



Delegated Report

Householder Planning Application

Planning Application No: 20251225

Location: 48 Nursery Road Meopham Gravesend Kent

Description: Erection of a two-storey side extension.

Applicant: Mr _ Mrs J Golding

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/11/2025;
Site Location Plan;
Drawing Number 2302/011 Sheet 2 of 2 Rev A (Floor Plans – Proposed);
Drawing Number 2302/011 Sheet 1 of 2 Rev A (Elevations – Existing and Proposed, Floor Plans 0-Existing); and
Drawing Number 2302/011/BP Rev A (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230395	Application for a Lawful Development Certificate in respect of the proposed dormer extension in the rear roof slope and Velux windows to front roof slope.	Certificate Granted	07.06.2023
19580304	Erection of four semi detached and two detached houses with private garages (type C1), four semi detached houses (type E2) and two semi detached bungalows (type A1)	Permitted	29.05.1958

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

Meopham Parish Council

Following consultation with a Ward Parish Councillor, the Council wishes to provide the following response: Meopham Parish Council raises no objection to the application.

Ward Councillors – No comments received

Neighbouring properties

7 surrounding properties were consulted and one response was received. Neighbours raised concerns with the impact on privacy. This will be assessed in the Neighbouring Amenity section of the following report.

The consultation period ended on 02/01/2026.

Officer's Analysis

Design, Character and Appearance

48 Nursery Road is a semi-detached dwellinghouse located on the west side of the highway. The property is blocked paved to the frontage for off road parking with garage to the side.



The application proposes the erection of a two-storey side extension.

The two-storey side extension would have a hipped roof at a maximum height of 8.36m and an eaves height of 5m. It would be set back from the principal elevation by 0.5m and down from the host roof ridge by 0.18m. The extension would project 4m from the flank elevation and measure 8.93m in length.

The extension would create space for an open plan kitchen/lounge area and utility room to the ground floor and a fourth bedroom and internal reconfiguration for 2no en-suites to the existing bedrooms.

At ground floor the proposal would introduce a window to the front, flank and rear elevations and bi-fold doors to the flank elevation, all serving the open plan kitchen/lounge area.

At first floor level, the proposal would introduce a window to the front and rear elevations, serving bedrooms and a window to the flank elevation serving the bathroom. If the proposal were to be permitted by the Local Authority, any window serving a WC would be conditioned to be obscure glazed to Pilkington Level 3 or above.

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 key principals for new development' as set out in Gravesham Householder Extensions/Alterations Design Guide (2021) states that:



Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).



Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.



Incorrect extensions in terms of position, scale and roofline.

The host dwelling is a two-storey semi-detached property with a gable end roof form. The gable end roof form is a style which is consistent with both the two storey semi-detached properties and semi-detached bungalows within the immediate street scene, resulting in a strong sense of character within the vicinity:

Gable End Roof Form of Host Dwelling





Gable End Roof Form of Surrounding Properties



The two-storey side extension proposes a hipped roof as shown below:

Proposed Front Elevation



East Elevation

As submitted, the proposed roof design is not considered to be reflective of the gabled roof form of the host dwelling and the uniformity of the surrounding street scene. The proposal is therefore not considered respect or be sympathetic to the host dwelling and is detrimental to the character and appearance of the host dwelling and the wider street scene.

Gravesham Householder Extensions/Alterations Design Guide (2021) also states that in terms of width for two storey side extensions:



Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.

The host dwelling has an original width of 5.32m. The application proposes a side extension with a width of 4m, which is over half the width of the existing dwelling:

Proposed width of Extension



East Elevation

As submitted, the proposal would result in an incongruous and dominant addition of substantial mass and scale which is not subservient and considered to be unsympathetic to the host dwelling and unbalancing to the pair of semi-detached properties.

Overall, by way of the hipped roof and proposed width of the two-storey side extension, the proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an unsympathetic, incongruous and bulky appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and

Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application proposes to increase the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines state that a property with four or more bedrooms should have a minimum private amenity area of 100m² and a minimum depth of 10m.

Post development, the application site retains an area of 154.55m² and a depth of 10.23m in accordance with recommendations.

Furthermore, all proposed rooms are in accordance with the minimum requirements as set out in Gravesham Residential Layout Guidelines.

Therefore, there are no concerns with the amenity of future occupiers, and the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

Concerns were raised with the impact the proposal would have on neighbouring privacy.

Gravesham's Residential Layout Guidelines state that:

Privacy distances and overshadowing

- 16 All applications for new dwellings (including flats) will be expected to comply with the Borough Council's privacy distances and guidance on overshadowing. The standards specified protect the privacy and amenity of the occupiers of existing and proposed dwellings and protect against loss of light and overshadowing from obstructing buildings.
- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.
- 18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.

As stated above, the private amenity space is considered to be the first 5m of garden from the rear elevation.

The application proposes to introduce habitable windows at a first-floor level to the front and at ground floor and first floor level to the rear elevations.

By way of the orientation of the application site, the proposed habitable windows to the rear elevation would front the private amenity space of neighbouring properties known as 42 and 44 Nursery Road.

However, by way of the existing first floor bedroom windows to the rear elevation, which measure closer to the private amenity area, the proposed first floor habitable window is not considered to have more of a detrimental impact on neighbouring properties than the existing first floor windows to the rear elevation:

Existing First Floor Habitable Window



With regards to the windows to the rear elevation, it is considered that neighbouring privacy would be protected by existing boundary treatments. Furthermore, as with the first floor, the proposed windows would also not have any further impact on neighbouring privacy than that of the existing ground floor habitable windows.

The habitable window to the front elevation is set back in accordance with the recommended 21m minimum and as such raises no concerns with the impact on neighbouring privacy:



The application also introduces windows to the flank elevation at ground and first floor level. However, these are set away from neighbouring private amenity space and as such raise no concerns.

The two-storey side extension is set away from neighbouring properties and as such there are no concerns with the neighbouring overshadowing or loss of light.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The proposal looks to increase the number of bedrooms at the property from three to four, however the application site retains sufficient off road parking and as such there are no concerns with regards to highway and parking.

Any Other Material Planning Considerations

Impact on the Landscape

The application site is inset from the Green Belt and located within the Meopham Downs Landscape Character Area. This area 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.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

By way of the hipped roof and proposed width of the two-storey side extension, the proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an unsympathetic, incongruous and bulky appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	R Hart
Dated:	27 th January 2026	Dated:	27th January 2026