



Delegated Report

Planning Application

Planning Application No: 20250263

Location: 1 Willow Walk Meopham Gravesend Kent

Description: Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, two storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration

Applicant: Palvinder Philora

Site Visit Date: Previous Applications

Submitted Documents/Plans

Application Form
3429-006 – Existing Plans and Elevations
3429-013 Rev B – Revision to First Floor Plans and Elevations
3429-014 Rev A – Revision to First Floor Location/Block Plan
Cover Letter
Design Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20240795	Application for variation of condition 2 attached to planning permission reference number 20240166 for Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration; to allow an increase to the rear extension.	Refused	18.10.2024
20240166	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.	Permitted	06.06.2024
20230786	Application for prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for enlargement of a dwelling by construction of additional storey with a maximum height of 7.45 metres.	Prior Approval Refused	12.09.2023
Appeal Ref: APP/K223	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side	Dismissed	29.01.24

0/D/23/ 3329823 relating to 20230558	extensions incorporating garage to either side and alterations to fenestration.		
20230558	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Refused	14.07.2023
20221122	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Refused	29.11.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on Highway Network

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

Parish Council

No comments received.

Ward Councillors

No comments received.

Neighbouring properties

3no. surrounding properties were consulted and 0 comments were received from members of the public. The overall consultation period expired on 24 April 2025.

Officer's Analysis

Proposed Changes

This application seeks to make changes to the recently approved application under planning reference, 20240166. That application was for 'Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.

It also follows a recently refused application for amendments to this same application under planning reference 20240795.

Approved plans under planning reference 20240166 (Not to scale)



Proposed and refused plans under planning reference 20240795 (Not to scale)



Plans now proposed (Not to scale)



As can be seen in the above images, the scheme would change from the original by creating a two-storey rear extension in place of the single storey extension as approved. This is similar to the proposals refused under 20240795. The only change from the recently refused application to amend the scheme is that the two-storey rear element would be set in from the side elevation by 1.5m. Therefore, it is reasonable in this case to assess the application as an alternative to 20240795, which was recently refused and the application would need to overcome the refusal reasons to be considered acceptable. The refusal reasons were:

1. The proposed alterations would result in a change to the description works approved under planning approval reference 20240166. As such, a Section 73 (Town and Country Planning Act 1990) application, is the inappropriate method to seek consent for this alternative scheme, as per Paragraph 14 of the National Planning Policy Guidance. The scheme therefore cannot be approved via this method of application.
2. The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene. This would be contrary to the requirements of the Design for Gravesham - Design Guide (2024), Householder Extensions/Alterations Design Guide (2021), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design,

character and appearance.

Description

The current application changes the description of the development from the original approval which is acceptable for full planning permission, as opposed to the previously refused application which was for an amendment. As the correct method of application has not been sought for this application, refusal reason 1 is therefore overcome by this proposal.

Principle of Development

This application is located inside a Rural Settlement inset from the Greenbelt (Culverstone Green), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

This particular property holds greater prominence to the street scene than others, given its corner location on Willow Walk and Wrotham Road Street (A227). It is also noted that although not a deep dwellinghouse, it is a spacious dwelling as a result of its wide frontage which, again gives it a greater prominence and impact to the character of the area. Prior to the works undertaken following approval in 2003, the dwellinghouse was relatively unchanged. Those works result in enlargement to the north side elevation and rear.



The existing dwellinghouse is a reasonably sized bungalow, low in height, wide but limited in depth. The approved scheme has been improved over various designs to simplify the roof, layout and design, making it sympathetic to its unusual layout and neighbouring properties. This scheme would entirely undo the benefits gained from those improvements and, the resulting dwellinghouse would be overdeveloped, bulky and unsympathetic in this mixed rural/urban area, which the planning inspectorate in appeal ref; APP/K2230/D/23/3329823, described as follows:

‘... the prevailing character of the immediate area is bungalows or chalet bungalows. Where there are two storey properties, they are set well back from the road frontage. In contrast, the appeal property is very prominent in the streetscene by virtue of its corner location and the fact that it is set well forward of Marycroft. That prominence is accentuated by its unusual plan form, being very wide across the frontage but with limited depth.’

The proposed two storey extension to the rear would not be visible directly from the front elevation. However, this plot is located on a corner in the road and so the rear extension at two-storey would be visible from Willow Walk. It is understood from the documentation provided that the rear extension has been inset by 1.5m to remove visibility from the streetscene. Whilst the tokenistic reduction would reduce visibility there is still likely to be some visibility from the street given the two storey height. Therefore, it would have an impact on the streetscene. In any case, visibility does not form the only assessment of the impact of development in terms of design and character. Extensions should be proportional and reflective of the wider character of the area, whether or not it is highly visible from the street.

In the approved scheme; the single storey rear element was appropriate as a contradiction to the two-storey bulk, making it a subservient feature to the extensions proposed on the main bulk of the building. The proposal to replace this single storey element, with two-storey bulk at the same height of the main dwellinghouse, would entirely remove the subservient character of this rear projection replacing it with an incongruous, disproportionate building, resulting in overdevelopment of the site. The small inset from the side does not change the local authority's view that the proposal would result in overdevelopment of this site. This overdevelopment is evidenced by the large area of flat roof at two-storey level, to accommodate the addition. The two-storey element proposed, would result in a large, two-storey building, unsympathetic to the prevailing character of the area.

The site has a history of 3 refused applications and a dismissed appeal on this site before planning approval for extensions was finally achieved. The local authority have worked with the applicant and planning agent extensively to achieve an appropriate scheme in this rural area, of high prominence and complex site given its proportions. The local authority has been clear throughout that it is likely any additional bulk on the site from the approved would likely crossover the limit of what would be acceptable on this site. So, it is unfortunate to see further applications to extend the site beyond the approved considering the history.

The proposed two storey extension, in conjunction with the other elements of the approved scheme, would result in overdevelopment which, like the previous refused schemes; *‘would be significantly over and above the scale of the original building, eclipsing the original scale of the dwellinghouse in a manner which would be uncharacteristic for this residential area which is a rural settlement with a mixed residential and rural appearance.’*

Refusal reason 2 has therefore not been overcome by the 1.5m inset from the side.

On balance, as a result of the significant scale and prominent bulk; the proposed development would not comply with the requirements of the Design for Gravesham – Design Guide (2024), Householder Extensions/Alterations Design Guide (2021), Design Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The existing dwellinghouse contains three bedrooms. The proposed dwellinghouse would result in five bedrooms at first floor with five ensuites a hall, and gallery. There would be a hall, reception, lounge, dining room, family room, study, bathroom, utility room and kitchen at ground floor.

The rooms would meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received. There are two adjoining neighbours, Marycroft and Collina, as shown in the images below:



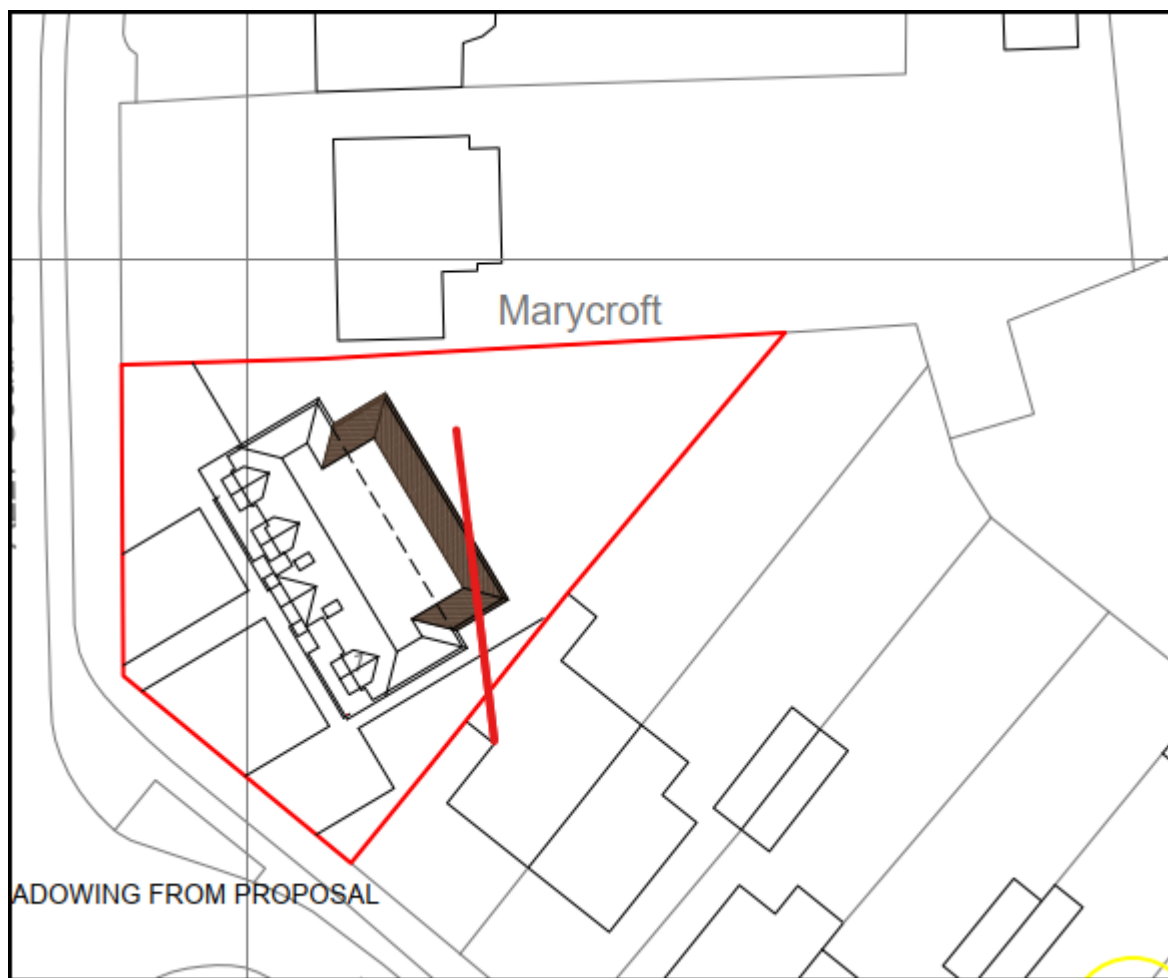
Marycroft



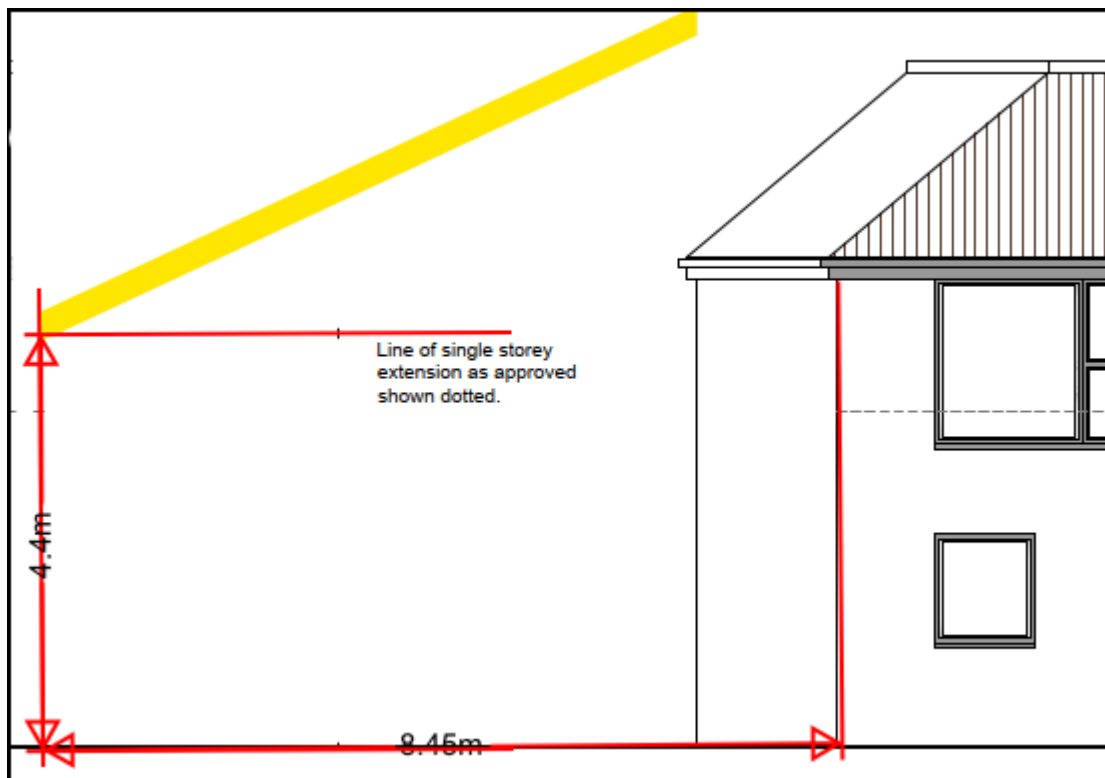
Collina

The below tests are used to assess potential overshadowing on neighbouring properties. This focusses on

the side facing first floor window on 3 Willow Walk to the South East. There are no side facing windows on Marycroft to the north and so the test was not applied to this neighbour.



45 degree test



25 degree test

As the above tests show, there would not likely be overshadowing of this window in the neighbouring property.

This dwellinghouse given its corner plot is set forward of both adjoining neighbours. There would be no new upper floor side openings, despite the introduction of two-storey development at the rear, proposed by this scheme, thus preventing direct overlook. The depth of the dwellinghouse would not increase with the addition of the second storey. On balance, the development would not significantly harm the amenity of residential neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The number of bedrooms proposed by this scheme would not be altered from that approved. The parking provision and accesses are not proposed to be altered by this amendment. As per the approved scheme, the proposed site plan does appear to show some changes to the layout, but it is not clear which areas represent parking area and which areas would be soft landscaping. Any alterations to boundary treatment could also impact sight lines, depending on the proposed parking areas. Conditions would therefore require details of hard and soft landscaping, boundary treatment and vehicle and cycle parking provision.

Adequate parking provision could therefore be made available, in compliance with saved policies T1 and P3 of the Local Plan First Review 1994 and Policies

Conclusion

The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, accentuated by the large two storey flat roof, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene. This would be contrary to the requirements of the Design for Gravesham - Design Guide (2024), Householder Extensions/Alterations Design Guide (2021), Policy CS19 of the Core

Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Recommendation

The recommendation is to refuse the application

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12th May 2025	Dated:	13 May 2025