



Delegated Report

Householder Planning Application

Planning Application No: 20260211

Location: 1 Willow Walk Meopham Gravesend Kent

Description: Erection of a detached Garage to replace existing carport, erection of a rear extension, addition of a first floor and simplified front elevation with revised front entrance.

Applicant: Mr Palvinder Philora

Submitted Documents/Plans

Application Form
3429-006 – Existing Plans and Elevations
3429-015 Rev C – Proposed Floor Plans and Elevations
3429-016 – Location/Block Plan
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
APP/K2230/D/25/3369387 (Ref 20250263)	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, two storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration	Dismissed at appeal	30.09.2025
20250263	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, two storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration	Application Refused	13.05.2025
20240795	Application for variation of condition 2 attached to planning permission reference number 20240166 for Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration; to allow an increase to the rear extension.	Application Refused	18.10.2024
20240166	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single	Permitted	06.06.2024

	storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.		
APP/K2230/D/23/3329823 (Ref 20230558)	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Dismissed at appeal	29.01.2024
20230786	Application for prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for enlargement of a dwelling by construction of additional storey with a maximum height of 7.45 metres.	Application Refused	12.09.2023
20230558	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Application Refused	14.07.2023
20221122	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Application Refused	29.11.2022
20030919	Erection of single storey extension to the northern side elevation to form double garage and enlarged dining room and a conservatory at the rear and construction of a new vehicular access.	Permitted	16.12.2003

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

Parish Council

No comments received.

Ward Councillors

No comments received.

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

Neighbouring properties

4no. surrounding properties were consulted and 0 comments were received.

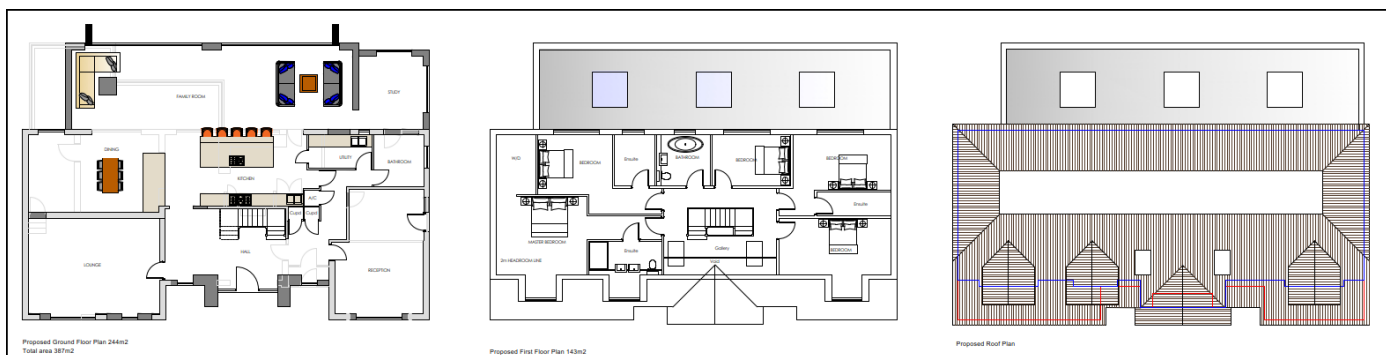
Officer's Analysis

Proposed Changes

This application seeks to make changes to the recently approved application under planning reference, 20240166. That application was for 'Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.

It also follows a recently refused applications for amendments to this same application under planning reference 20240795 and 20250263.

Approved plans under planning reference 20240166 (Not to scale)



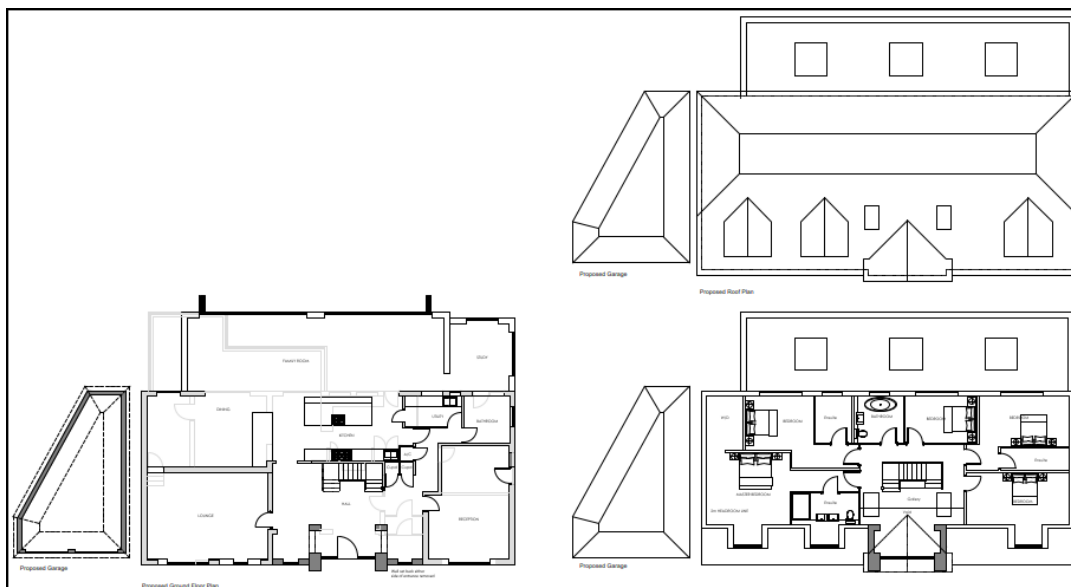
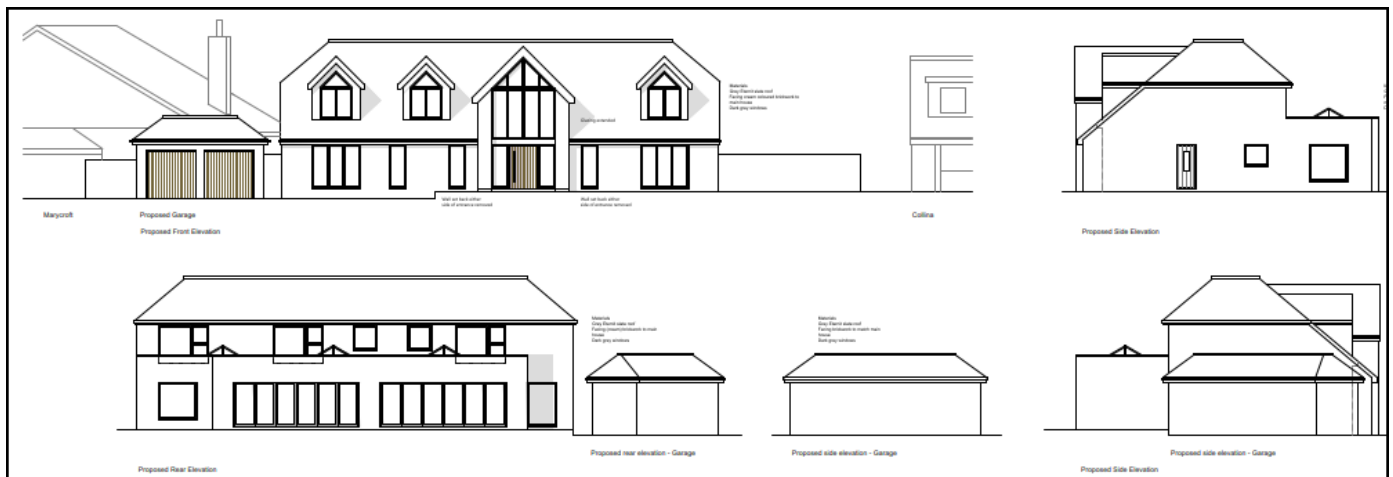
Proposed and refused plans under planning reference 20240795 (Not to scale)



Plans and refused plans under planning reference 20250263 (Not to scale)



Plans now proposed (Not to scale)



The main changes from the originally approved application are as follows:

- Removal of existing carport and erection of a separate garage
- Increased height to gable porch to become a two storey front gable projection.



- Front extension and eave changes

Principle of Development

This application is located inside a Rural Settlement inset from the Greenbelt (Culverstone Green), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

This particular property holds greater prominence to the street scene than others, given its corner location on Willow Walk and Wrotham Road Street (A227). It is also noted that although not a deep dwellinghouse, it is a spacious dwelling as a result of its wide frontage which, again gives it a greater prominence and impact to the character of the area. Prior to the works undertaken following approval in 2003, the dwellinghouse was relatively unchanged. Those works result in enlargement to the north side elevation and rear.



The existing dwellinghouse is a reasonably sized bungalow, low in height, wide but limited in depth. The approved scheme has been improved over various designs to simplify the roof, layout and design, making it sympathetic to its unusual layout and neighbouring properties. This scheme would entirely undo the benefits gained from those improvements and, the resulting dwellinghouse would be overdeveloped, bulky and unsympathetic in this mixed rural/urban area, which the planning inspectorate in appeal ref; APP/K2230/D/23/3329823, described as follows:

'... the prevailing character of the immediate area is bungalows or chalet bungalows. Where there are two storey properties, they are set well back from the road frontage. In contrast, the appeal property is very prominent in the streetscene by virtue of its corner location and the fact that it is set well forward of Marycroft. That prominence is accentuated by its unusual plan form, being very wide across the frontage but with limited depth.'

Under the previous appeal reference 20230558 and APP/K2230/D/23/3329823, the inspector said the following:

'8. Whilst I have carefully considered the appellant's comments, in my view and as noted above, the prevailing character of the immediate area is bungalows or chalet bungalows. Where there are two storey properties, they are set well back from the road frontage. In contrast, the appeal property is very prominent in the streetscene by virtue of its corner location and the fact that it is set well forward of Marycroft. That prominence is accentuated by its unusual plan form, being very wide across the frontage but with limited depth. I acknowledge that the proposed plan form width would be reduced slightly, but it would remain prominent because of its corner location.

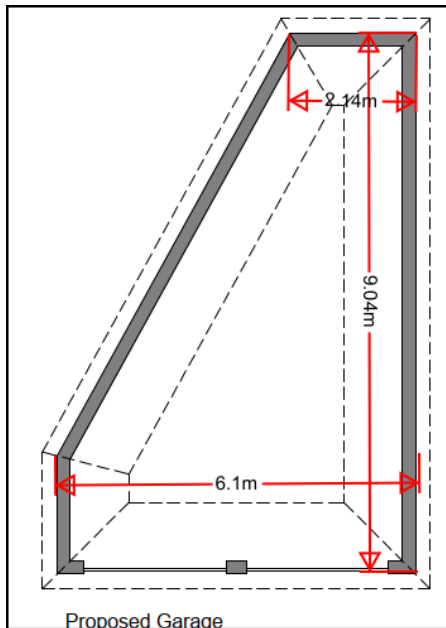
9. As a consequence of the above, the proposed extensions with the two large gable elements at either end and large roof form, would appear over dominant in the streetscene, particularly when approaching from the south along South Street, or indeed along Willow Walk itself. Because of it being set forward of Marycroft, the northern elevation would also be prominent when approaching from the north. Whilst the ridge height might be similar to that of Marycroft, it would only be at the latter's northern part because of the catslide roof, and the bulk and massing of the proposed extensions would be far greater. I do not accept therefore, the appellant's view that the character of the immediate area would be maintained.'

In this appeal the scheme proposed 2 large front gables as per the below plan (not to scale):



The proposed gable now proposed would be singular, but it would nonetheless have the same effect, appearing dominant in the streetscene due to the location and positioning of the house itself and the incongruent form of development proposed in this area which has rural character. It was considered under approved application 20240166 that the use of the single storey gable front projection, ensured a subservient addition, whereas the previous proposed two storey gables were dominant. In addition it introduced the catslide element, which improved the visual subservience of the extensions, and this would now be disrupted by the gable addition at two storey height. In addition, it would be overglazed and would not appropriately reflect the traditional minimalist, mixed residential/rural appearance of the area. This change essentially reintroduces a previous reason for refusal used on refused scheme 20230558, which the inspector dismissed at appeal.

In addition, the scheme proposed an unusually shaped garage. It would appear to be 10m deep with a width reduction from 6.1m to 2.14m as it extends to the rear. Whilst this is no doubt due to the shape of the land, it does indicate also that the space is not sufficient for a two-bay garage, with such a layout not likely being realistically useable for 2 vehicles. In addition, it would only leave a 0.6m distance from the house, creating a cramped appearance. Given its unusual shape and scale, it would also provide a flat roof, in a highly visible location from the streetscene, which would be incongruent with the existing character of the area. It is apparent given the cramped scale, and poor design of the garage, that a 2 bay garage would be unacceptable in this location. Reduction to a single bay garage may provide more appropriate pacing and design.



The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene. This would be contrary to the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The existing dwellinghouse contains three bedrooms. The proposed dwellinghouse would result in five bedrooms at first floor with 3 ensembles, a shared bathroom, a hall, and gallery. There would be a hall, reception, lounge, dining room, family room, study, bathroom, utility room and kitchen at ground floor.

The rooms would meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed alterations would likely not har the residential amenity of neighbours. The eave changes, and gable frontage would be located to the front of the property set away from neighbours centrally to the façade and not in a position such that would cause overshadowing, overbearing bulk or overlooking. The proposed garage would not directly abut the neighbour dwellinghouse as it would be set further forward and would be single storey in height, such that it would also not physically impact neighbouring amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

Whilst it is questionable whether the proposed garage would provide adequate parking space for two vehicles, the front driveway would remain and the number of bedrooms would not be altered from previously approved. The driveway would provide adequate parking provision for the 5 bedroom property as proposed. As per the previous approved scheme, any alterations to boundary treatment could also impact sight lines, depending on the proposed parking areas. Conditions would therefore require details of hard and soft landscaping, boundary treatment and vehicle and cycle parking provision.

Adequate parking provision could therefore be made available, in compliance with saved policies T1 and P3 of the Local Plan First Review 1994 and Policies

Conclusion

The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene. This would be contrary to the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2024) in terms of design, character and appearance.

Recommendation

The recommendation is to refuse this application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	8th April 2026	Dated:	9th April 2026