

Delegated Report

Householder Planning Application

Planning Application No: 20251228

Location: Taralee, Wrotham Road Meopham Gravesend

Description: Erection of a part single/part first floor front extension, single storey rear extension, single storey side extension & internal & external alterations

Applicant: Mr James Goldfarb

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. TARALEE-01 Rev A – Existing Floor Plans Block Plan and Roof Plan;
- Drawing no. TARALEE-02 Rev. A – Existing Elevations;
- Drawing no. TARALEE 03 Rev. B – Proposed Floor Plans Block Plan and Roof Plan; and
- Drawing no. TARALEE-04 – Rev. B – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220126	Removal of mono pitch roof to entrance hall/garage at front and installation of a balcony with balustrade.	Permitted	25.04.2022
20211328	Erection of a single storey rear extension, balcony to front elevation and conversion of the single dwelling to 3 self contained flats (2 x 1-bed and 1 x 2 bed).	Refused	05.01.2022
20210715	Erection of a single storey rear extension, balcony to front elevation and conversion of single dwelling to 3 self contained flats (2 x 1-bed and 1 x 2 bed).	Refused	17.09.2021
20130099	Erection of two storey front extension to form garage/store, lobby and porch at ground floor level with a bedroom at first floor level.	Permitted	28.03.2013
20120934	Erection of two storey front extension to form enlarged lobby and enlarged garage at ground floor level with a bedroom at first floor level.	Permitted	21.12.2012
20060217	Erection of first floor rear extension to form a bedroom and shower room/wc	Permitted	10.05.2006

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)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings
- TC3 – Development Affecting Conservations

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.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic 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 (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

Meopham Parish Council

Following consultation with a Ward Parish Councillor, the Council wishes to provide the following response: Due to this detached house proposing a full front makeover, the application will not be keeping with the three other neighbouring properties and street scene. If the planning authority have no issue with this then we would not object to the application.

No response from:

- Ward Councillors

Neighbouring properties

9 surrounding properties were consulted with an overall consultation expiry date of 02.01.2026 – one

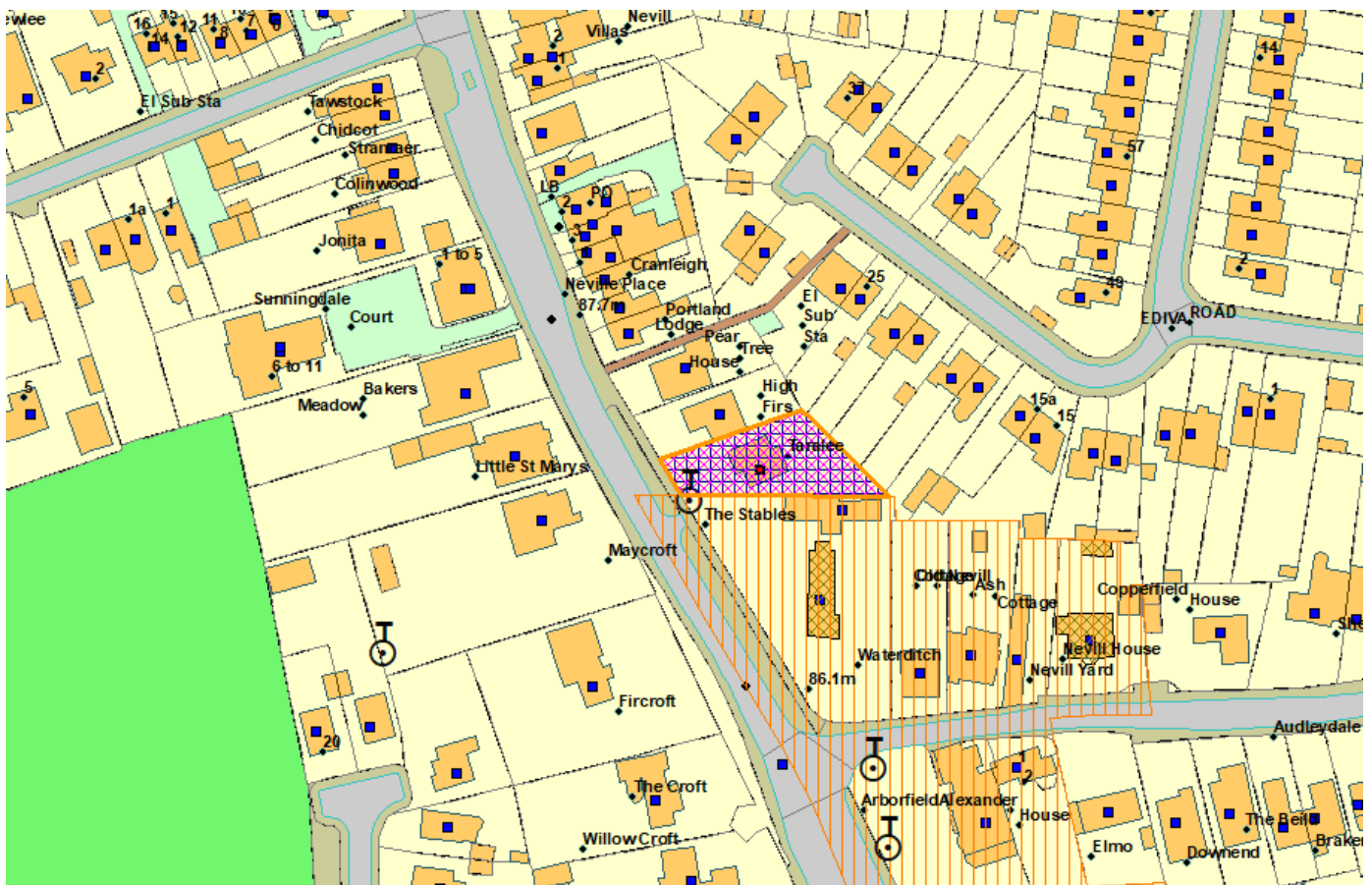
response received in support, the comments of which can be summarised as follows:

- The front makeover and exterior rendering is not in keeping with the neighbouring properties;
- Do not object to property being modernised as long as windows do not overlook - not plain glass;
- Asks questions – what are the timeline of building works including start and finish dates, what will the labour hours, no building materials, scaffolding and/or dust on their land, any building deliveries should not block Wrotham Road.

Officer note – If permission is granted there would be a works of construction informative attached to advise of working hours. Matters regarding items of on other people's land and where delivery vehicles park is not a material planning consideration.

Officer's Analysis

The application site consists of a two storey detached c. 1960s dwelling situated on the eastern side of Wrotham Road just south of the local shopping parade. It is situated in Hook Green a rural settlement inset from the Green Belt, adjacent to the boundary of the Hook Green Conservation Area to the south. Waterditch a listed building, is located two properties away to the south.

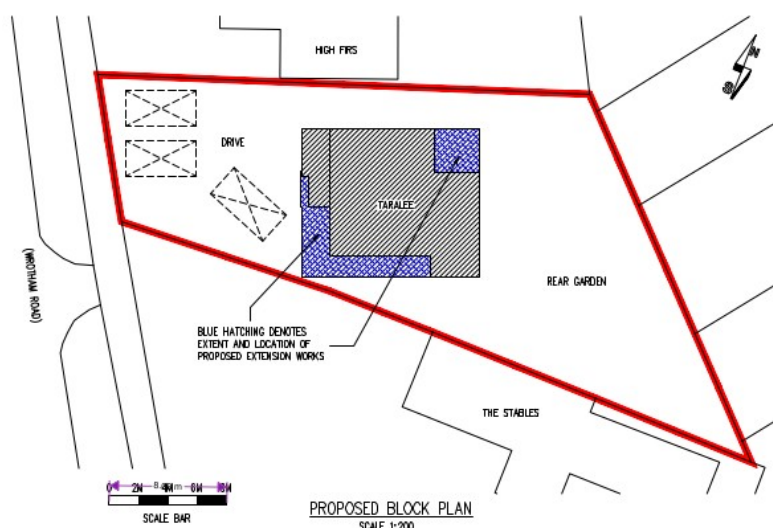


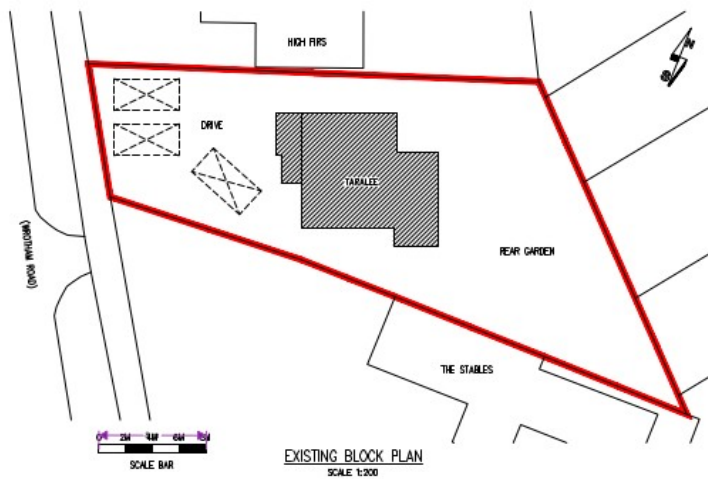


There have been a number of planning applications for development at the property. In terms of permissions, there has been a first floor rear extension (20060217) and a two storey front extension (20120934 & 20130099). In terms of refusals there has been two refusals for conversion of the single dwelling to three flats, single storey rear extension and balcony to front elevation.

This current proposal is erection of a part single/part first floor front extension, single storey rear and side extensions & external alterations.

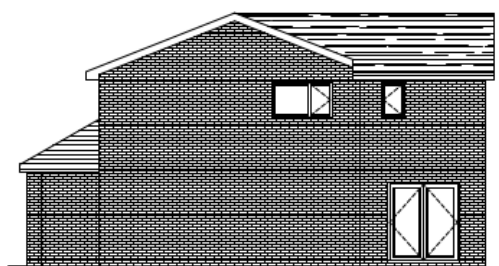
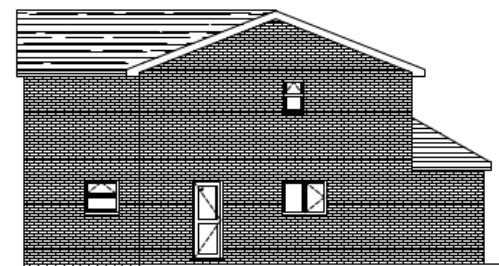
For ease of reference the existing and proposed block plans are as follows:



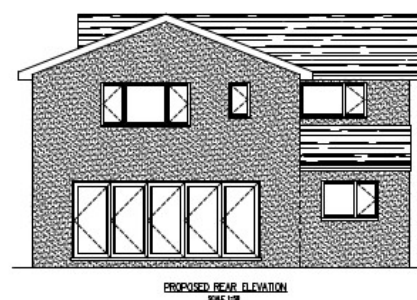
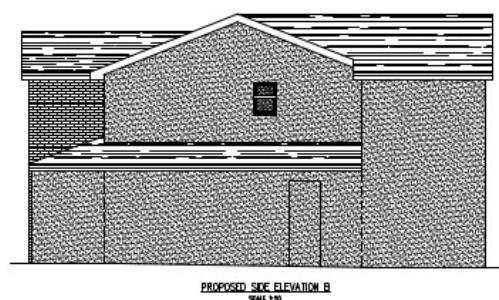
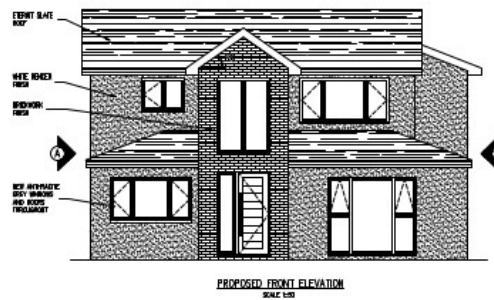
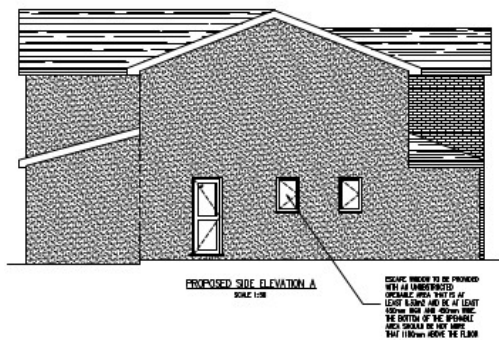


The existing and proposed elevations and floor plans are as follows:

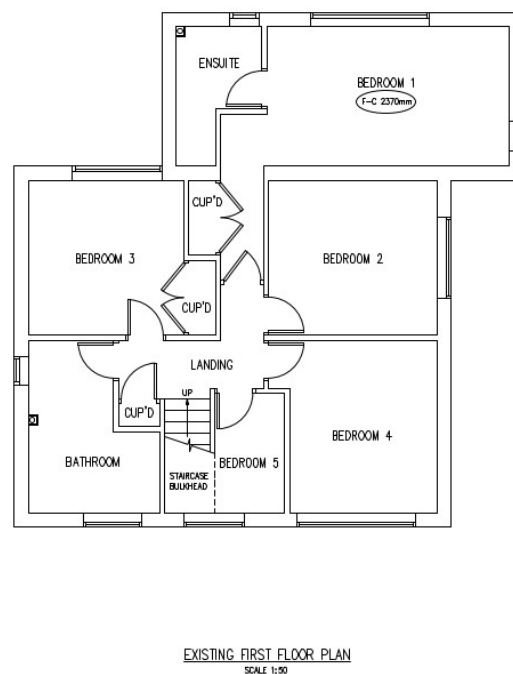
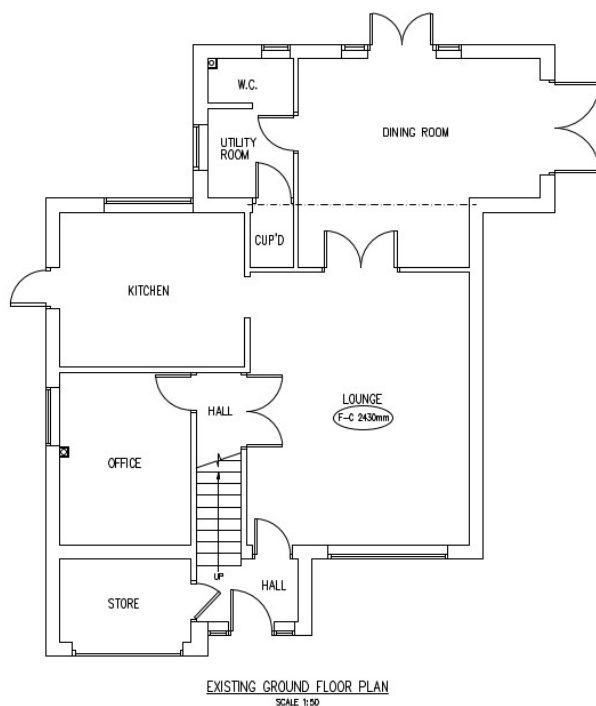
Existing



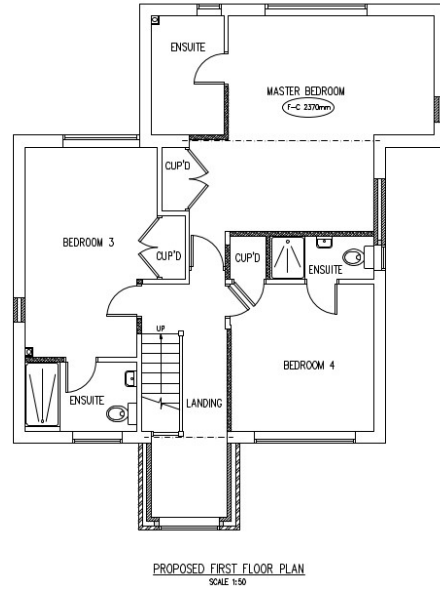
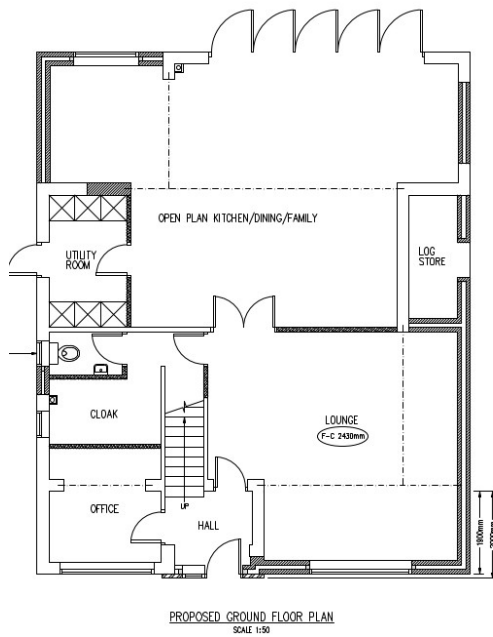
Proposed



Existing



Proposed



The principle issues in the consideration of this application are:

Principle of Development

Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Hook Green and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance

The application property consists of a detached two storey dwelling situated in the rural area but in the built up area of Hook Green a rural settlement inset from the Green Belt. The dwellings are all fairly tightly packed particularly on this eastern side of Wrotham Road.

Front extension

In regards to front extensions the Council's Householder Extensions/Alterations Design Guide (2021) states that they can change the character of the original building and where poorly designed have a negative impact on the appearance of the street. It is stated that due to their visibility these kind of extensions are most likely to have an impact on the wider streetscene and are generally discouraged. It therefore stresses the importance of a high level of quality design in such proposals and must follow the follow guidance. Front extensions must be designed to respond to and enhance the character of the existing dwelling and street. The scale and design should respond to the existing dwelling. Care should be taken to preserve the appearance of existing features such as bay windows and should not subsume their form or erase their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development should generally not be enclosed. Extensions should not result in retention of front parking spaces of inadequate depth.

The existing property is a two storey dwelling with a pitched roof and side gables. It has a two storey rear element and a single storey front projecting element which has the front door and garage door in it. It is proposed to alter the existing front projecting element, extend to the south side of this at single storey level only and then above the existing hall a first floor level extension is proposed which would create a part two storey, part single storey front addition overall. The alteration of the existing front projecting element in the form of a lower roof, hipped roof design and the change of the garage door to a window is considered acceptable as they would be modest and well-designed changes. The proposed single storey front extension to the south of this is also acceptable as it would match the design of the altered existing front projecting element.

The first floor extension above the existing hall element which would create a two storey element overall would be a significant alteration to the front of the property creating a two storey element instead of the existing single storey. However, it is noted that this is a varied stretch of streetscene where no dwelling is the same and it is noted that to the north there are two detached dwellings which have very large two storey front projecting elements. The proposed two storey front extension would be minor compared to this. It would therefore not be out of keeping with the streetscene as there is no uniform streetscene and there are even larger examples of two storey front projections to the surrounding dwellings.

The proposed first floor extension is narrow in width (2.37m) and shallow in depth (2m). It would have a gable pitched roof to match the host dwelling and its ridgeline would be set well done from the ridgeline of the host dwelling. It would be faced with brickwork which would be acceptable. The large first floor vertical window is considered to respect the vertical nature of the extension. It is considered that the proposed first floor front extension would respect the scale and character of the host dwelling and would respect the character and appearance of the streetscene.

Side extension

The single storey side extension is narrow in width (1.5m) and would infill up to the part of the rear elevation which already projects beyond the south side elevation of the dwelling. It would, in combination with the single storey side extension proposed, 'square-off' the south-western corner of the dwelling at ground floor level. It would have a hipped roof which would reduce any potential bulk and tie it in sympathetically to the dwelling matching the hipped roof proposed on the other side of the front as part of the alterations to the existing front element.

Rear extension

The single storey rear extension would be constructed next to the existing two storey rear extension and would 'square-off' the north-eastern corner of the dwelling. It would be the same depth as this existing extension (3m) and would be 3m in width. It would be a subservient feature and would have a hipped roof which again would tie the extension in sympathetically with the existing built form.

External alterations

The existing brick faced walls of the dwelling would be rendered in the colour white. There are a mixture of materials for the external faces of the dwellings in the streetscene including brick, cladding and render slightly further along to the north. The brick is considered a more sympathetic material but there are examples of rendered buildings in the streetscene and furthermore, the owner could render the property under permitted development without the benefit of planning permission.

The fenestration changes are acceptable.

As such in respect of design, character and appearance the proposal is considered acceptable and compliant with Policy CS19 (LPCS) and section 12 of the NPPF (2024).

Landscape Character

The site is located in the Meopham Downs Landscape Character Area. As the proposal is for extensions to a property in a built-up area of housing within the rural settlement of Hook Green, it is considered there would be no harmful impact on the surrounding landscape character and in respect of this matter the proposal is compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Amenity of Occupiers

Private amenity space

Existing

- Garden Area – 258.29 sq. m
- Rear garden depth – From the rear wall of the dwelling to the rear boundary it ranges from 9.68m to 12.38m. From the rear elevation to the angled corner of the plot it is 22.6m

Proposed

- Garden Area - 256.23 sq. m
- Rear Garden Depth - From the rear wall of the dwelling to the rear boundary it would range from 8.5m to 12.4m. From the rear elevation to the angled corner of the plot would be 22.6m

As can be seen, under the proposal the garden area and depth would still far exceed the minimum standards for private amenity space for a dwelling with three bedrooms as set out in SPG2 (2020).

Bedroom sizes

The proposal would alter all of the existing bedrooms and would change the property from five bedrooms to three. Note: Although on the proposed floor plan the bedrooms are labelled as master bedroom, bedroom

3 and bedroom 4 there would be only three bedrooms. The three bedrooms would have the following sizes:

Bedroom 1 – 24.4 sq. m

Bedroom labelled 'Bedroom 3' – 15 sq. m

Bedroom labelled 'Bedroom 4' – 12.3 sq. m

All bedrooms would exceed the minimum standards for a double bedroom as set out in the Technical Housing Standards (2015).

Overall in respect of the amenity of occupiers the proposal is compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024).

Neighbouring Amenity

The proposed first floor and single storey front extensions and the single storey side extension by virtue of their siting and that The Stables is set back from Taralee, means that the proposed extensions would not cause any impact on The Stables. Again due to the siting and narrow depth of the proposed first floor front extension it would cause no impact on High Firs.

The proposed single storey rear extension is of modest depth at 3m, it would not project beyond the flank wall and would have a modest low roof form. Due to the set back of Taralee already, the proposed single storey rear extension would not impact on High Firs any greater than the existing dwelling does.

In respect of windows, in side elevation A (north) which faces High Firs the existing ground floor window (office) would be replaced with two separate windows (one serving a toilet and the other serving a cloakroom. These are ground floor, non-habitable windows and as such it is considered these would not cause any overlooking to the neighbouring property 'High Firs'. If permission is forthcoming it is recommended that the bathroom window be conditioned to be obscured glazed. The existing first floor bathroom window in that flank elevation would be removed.

In side elevation B (south) facing The Stables, the existing ground floor doors to the dining room and windows to bedroom 1 and bedroom 2 would all be removed. There would be a new window at first floor level to serve an en-suite. Again, as a non-habitable room which would be recommended by condition to be obscure glazed, this would not cause any overlooking to 'The Stables' to the south which is in any case set further back and at an angle in its plot.

As such the proposal in respect of neighbouring amenity is considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024).

Parking and Highways

Under the proposals the dwelling would reduce from a five bedroom to a three bedroom dwelling and there would be no alteration of the existing parking provision in the front garden. There is space for some three or four vehicles in the front garden parking. It is therefore considered that the proposal would be acceptable with regards parking and highway safety and in this regard the proposal would be compliant with saved Policy P3 (LPFR).

Archaeology

The site is located in an area of Archaeological Potential but other similar applications for dwellings in the vicinity KCC Heritage have confirmed that the proposals were unlikely to have a significant below-ground archaeological impact. It is therefore considered there is no need for any archaeological work or watching brief condition in this case, should permission be forthcoming. In respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

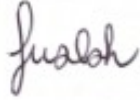
Conclusion

The proposal is acceptable in respect of principle of development design, character and appearance, landscape character, occupier amenity, neighbouring amenity, parking and highways and archaeology. The proposal is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26th January 2026	Dated:	26 January 2026