

Delegated Report

Householder Planning Application

Planning Application No: 20250254

Location: 34 Hadley Close Meopham Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey side extension.

Applicant: Mr and Mrs Burrridge

Site Visit Date: 22 April 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. M551/E01 Existing block plan and site location plan;
Drawing no. M551/E02 Existing ground floor layout;
Drawing no. M551/E03 Existing first floor layout;
Drawing no. M551/E04 Existing roof plan;
Drawing no. M551/E05 Existing elevations;
Drawing no. M551/P01 Proposed block plan and site location plan;
Drawing no. M551/P02 Proposed ground floor layout;
Drawing no. M551/P03 Proposed first floor layout;
Drawing no. M551/P04 Proposed roof plan; and
Drawing no. M551/P05 Proposed elevations received 28 April 2025.

Superseded Documents/Plans

~~Drawing no. M551/P05 Proposed elevations received 17 March 2025.~~

Procedural Issues

Following a request from the case officer, the applicant submitted an amended drawing to accurately reflect the position of the side bathroom window in the proposed western elevation.

Relevant Planning History

None.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No response received.

Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received and the overall consultation period expired on 9 April 2025.

Officer's Analysis

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. The application site is located in a village within the Meopham Downs Landscape Character Area and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development at the application site but would not adversely affect the overall landscape character of the surrounding area. As such, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

It is noted that the proposal would result in the loss of existing bathroom and w.c. windows in the side elevation but due to these rooms being incorporated into an extended kitchen, which would have natural light through an existing rear window, there would be no loss of natural light.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would improve the living conditions for future occupiers and there would be no alteration to the existing rear garden area or depth. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 33 and 35 Hadley Close (located to the south and west respectively). Nos. 6 and 7 Hadley Close are located to the north across the roadway.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The proposed bathroom window in the front elevation would face nos. 6 and 7 Hadley Close but due to there being a privacy distance of at least 26 metres and because the window would be obscure glazed, there would be no adverse overlooking impacts.

The proposed utility room window in the rear elevation would face no. 33 Hadley Close and the proposed utility room door and bathroom window in side elevation would face no. 35 Hadley Close but the existing boundary fence would screen any adverse overlooking impacts.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

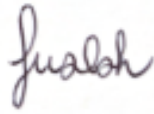
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7th May 2025	Dated:	09 May 2025