

Householder Planning Statement

29 Cheyne Walk, Meopham, Kent,
DA13 0PF.

Proposed full-width, two-storey rear extension and single-storey front extension. To include alterations to the fenestration, materials, garage roof and internal layout.

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Project reference: PR4540

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1 Introduction

- 1.1 This Householder Planning Statement has been submitted in support of an application for the following development at 29 Cheyne Walk, Meopham, Kent, DA13 0PF. (hereafter referred to as 'the Site').

Proposed full-width, two-storey rear extension and single-storey front extension. To include alterations to the fenestration, materials, garage roof and internal layout.

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K199491	29 CHEYNE WALK, MEOPHAM, GRAVESEND DA13 0PF	The Applicant

- 1.3 The application is accompanied by the following plans and documents:

- 4540.ON – Planning Statement
- 4540 – 01 Site Location Plan
- 4540 – 02 Existing Block Plan
- 4540 – 03 Existing Ground Floor Plan
- 4540 – 04 Existing First Floor Plan
- 4540 – 05 Existing Elevations (1 of 2)
- 4540 – 06 Existing Elevations (2 of 2)
- 4540 – 07 Existing Front and Rear Views
- 4540 – 08 Proposed Block Plan
- 4540 – 09 Proposed Ground Floor Plan
- 4540 – 10 Proposed First Floor Plan
- 4540 – 11 Proposed Elevations (1 of 2)
- 4540 – 12 Proposed Elevations (2 of 2)
- 4540 – 13 Proposed Front and Rear Views

2 Site Context

- 2.1 The Site is a large detached dwelling that is situated on the south side of Cheyne Walk within a 0.09 ha parcel of land amongst other detached residential dwellings that vary in size and design.
- 2.2 The principal elevation of the dwelling presents a two-storey detached house constructed of red-brown facing brick with a shallow-pitched tiled roof. At the ground floor level, there is a partially glazed entrance door within an enclosed porch. A flat-roofed single-storey element incorporates a garage with a white up-and-over door, along with a section of timber trellis supporting established climbing vegetation.
- 2.3 Internally, the dwelling comprises three bedrooms on the first floor, and a reception room, study, kitchen, garage, and dining room on the ground floor. There is one bathroom on each floor of the dwelling.
- 2.4 The front garden comprises a mix of soft landscaping, including a lawned area and hardstanding finished in block paving, which provides vehicular access and parking.
- 2.5 The rear garden extends approximately 46m from the original rear wall of the dwelling, has a variety of soft landscaping and overlooks Meopham Valley.
- 2.6 In a wider context, the Site forms part of a mainly residential area of Meopham comprising a range of dwellings and amenities such as a nursery, a primary school, a secondary school and multiple public houses.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
- Flood Zone 1

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

Proposal is to remove the existing garage and porch, then construction of new ground-floor garage, entrance hall, shower room and study, open-plan kitchen and lounge area.

PRE20250118 | Advice received on 23rd June 2025. The Council concluded that the proposed two-storey rear extension would be acceptable in terms of design and would not result in any adverse impact on outlook or daylight/sunlight. However, it was considered that the proposed balcony and transparent windows on the western flank would adversely affect the privacy of number 27. The Council also concluded that the proposed front extension would be unacceptable by virtue of its bulk, mass, scale and roof form and potential impact on the original dwelling and street scene.

4 Proposed Development

4.1 The application entails the following elements:

- Proposed two-storey rear extension.
- Full-width rear extension measuring 10.6 m.
- Ground floor to extend 7 m to enlarge the kitchen and living room, and provide an office and pool room.
- First floor to extend 5.9 m, creating four bedrooms and a study, all with en-suite bathrooms.
- Includes a family bathroom on the first floor.
- Eaves and ridge heights to match the existing dwelling.
- Rear roof form to include three pitches.
- Rear-facing windows to be equal in size.
- Front projection to extend by 2.5 m on the eastern side.
- Eaves height 2.5 m.
- Ridge height 3.4 m.
- To comprise a single-pitched roof.
- North elevation to include the removal of the porch window and the introduction of two street-facing windows. Alteration to the garage roof from flat to pitched and realignment of the central first-floor window.
- East elevation to include the removal of the narrow kitchen window and porch window. To include an additional window on the ground floor and an opaque window on the first floor.
- South elevation to include the removal of sliding doors and windows and to be replaced with bi-folding doors.
- West elevation to include the removal of sliding doors and the introduction of two ground-floor (transparent) windows and two first-floor (opaque) windows.
- First floor of the north elevation to be grey clad.
- Remainder of the property to be white render.
- Grey concrete roof tiles.
- Grey aluminium windows
- White plastic guttering and downpipes to match existing.
- Rear bi-fold doors to be grey aluminium.
- Includes internal reconfiguration.

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 39 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for Gravesham (within which the Site is located) comprises the following documents:

- Core Strategy (2014) (CS)
- Gravesham Local Plan First Review (1994) (LPFR) – Saved Policies

5.6 The CS sets out a long-term vision for the future of Gravesham based on evidence of the need to support communities and outlines the characteristics that make Gravesham a distinctive and attractive place to live and work. Furthermore, it helps to support and inform sustainable development via investment in infrastructure, economic development, and regeneration proposals within the borough, while promoting healthy communities. Lastly, it aims to provide a consistent basis for planning application decisions. The following policies are considered relevant:

- Policy CS01 – Sustainable Development
- Policy CS02 – Scale & Distribution of Development
- Policy CS19 – Development & Design Principles

5.7 It is considered that there are no saved policies from the LPFR that are relevant to the determination of this application.

Other Material Considerations

The Framework

5.8 In summary, the following paragraphs are considered most relevant as additional material considerations in the determination of this application:

- Paragraph 7 – Achieving sustainable design
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 124 – Making effective use of land.
- Paragraph 131 – Achieving well-designed places

Further material considerations

- Householder Extensions/Alterations Design Guide (2021)
- Nationally Described Space Standard (2015)
- Gravesham Design Guide (2024)

6 Planning Assessment

Key Issues

- 6.1 As noted above, the LPA confirmed that the two-storey rear extension would be acceptable in terms of design, outlook, and daylight/sunlight. However, they identified concerns regarding the impact on the privacy of 27 Cheyne Walk arising from the proposed balcony and transparent windows on the western flank. They also advised that the original front extension was unacceptable due to its excessive bulk and scale.
- 6.2 The following assessment, therefore, focuses on the remaining matters that were not resolved through the pre-application advice (PRE20250118).

Matter	Policy	Comment	Position
Design	CS19	The proposed rear extension is proportionate to the host dwelling and the surrounding context. The rear extension will extend to a maximum of 7m on the ground floor, whilst the first floor will extend 5.9m, which will not be visible from the street. The proposed materials are considered to be sympathetic to the surrounding street scene, with other properties having been rendered clad. At the pre-application stage (PRE20250118), the LPA confirmed that a two-storey rear extension of this scale would be acceptable in design terms. As the design of the proposal has not materially altered, it is reasonable to conclude that the LPA's position remains the same. The front extension, which extends an additional 2.5m towards the highway from the original front wall of the dwelling, will comprise matching materials to the	Compliant

		dwelling. Moreover, the eaves height will be matched to the existing garage. Lastly, the roof form will be altered from flat to a dual-pitch. The revised design addresses the concerns raised at the pre-application stage through a reduction in size and scale, resulting in a proposal that is in keeping with the street scene and respectful of the original dwelling. Additionally, the alteration to the roof form allows the extensions to accord with the rest of the dwelling by virtue of the matching design. Furthermore, the alterations to the front elevation are not considered to significantly impact the parking at the Site by virtue of the large driveway. Overall, the proposed development is considered to comply with Policy CS19 and to appropriately respect both the host property and the wider area.	
Privacy	CS19	Policy CS19 provides information about the impact proposed developments can have on neighbouring dwellings. It states that new development will be designed and constructed to safeguard the amenity, including privacy, daylight and sunlight. As part of PRE20250118, the LPA established that the original proposal would result in adverse impacts to the neighbouring dwellings by virtue of the proposed balcony and transparent windows in the western flank. Therefore, the proposed development has omitted the balcony on the first floor of the rear elevation and altered the western flank first-floor windows to be opaque,	Compliant

		serving en-suite bathrooms only. This is considered to address the LPA's concerns in relation to privacy, and, as a result, the proposal should now be viewed favourably by the LPA.	
CONCLUSION			Compliant

7 Conclusions

- 7.1 As established above, many of the main concerns often associated with householder developments have been addressed by the pre-application advice provided by the LPA, namely design, outlook and daylight/sunlight.
- 7.2 It is considered that the proposed development has resolved the issues raised by the LPA in terms of design for the front extension. The proposal has been significantly reduced in scale and mass and is now considered to respect both the host dwelling and the surrounding street scene.
- 7.3 Moreover, the omission of the proposed balcony and alterations to the western flank windows address the concerns relating to overlooking of 27 Cheyne Walk.
- 7.4 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority, and it is respectfully requested that this submission be approved.