

Delegated Report

Householder Planning Application

Planning Application No: 20250432

Location: 10 Tradescant Drive Meopham Gravesend Kent

Description: Erection of a single storey side extension, erection of a single storey rear extension, and insertion of rooflights in the existing rear extension.

Applicant: Mr & Mrs Cook

Site Visit Date: N/A

Preliminary Matters

During the course of the application, it was noted there was a depth dimension error on the proposed elevations for the side extension. The agent was contacted in order to give the opportunity to amend the plan. An amended plan was received on 01.07.25 and accepted by the Local Planning Authority, with an extension of time agreed until 16.07.25.

Submitted Documents/Plans

Application Form;
Drawing No. 001 – Site Location Plan and Block Plan – Existing;
Drawing No. 002 Rev A – Floor Plans – Existing;
Drawing No. 003 – Elevations and Section AA – Existing;
Drawing No. 004 Rev A – Floor Plans – Proposed;
Drawing No. 005 Rev B – REVISED Elevations and Section – Proposed; and
Drawing No. 006 – Site Location Plan and Block Plan – Proposed.

Superseded Documents/Plans

~~Drawing No. 005 Rev A – Elevations and Section – Proposed.~~

Relevant Planning History

No relevant history.

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

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

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

Neighbouring properties

Seven surrounding properties were consulted, no responses were received and the overall consultation period expired on 29.05.25.

Site Description

10 Tradescant Drive is a semi-detached chalet bungalow style property, situated in the rural settlement, inset from the Greenbelt.

Google Image

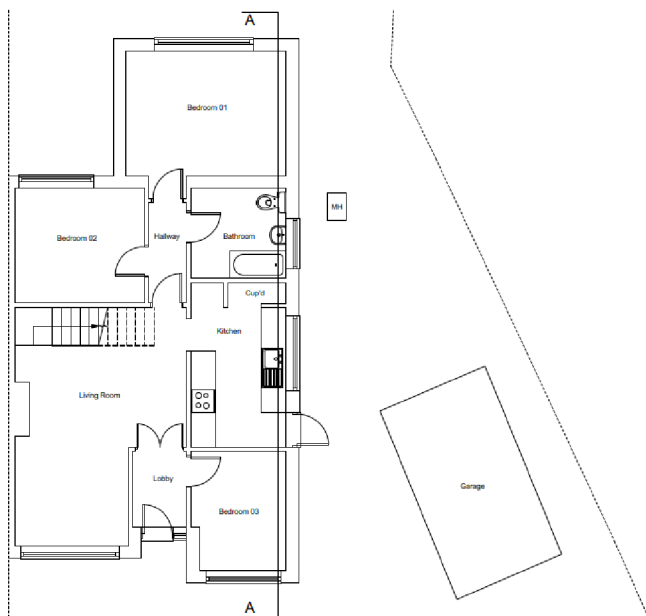


This application includes demolition of the existing garage, erection of a single storey side extension, erection of a single storey rear extension and insertion of rooflights in the existing rear elevation.

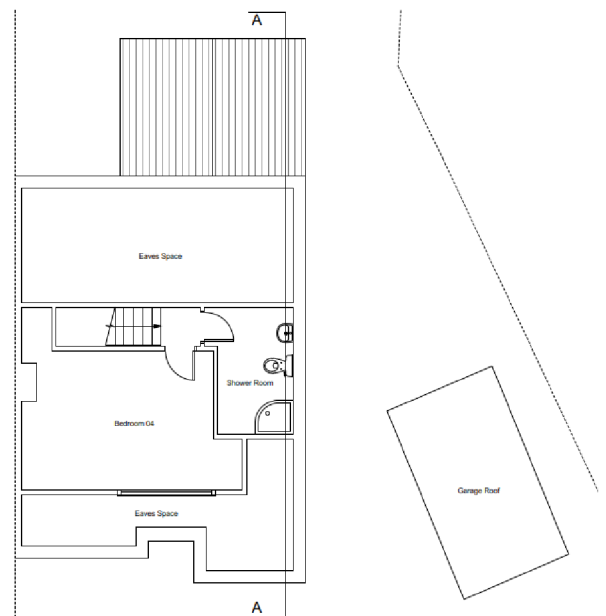
Proposed Development

The development would create space for internal layout alterations to facilitate an enlarged kitchen and enlarged living/dining area. In addition there would be a reduction in bedrooms, with the property going from a four bedroomed house to a three bedroomed house. The existing bathroom would be relocated. Case officer measurements are indicated on the plans below in black and red:

Existing

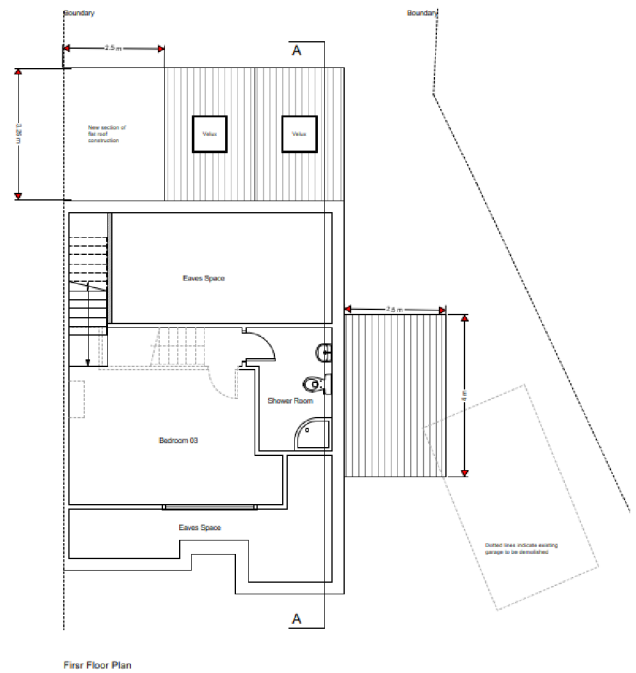
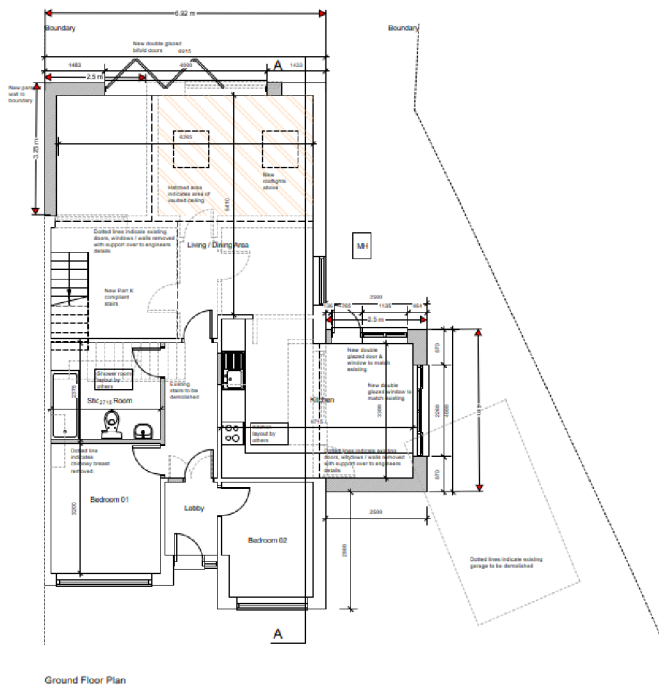


Ground Floor Plan

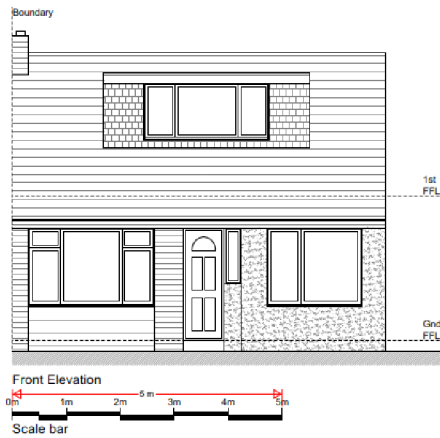


First Floor Plan

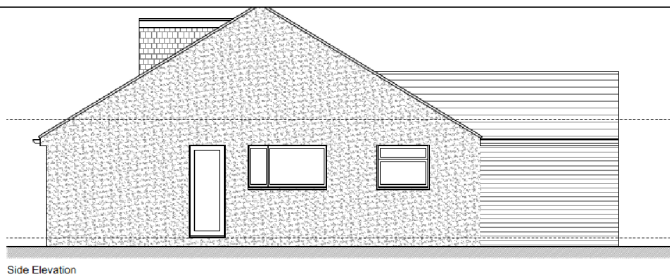
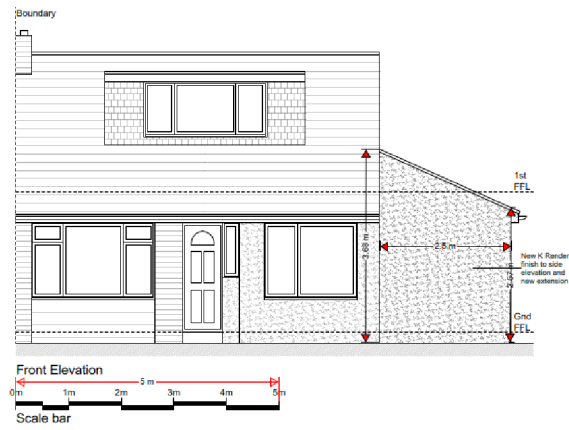
Proposed

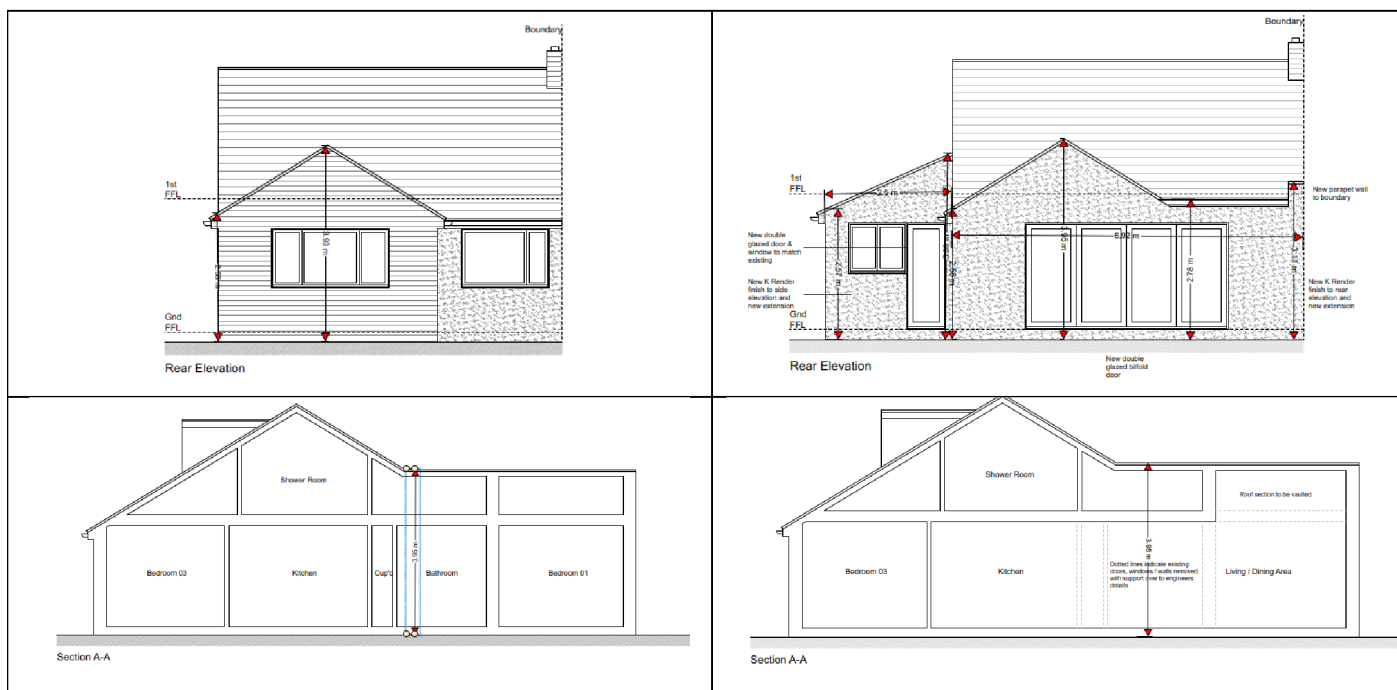


Existing



Proposed





Officer's Analysis

Design, Character and Appearance

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.

The proposed external materials of the extension would include a new k render finish to the side and rear elevations and extensions. In addition, the new fenestration would match the existing, and the pitched roof would be tiled to match the existing. Although the k render would not match the pebble dash finish to the side of the dwelling, the brickwork to the front elevation would remain, and there are examples of a render/brickwork finish in the local vicinity. If planning permission were to be forthcoming, a condition could be included on the decision notice to ensure the materials would be sympathetic to the existing dwelling, with the tiling and fenestration to match the existing.

The proposed extensions are single storey and have been designed to be subservient additions to the dwelling, with the rear extension essentially being an infill extension. Furthermore, the side extension, which would be visible from the street scene, has been designed with a pitched roof, and is set back from the front elevation. It is considered that the eaves of the extensions could have been designed to complement the eaves of the existing dwelling better, but this is not considered harmful enough to warrant a refusal on design terms. Overall, the development is not considered to have a detrimental impact on the host dwelling or the character and appearance of the area.

Landscape Character Area

The site lies within the Meopham Downs Landscape Character Area, which is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular. In situ, the proposed development within the residential area, is not considered to detrimentally impact the Landscape Character Area.

Therefore, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth along with room size requirements. In terms of garden area, the resultant garden area satisfies these requirements.

In terms of room sizes, the proposed plans also accord with the RLG (2020). It is unfortunate the shower room will not benefit from an external window/ventilation, but this would not warrant a refusal. Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2024).

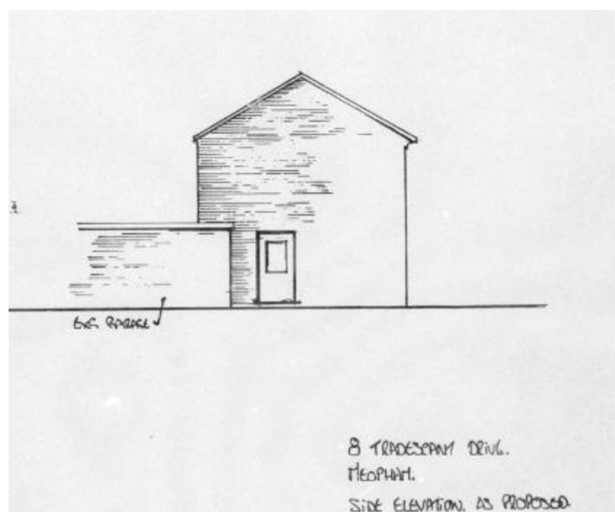
Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is assessed in terms of loss of light, loss of privacy, loss of outlook or development causing a sense of enclosure.

The extensions are single storey, there is an existing rear extension at 2 Lilac Place and there is sufficient distance between the development and No. 8 Tradescant Drive. As such, in situ, the proposals are not considered to impact neighbouring amenity in terms of loss of light, loss of outlook nor would it cause a sense of enclosure.

In terms of privacy, there are no issues. The room rearrangement does not introduce anything that significantly differs from the existing situation. The new windows in the flank elevation facing No. 8 Tradescant Drive would not raise concern, as the application site is on a lower land level, there is an existing garage at No.8 that screens the development from the dwelling, and there is only a door in the flank elevation of No. 8:

19860822 Plans



Google Image



Block Plan for this application demonstrating the garage at No. 8 would largely screen the development



As such, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2024).

Parking and Highways

There are no parking and highways concerns that arise as a result of this proposal. The garage is being lost, however it is substandard in size and therefore unlikely to be used for parking a car. In addition, the proposal would result in a reduced number of bedrooms, there is an existing hardstanding area in the front garden and there is on street parking available. As such, the proposal raises no issues.

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 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Proximity of Gas Pipelines

There is a gas pipeline impacting the front boundary of the application site. Therefore, if planning permission were to be forthcoming for the development, an informative could be added to the decision notice to state; the applicant is advised to contact SGN (Southern Gas Networks) and National Grid to establish the exact location of all gas infrastructure in the surrounding area, prior to the commencement of any groundworks at the application site.

Conclusion

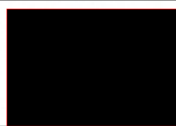
The application has been fully considered and is in accordance with local and national planning policy.

The proposed development, subject to conditions, is considered acceptable in terms of design, character, appearance and impact on the Landscape Character Area. In addition, it is considered to safeguard the amenity of future occupiers and neighbours.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	2 nd July 2025	Dated:	04 July 2025