand for parking and traffic and put further stress on the road, which is a busy single track road.
- Sightlines would be insufficient.
- Overlooking of neighbouring properties from first floor windows.
- Overbearing and oppressive impact on neighbouring properties; the extended house would be close to boundaries and there would be limited side access and opportunity for hedge/fence maintenance.
- Material loss of outlook, light and an unacceptable sense of enclosure.
- Trees have been removed and services damaged.
- No space for builders to park.
- Bats are seen in the area and this should be investigated.
- The plans do not accurately represent the site boundaries. Loss of established boundary vegetation would materially alter the character of the site and increase the visual prominence of the dwelling in the street scene.

The letter of support provides the following comments:

- The existing bungalow is in a significantly dilapidated condition and detracts from the visual quality of the area.
- The scale, form and design of the development are appropriate for the site and are consistent with similar forms of development in this local area.
- The application makes effective use of the existing plot and would enhance the functionality and long-

term suitability of the property without adversely affecting the amenity of neighbouring residents.

- The proposed design will make a positive contribution to the street scene with a high quality residential property that compliments its surroundings.
 - The proposal will provide additional off street parking to serve the enlarged dwelling.
- Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the conversion of the existing garage into habitable space and the erection of a first floor extension, incorporating an increase in roof height, the installation of a dormer to the rear, side/rear extensions and alterations to the fenestration.

Existing Site Plan:



The plans involve the relandscaping of the front garden, including additional parking. The excess will be retained as existing. The proposal includes the partial demolition of the existing bungalow to accommodate the proposed extensions. The extended building will be brought in slightly in from the western boundary to allow rear access.

Proposed Site Plan:



The existing property is a two bedroom single storey bungalow, with a kitchen, bathroom, office and living room, plus a conservatory at the rear and an attached garage at the side.

The extended property will have an entrance hall, study, WC, kitchen/dining/family/snug room, a utility, a guest bedroom with ensuite and a living/TV room on the ground floor. On the first floor there would be 4 bedrooms (two with ensuites) a bathroom and a landing.

Ground and first floor plans:



The design of the extended and remodelled property is contemporary in style, with large areas of glazing,



cladding and render.

Proposed Elevations:



Principle Issues

The site lies within the settlement boundary of Culverstone Green, which is surrounded by Green Belt and in the Meopham Downs Landscape Character Area. As the property lies within the settlement boundary, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

The site comprises a detached bungalow on a good size plot to the north of Newlands Lane, which is a rural lane with detached houses on the northern site, largely consisting of bungalows and chalet- style bungalows. Brackenwood is a chalet bungalow to the east, and Three Jays is a two storey dwelling to the west. To the south of Newlands Lane there is open countryside.

Current Google Earth Image:



Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. 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 Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021) sets out the key principles for new development. These include respecting the original character of the existing dwelling and complementing and corresponding with the character of neighbouring properties and the local area. In order to achieve this, as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant. Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications. The site is located within

the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Meopham, the proposal will not have any adverse impact on the wider landscape character of the area.

The proposal involves the extension of the existing bungalow at first floor level as well as side and rear extensions, to create a full two storey dwelling that will extend approximately 3m higher than the top of the main existing ridge and will extend across the majority of the width of the plot. The footprint of a bungalow is often large, but this is because it is only single storey. The proposed first floor extensions will be larger than the current bungalow footprint (discounting the garage) (approximately 148m² (proposed) compared to 120m² (existing)). The elevations below illustrate the difference in the size of the existing bungalow and the proposed extended house:

Existing front elevation:



Proposed front elevation:



The widening of the building across an additional storey will close the current gaps through the site filled with existing single storey additions; infilling the areas that currently provide a sense of space around the property. At two storeys, the eaves line of the extended property would be similar to the ridge height of Brackenwood (a chalet bungalow) to the eastern side of the plot. It is appreciated that the proposed extensions on this side have been designed with a hipped roof to try to reduce the impact here, but the gable end of the roof on this side above the hip, together with the depth of the first floor as a whole, will create a real sense of dominance against the more modest neighbour, Brackenwood.

View towards Brackenwood:



Similarly, on the opposite side of the plot, adjacent Three Jays to the west, the proposed two storey gable end is considered to be excessively imposing against its neighbour. Whilst it is acknowledged Three Jays comes up to the shared boundary with the application property at two storeys, the roof is hipped at the front and side, away from the boundary. The proposed gable will overhang the ground floor footprint at first floor level, and the gable ridge height will exceed the ridge height of the two storey hipped roof of Three Jays adjacent the boundary. This gable element would appear very top heavy and dominant so close against the adjacent property.



The proposed main central roof is awkward in its design and again adds to the imposing and bulky nature of the first floor extensions. Overall, the roof form is unnecessarily complicated. The extensions do not adequately attempt to address the change in the scale of the dwellings on either side. The design is overcomplicated, bulky and imposing and completely fails to improve or respect the character and appearance of the existing property.

There are a mix of building ages and styles along Newlands Lane, but the majority of properties are bungalows or chalet bungalows. Where there are two storey properties, these retain more space between them and their neighbours, either with lower adjacent roof forms or single storey elements. This preserves a

feeling of spaciousness between properties within the street scene, which is appropriate for these rural dwelling plots addressing the countryside to the south. In this case, the proposed extensions would result in an excessively larger property than the current dwelling and will create a house that would be completely incongruous and out of character with its neighbours in terms of its scale, size and bulk. The proposed two storey overhanging gable and higher central roof form unacceptably add to the dominance of the new building, and complicate the design. Due to the lower height and width of the properties either side, the proposed extensions to this property would be particularly obtrusive in terms of their visual impact within the street scene. The design takes little consideration of the smaller scale surrounding properties.

The extensions are considered to be excessive and unsympathetic to and out of character with the existing and neighbouring buildings and surrounding area, contrary to the design aims of the NPPF 2024, the Core Strategy 2014 and The Council's Householder Extensions/Alterations Design Guide (2021). The proposal should be refused on this basis.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The size of the extensions is acceptable with regards to the provision of an acceptable standard of accommodation for future occupiers, and the size of the rear garden would remain in excess of the 100m² minimum garden area required for a 4 or more bedroom property.

There is, however, a concern over the proposed first floor flank window for the dressing room, which will have a poor outlook directly facing the flank wall of Three Jays, and which could present an opportunity for overlooking. It is recognised that this is a secondary window for the bedroom, but it is considered harmful and will be discussed further below in terms of the impact on the neighbouring property.

The proposal is considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2024 in relation to safeguarding the amenity of future occupants.

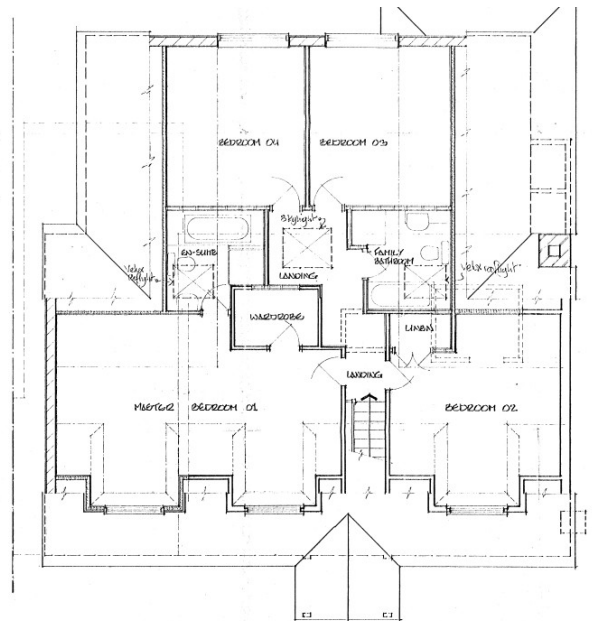
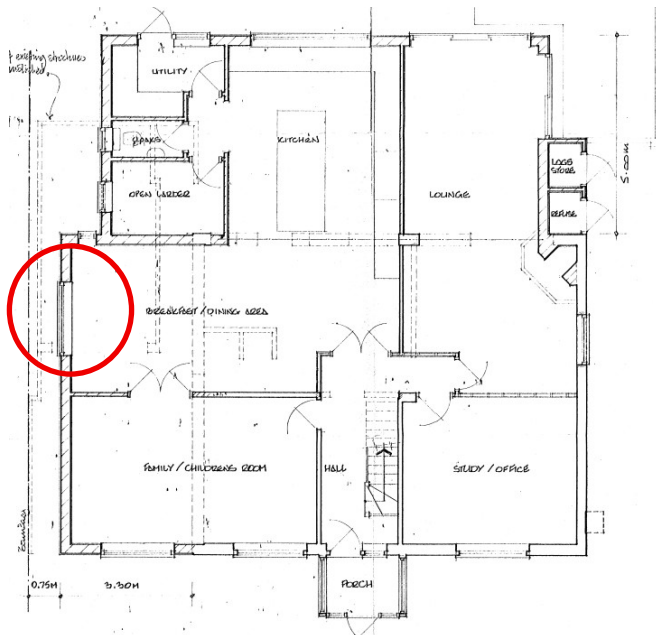
Neighbouring Properties

The closest affected properties would be the neighbouring detached chalet bungalow, Brackenwood, to the east, and the two storey house Three Jays to the west. Properties to the rear are too distant to be affected.

The proposed first floor extension would introduce higher and larger built form across most of the width of the plot, very close to the flank property boundaries (with less than 1m to the boundaries on both sides), much closer than the current highest part of the bungalow and at a greater depth than the existing footprint (approximately 3.5m deeper). The increased height and depth of the extensions compared to the existing property will have a dominant and overbearing impact on neighbouring amenities, creating an unacceptable sense of enclosure and loss of a sense of space for these properties.

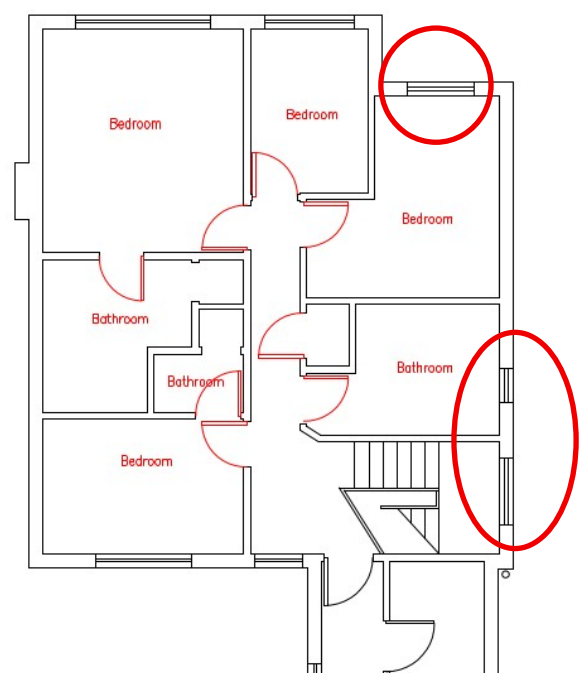
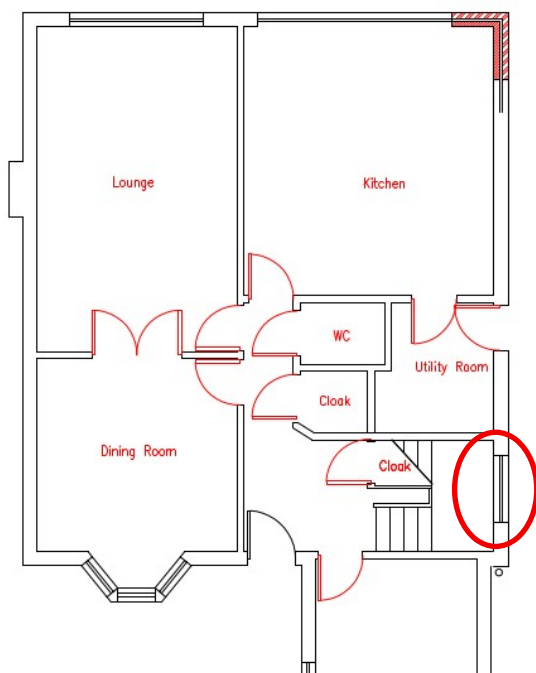
Objections have been raised about loss of light, privacy and outlook to neighbouring properties from the proposal. The following floor plans of the neighbouring properties help assess these issues. Windows that are most likely to be affected by the proposed development are outlined in red.

Brackenwood Floor Layout (from application 20010978):



Brackenwood has a ground floor breakfast/dining area window facing the application site. It is recognised that this currently faces the boundary between the properties so outlook is limited, but there is a flat roofed single storey side element currently on this side of the application property, so the addition of the proposed first floor extension and gable ended roof will unacceptably restrict light to this habitable room window and harm the amenities of this property.

Three Jays Floor Layout (from application 20230631):



The largest part of the extensions will be positioned adjacent Three Jays. The flank windows at Three Jays facing the application site serve non-habitable spaces, including a stairwell and bathroom. Whilst light will be restricted to these windows from the proposal, this will be less impactful than for habitable room spaces. An objection has been received relating to the closest rear facing window serving a bedroom and the potential change in outlook and light to this window as a result of the proposal. However, as the proposed extension will not extend significantly beyond the first floor rear building line of Three Jays, overshadowing is not likely to be harmful to a serious degree here, though this has not been demonstrated by the applicant. There is a concern however that the proposed first floor flank window serving the dressing room would

have the potential for overlooking Three Jays, and this will unacceptably harm the amenities of this property.

The proposals would therefore not comply with the requirements of Policy CS19 of the Core Strategy 2014 in terms of safeguarding neighbouring amenity and should be refused on this basis.

Parking and Highways

There is adequate existing off-road parking provision on the site and the proposal would not impact on this existing provision or on the existing access. Whilst there have been objections relating to parking, increased traffic and inadequate sightlines, the site will remain in single dwelling use and would not be dissimilar to neighbouring properties in terms of the proposed number of bedrooms and occupiers. The associated parking demand can be accommodated acceptably on the site and the existing access will remain. There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

In this case, the design of the proposed extensions and impact on neighbouring amenities would fail to comply with planning policy. The application is therefore recommended for refusal on the following grounds:

1. The excessive scale, size and bulk of the proposed first floor and side/rear extensions are considered to be obtrusive and unsympathetic to and out of character with the existing and neighbouring buildings and the wider surrounding area. The proposal therefore fails to comply with the requirements of Paragraphs 131 and 135 of the National Planning Policy Framework 2024, Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and the Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
2. The layout, scale, size and bulk of the proposed extensions together with their proximity to neighbouring properties will unacceptably harm outlook, light and privacy to these properties and will have a dominant and overbearing impact on them, creating an unacceptable sense of enclosure and loss of a sense of space. The proposal therefore fails to comply with the requirements of Paragraph 135 of the National Planning Policy Framework 2024, Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and the Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).

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

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	2 July 2026	Dated:	02 July 2026